



CITY OF STAR, IDAHO
CITY COUNCIL REGULAR MEETING MINUTES

City Hall - 10769 W State Street, Star, Idaho
Tuesday, May 06, 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 – Ada County Sheriff's Chaplin Jeff Wood

Chaplin Wood provided 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: April 1, 2025

C. Approval of Minutes: April 15, 2025

D. Findings of Fact/Conclusions of Law for Sorano Estates Subdivision Annexation & Zoning, Development Agreement, Planned Unit Development, Preliminary Plat

- Council Member Salmonsens made a motion to approve the Consent Agenda consisting of 4A the Approval of Claims, 4B Approval of Minutes for April 1st 2025, 4C Approval of Minutes April 15th 2025 and 4D Findings of Fact/Conclusions of Law for Sorano Estates Subdivision Annexation & Zoning, Development Agreement, Planned Unit Development and Preliminary Plat. Council Member Nielsen seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.

5. PUBLIC HEARING

- A. The Quarry at River Park Preliminary Plat and Private Road (PP-24-05) (PR-24-04)** The Applicant is requesting approval of a Preliminary Plat and a Private Road, for a proposed residential subdivision consisting of 228 residential lots, 19 common and 3 commercial lots. The property is located at 21339



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Blessinger Road Star, Idaho, and consists of 186.15 acres with a proposed density of 1.23 dwelling units per acre.

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 Preliminary Plat and Private Streets. The application consists of a preliminary plat on approximately 186 acres with 228 residential lots, 3 commercial lots and multiple common lots. City Council previously approved annexation and zoning, the Development Agreement included approval of private streets and conditions of approval including 7.5' side yard setbacks and relocation of the clubhouse. Application requirements including site posting, agency transmittals, legal notices and site posting have been completed. The application has been reviewed for compliance with the Unified Development Code and Comprehensive Plan. A letter from Star Fire District is included as a late exhibit. Items for special consideration include the previously approved private streets, commercial uses, fencing and buffering. The city would like to see future dedication of the streets and public right of ways. The council's previous approval included a Recreational Vehicle (RV) Park as a conditional use; no other uses were listed so staff recommends that the Development Agreement be modified with any conditions the council wants to include after tonight's hearing. Additional items for consideration include fencing and buffering to be consistent with the original River Park Subdivision to the east. Staff recommends approval with conditions. Shawn reviewed the layout of the property; this is the West Star Area.

Travis Hunter with Boise Hunter Homes presented the application. He said this development is a continuation of the River Park Estates community. He discussed river frontage; a majority of the river property will not have homes on it. Those that are beach front will have personal beaches installed by the developer. There will be water access for property owners that don't have waterfront lots.

Todd Tucker with Boise Hunter Homes presented history of the project. The property was annexed into the city in 2022. The development agreement has conditions of approval and a conceptual development plan that they are in agreement with. The preliminary plat has residential, commercial lots and open space. He reviewed the previously approved conditions. Changes made to the plan include a cul-de-sac road, the club house being relocated to a more central area and lots were made 1 acre minimum in size. Commercial uses were discussed with many of the prohibited uses being requested to be allowed. Todd said the lifestyle the development provides is resort like. He discussed side yard setbacks; the minimum lot width has been increased from 65' to 70'. Public and private streets within the development were reviewed. There are public and private streets within the development; they would like the option of the private streets to become public in the future. He discussed final plat timing, requesting flexibility in the timing.

Council Member Nielsen asked for further discussion on the items that are being requested to be changed. Todd discussed commercial uses; they understand the concerns with the commercial lots being next to residences. They are requesting many of the prohibited uses be allowed as a conditional use permit to allow them to be considered by the council in the future. They aren't looking to have certain uses, just hoping to keep the options open. The commercial lots are the entrance to the development, there are some uses they wouldn't want to have at the entrance. He described various potential uses.



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Shawn said staff isn't against the uses and is ok with leaving them allowable under a conditional use permit for future council consideration.

Buffering and setbacks around the commercial lots as well as the residential lots were reviewed. RV dump station options were discussed.

Public and private streets were discussed. The request for private roads with the option to have them made public in the future is to have them constructed to public road standards while avoiding delays by the highway district.

Timeframes of development were discussed; they may begin sooner but are looking to begin after River Park Estates is completed.

