



CITY COUNCIL REGULAR MEETING MINUTES

City Hall - 10769 W State Street, Star, Idaho

Tuesday, January 20, 2026 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 – Bishop Kasey Andreason, Church of Jesus Christ of Latter-Day Saints

Bishop Andreason offered an invocation.

3. ROLL CALL

ELECTED OFFICIALS: Mayor Trevor Chadwick, Council President Jennifer Salmonsens, Council Members Kevin Nielsen, Kevin Wheelock and Steve Day.

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 Tim Haynes and Deputy Chief/Fire Marshal Victor Islas.

4. PRESENTATIONS

A. Police Chief Report

Police Chief Tim Haynes reviewed the police report for November discussing offenses and crimes by type. Chief Haynes stated that December was busy with domestic calls. Traffic stops, citations, juvenile activity calls and drug arrests were discussed. Code 3 response times were reviewed.

B. Quarterly Financial Report

Mayor Chadwick reviewed the Quarterly Financial Report for October 1 through December 31. He stated that property tax expense is from purchase of property and reviewed the percentage of expenses paid out in the first quarter.

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: January 6, 2025

C. Confirmation of Appointment of Chris Todd to the Impact Fee Committee, Craig Peoples to the Transportation Committee and Sina Floyd and Jill Rodgers to the Beautification Committee

- Council Member Salmonsens made a motion to approve the Consent Agenda consisting of item 5A Approval of Claims and 5B Approval of Minutes for January 6, 2026 and 5C the confirmation of Appointment of Chris Todd to the Impact Fee Committee, Craig Peoples to the Transportation



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Committee and Sina Floyd and Jill Rodgers to the Beautification Committee. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Day – aye; Wheelock – aye; Salmonsens- aye and Nielsen - aye. The motion carried.

6. PUBLIC HEARINGS

A. Red Barn Inn Development Agreement Modification (RZ-23-02, DA-23-03, CU-23-04)

Mayor Chadwick opened the public hearing at 7:10 p.m. Council Members have had no ex-parte communication.

City Planner Shawn Nickel presented the application that was tabled from December 2, 2025 as which time staff had been asked to review specific proposed uses allowed in the Central Business District; he said that staff met with the applicant to review each of the uses. The proposed list of allowable and prohibited uses was reviewed. Setbacks would remain with the specific site plan that has been approved. A convenience store is a non-permitted use as staff found the property to be too small with setbacks. Healthcare and social services as well as healthcare clinics were discussed, both will be included as conditional permitted uses. There wouldn't be sufficient parking for a pool to be located on the property.

Diane Lane, the property owner, said she is in the process of selling the property. They are trying to make it easier to find the right buyer and have proposed land use options that would benefit the neighborhood.

No members of the public spoke.

Mayor Chadwick closed the hearing at 9:54 p.m.

- Council Member Nielsen made a motion to approve this application for a Development Agreement modification including making medical clinic a conditional use. Council Member Salmonsens seconded the motion. ROLL CALL VOTE: Day – aye; Wheelock – aye; Salmonsens- aye and Nielsen - aye. The motion carried.

B. Dayspring Church Annexation & Zoning, Development Agreement and Conditional Use Permit (AZ-25-04, DA-25-06, CU-25-04)

Mayor Chadwick opened the public hearing at 7:24 p.m. Council Members have had no ex-parte communication.

City Planner Shawn Nickel presented the application for Annexation and Zoning, Development Agreement and Conditional Use Permit. The property is 8.17 acres located at 97001 W. Beacon Light Road; requested zoning is Rural Residential. The Conditional Use Permit is to allow a church facility with project phasing. Application requirements have been met including legal notice and site posting and it is compliant with the Uniform Development Code and the City Comprehensive Plan. There are no late exhibits. Special considerations include access to the site, landscaping and fencing, land uses, future zoning certificates and design review, noise, parking, hours of operation, phasing of the facility and ACHD requirements. Staff recommends approval with conditions. Shawn reviewed the site location and plan.

Rob Nyhoff reviewed the application for the applicant discussing design, access and parking stating the design provides a rural feel. Access into a neighboring subdivision would be for emergency access only. Rob discussed phasing which includes initial building size, building expansion, when trees and a

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landscape buffer for the neighbors would be added and playground connectivity to the walking path. School programs and daycare are planned for the second phase. Phases will depend on funding. ACHD requirement for paved entry and including bollards in the emergency access were discussed. Deputy Fire Chief Victor Islas will work with the applicant to determine traffic prevention options for the emergency access. Parking was discussed; ADA parking will be complied with. Mayor Chadwick pointed out this property historically had horses, so the design of the building fits with the history of the property. Signage and tree sizes were discussed.

Rick Brown is the Pastor of Dayspring Church. He discussed hours of operation, potential school operations on the property and a coffee shop. They are looking to serve the community with a daycare or preschool facility open to the public. Security at the church was discussed. Fire Chief Victor Islas discussed daycares in churches in Middleton that are inspected annually for compliance, they work with them on evacuation and other safety standards like they do with those other faith-based daycares. Pathway connections and the playground would be restricted during any times that children might be in school, other times they would be available to the public.

Gregory Clemens spoke neutrally. He thinks churches are great neighbors. His only concern was the stub road and the traffic coming through his neighborhood; he thinks the bollards are a good solution.