Council Member Salmonsens discussed code regarding the length of streets that dead end or have cul-de-sacs. The review letter from the Fire District indicated no concerns. Lake access and use of the lake was discussed; notes will be included on the final plat and in the CC&Rs ensuring access. There is nothing in city code that restricts motors on the lakes. Pathway connection was discussed. Boundary fencing isn't currently planned; internal fencing will be similar to the River Park development, being a solid vinyl fence on internal lot lines. It was clarified that boundary fencing hasn't been decided whether it is being done or not, Todd Tucker said he doesn't see the requirement in city code. Shawn said fencing is recommended to be consistent with what is at River Park and will be required at with a condition of approval.

It hasn't been determined if the two developments will have combined or separate HOAs.

Shawn stated that Highway District 4 requires sidewalks to be outside the right-of-way with the HOA providing the maintenance regardless of streets being private or public.

Gerald Buydos spoke in favor of the application. He said consistency in a vision for residents is important. As a homeowner he would like the same developer building the homes in the adjacent property to have that consistency in look and feel.

Mary Dauven is against the application. Her concern with this development continuing is having all of the traffic end up on Blessinger Road; she wonders how that many cars can enter the highway at the 55-mph speed and feels there needs to be traffic control; she wonders when a light will be installed at that intersection. She asked with this many new homes, when will the Highway District catch up? She feels there needs to be additional ways to get out of the area. Mayor Chadwick discussed various developments that are being required to install traffic lights in the area, connection points are coming. He thinks the lights should be installed in the next couple of years and explained the proportionate funds agreement that helps development pay for this infrastructure.

Amanda Woller is against the application. She asked about the traffic plan, how neighbors are expected to navigate traffic with all of the construction going on. She said there is a lot of garbage in her yard with all of the construction happening, she feels something should be done about that. She also feels a traffic impact study should be completed.

Al Dauven is against the application. He discussed a death on Blessinger road and said he hears sirens frequently up and down the highway. The problem needs to be addressed, let the developers who are making a lot of money step up and pay to solve the problems. He said turn offs and turn ons on highways kill people. He feels city officials need to discuss this with legislators. He has nothing against the development, it is great. Mayor Chadwick asked Al and everyone in the audience to talk

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with legislators asking them to help with funding. He said it will take citizens to help talk with them. Al explained that people speed up when they see people turning onto the highway, people turning on must get to high speed quickly to not be hit. Al thinks that if the developers are turned down the legislators will pay attention; Mayor Chadwick said it is the people who vote them in that make the difference. Council Member Nielsen said the effect of citizens contacting legislators can't be underestimated; he suggested ITD be talked to also. Al discussed a stop sign on Woodruff that should be moved to Blessinger, that would stop a lot of the speeding.

Trace Leighton is against the application. He had sent an email to staff for consideration. His concern is the egress for this development, he also had to get to a high speed to merge onto the road. He has talked with ITD who said that it will be a right in and right out until a light is installed. He asked the city to request that as well. Berms, landscaping and fencing were discussed. He feels impact fees should cover costs for a stop light.

Amanda Nichols, representing Layton Lakes Estates HOA, spoke against the application. She mentioned right in right out access concerns, sewer and water, fencing; it is important to them that the fence is included. The Landruff Lane sidewalk continuing could create a lot that will be a parking spot for fishing in the private ponds and cause irrigation issues. She said it had been stated at a neighborhood meeting that there would be no motorized boats on the lakes and said there is nowhere for dumping for an RV Park.

Jeff Herrera is against the application. The RV park provides opportunity for people to wander who may wander over to their subdivision's lakes, creates safety concerns. He discussed undesirable commercial uses. There are too many houses, may not want apartment buildings as well.

Todd Tucker addressed questions and concerns. He discussed traffic stating that Landruff Lane is being extended, it is a small segment now but will be extended as development occurs. Development builds the roads, that happens as development happens. A discussion will be held with those working on the current project about trash blowing around so that it stops being a problem. He said infrastructure is paid for by developers. Regarding Highway 44 and Blessinger, they put that in because they had concerns about safety; this was done without anyone telling them to because they felt it was important for safety. They constructed the deceleration ahead of development without being required to do so. He explained that impact fees are paid as building permits come in. There are conditions of approval and concept plans that are being followed. An existing access easement into a neighboring property was discussed.