Peter Goodwin agrees the church will be a good neighbor. His concern is that not all neighbors in Sunfield Estates were notified, only those within 300 feet. He wanted to confirm there would not be a lighted sign. The emergency exit was discussed, he wanted to ensure there wouldn't be a regular entrance into the neighborhood, that it would be emergency only. He wondered if the stub road could be an open area with grass rather than being paved. Assistant Planner Ryan Field clarified it is already paved and wanted to clarify that future access could change if the church sells and the use changes.

Barbara Moyle asked about the height and lighting of the building. Mayor Chadwick said that dark sky lighting would be required. She thinks the design is nice.

Rob Nyhoff stated the building is taller than 35' to allow for the pitched barn look. Shawn explained how the building fits within height requirements.

Phasing, lighting and landscaping were further discussed with Rick explaining funding based upon member giving. The Sanctuary is planned to seat approximately 1000 people. This amount of traffic load was discussed.

Shawn stated that each phase will have to go through design review.

Mayor Chadwick closed the hearing at 8:39 p.m.

Council member Nielsen listed off items that were discussed that council would like to see including landscaping in Phase 1 to be newer landscaping rather than mature, height restrictions, daycare and coffee shop to be recognized as accessory uses, working with ACHD on placement of bollards, daycare facility being completed in conjunction with the playground, exterior lighting to shine vertically, coffee and daycare accessory use will be reviewed for code compliance through the zoning certificate process and compliance with ADA parking regulations.

- Council Member Nielsen made a motion to approve this application with these conditions as listed having found that this is in compliance with the goals and objectives of the Comprehensive Plan of the City of Star, that the rezone is consistent with the neighborhood uses. Council Member Day seconded



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the motion. ROLL CALL VOTE: Day – aye; Wheelock – aye; Salmonsens- aye and Nielsen - aye. The motion carried.

C. Sean Sundwall Annexation (AZ-25-08)

Mayor Chadwick opened the public hearing at 8:45 p.m. Council Members have had no ex-parte communication.

Shawn reviewed the annexation application. The property is located south of Joplin Road and west of Star Road. The property is a .15-acre undevelopable strip of land with no road frontage located behind the currently constructing homes within the Starpointe Subdivision. The applicant is requesting to annex the property into the city and will then merge the new property into the current lots. The application requirements have been met, and the application has been reviewed for compliance with the Unified Development Code and Comprehensive Plan. There are no late exhibits or special considerations. Staff is recommending approval. Shawn reviewed the location.

Sean Sundwall is looking to lot line adjust the strip into 5 existing lots; some of this strip is on the hillside. Shawn stated there is no Development Agreement unless Council Members would like one.

No members of the public signed up to speak.

Mayor Chadwick closed the hearing at 8:51 p.m.

- Council Member Nielsen made a motion to approve. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Day – aye; Wheelock – aye; Salmonsens- aye and Nielsen - aye. The motion carried.

D. City of Star Capital Improvement Plan and Development Impact Fees for Parks, Pathways & Police

Mayor Chadwick stated this needs to be tabled to February 17, 2026 to allow continued review and verifications.

- Council Member Salmonsens made a motion to table the City of Star Capital Improvement Plan and Development Impact Fees for Parks, Pathways & Police until February 17, 2026. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Day – aye; Wheelock – aye; Salmonsens- aye and Nielsen - aye. The motion carried.

7. ACTION ITEMS

A. Resolution 2026-01 Area of Impact Map for Ada and Canyon Counties

Mayor Chadwick discussed the Area of Impact Map, the map has to be readopted due to Canyon County removing an area south of the river from both Star and Nampa.

Council Member Salmonsens made a motion to approve Resolution 2026-01 A resolution of the City of Star, Idaho within Ada and Canyon Counties Adopting the modified City of Star Area of Impact boundary map. It was seconded by Council Member Day and carried unanimously. ROLL CALL VOTE: Day – aye; Wheelock – aye; Salmonsens- aye and Nielsen - aye. The motion carried.



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B. Flexible Spending Account (FSA) and Supplemental Insurance Options for City Employees

City Clerk Shelly Tilton explained proposals received for FSA accounts and Supplemental Insurance options. The city is unable to offer a Health Savings Account as the city offers low-deductible insurance to employees. The Flexible Spending proposals received from Health Equity and TASC were reviewed. Current IRS maximum limits were provided; the city could have lower limits if they chose to. The pre-tax benefit for employees and administrative costs the city would cover were discussed.

Supplemental insurance for cancer, accident and cardiac policies was also discussed. There is no cost for the city for these policies, the employees would pay the premiums through payroll deduction. Globe Life offers these policies after tax so that any payout or return of premium wouldn't be taxed.

- Council Member Nielsen made a motion to authorize Shelly and the Mayor to move ahead and create a flexible spending for the city of star using the IRS limits and also offer the supplemental insurance. Council Member Salmonson seconded the motion. ROLL CALL VOTE: Day – aye; Wheelock – aye; Salmonsens- aye and Nielsen - aye. The motion carried.

C. Executive Session – Idaho Code 74-206 1(c) to consider/acquire interest in real property not owned by a public agency

- Council Member Wheelock made a motion that go into executive session according to Idaho Code 74-206 1(c) to acquire interest in real property not owned by a public agency. Council Member Day seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye and Nielsen - aye. The motion carried and the council entered executive session at 9:23 p.m.

Regular session reconvened at 9:42 p.m.

D. Executive Session Decision

No decision was made.

8. ADJOURNMENT

Mayor Chadwick adjourned the meeting at 9:43 p.m.