Josh Lenard spoke on behalf of the applicant. He discussed concessions made for the neighbors which included creating 1 acre lots on the western boundary and moving the club house. He said access to Highway 44 is decided by Highway District 4; they will comply with what is required with the right in right out access. He discussed sewer and water stubs. Josh said a berm is not needed as they are residential lots backing up to residential lots, with like uses berms aren't required. Fencing was discussed; it is not required in code but is an administrative requirement, being required by the city. A cross-access agreement on Eagle Roost in favor of 22444 Trigger Ranch Lane is under the jurisdiction of Highway District 4, they will comply with what is required. Josh requests flexibility to have timing for phases.



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Council Member Nielsen asked about motorized boats, a citizen had stated that it was discussed during neighborhood meetings that there would not be motorized boats on the lake. Travis Hunter said it is a large lake that boats will be allowed to use; whether motorized boats will be allowed or not hasn't been considered at this point, he believes a neighboring development allows motorized boats. They are as concerned about noise for residents as everyone else is but that hasn't been determined yet. He said he didn't represent anything about motorized boats at a neighborhood meeting.

Shawn addressed access and right-of-way; if it becomes a public road staff is supportive of cross access. At the time of final plat there will be reviewed to ensure that there is not a common lot that prevents access. The council can make it a condition that access be provided.

Weed abatement will be managed along the frontage on Highway 44 until the project can be developed.

Mayor Chadwick closed the public hearing at 8:40 pm.

Council Member Salmonsens stated the preliminary plat looks very similar to the concept plan with a few changes. She is in support of the commercial use changes with conditional use with the exception of the dump station. She is not a fan of the private streets but it was already approved with them. She discussed Landruff Lane being planned as a collector road, the Boise River greenbelt connection and stated the extension of the neighboring River Park Estates will be nice.

Council Member Nielsen said with an RV site being approved he would suggest not restricting a dump station if it were to become an opportunity in the future. He said the application is consistent with the comprehensive plan, doesn't see any problems with the private roads as discussed. Conditions noted included that the western part of Landruff Lane not be constructed at this time as long as the highway district agrees, direct staff to assist the developer to convince the highway district of that, maintaining an easement for that private road; agree to the private streets now with conditions that the private streets do convert to public at some point; first plat for this development will not be required until one year after the last final plat for River Park Estates; all conditions of approval listed by Star Fire District which include single family setbacks being 7.5' per city code; pathways will be constructed as discussed, Council Member Salmonsens discussed some along the Kennedy canal; Star pathway plan be followed; community center will be built as an amenity; fencing along the entire western border, open to consideration of fencing; if and when Eagle Roost Lane becomes public that cross access will be provided.

Council Member Wheelock supports widening of lots and 7.5' setbacks, houses look great but look great further apart also, good with fences. He likes the roads going public at some point, the private roads were accepted to mitigate the HD4 slowdown originally, he would look to see them all public at some point.

Council Member Hershey is in favor with the changes. He feels fencing of the developer's choosing should be allowed between their properties.

Shawn wants to ensure a type of fencing is included; staff recommends fencing that is consistent with what is existing. He asked if the council wants to see a modified development agreement, this could be brought back at a future meeting. City Attorney Chris Yorgason said the conditions could be amended into the development agreement in a future hearing so it is documented in case the property sells in the future. For tonight it could be included in the conditions of approval.



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- Council Member Nielsen moved to approve with all of the conditions as we have discussed. Council Member Hershey seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.

B. Hacienda De Estrella Subdivision Planned Unit Development, Development Agreement Modification and Preliminary Plat (PUD-24-01) (DA-21-19) (PP-24-06) The Applicant is seeking approval of a Planned Unit Development, a Development Agreement Modification, and Preliminary Plat for a proposed mixed-use development consisting of 42 residential lots, 8 live/work lots, and 5 commercial lots. The property is located on the southwest corner of Hwy 44 and Bent Lane in Star, Idaho, and consists of 14.24 acres. Mayor Chadwick opened the hearing at 9:02 p.m. Council Members have had no exparte communication.

City Planning Administrator Shawn Nickel reviewed the application. The Hacienda De Estrella Subdivision is requesting a Planned Unit Development (PUD) Development Agreement Modification and Preliminary Plat with attached homes, live/work units and commercial lots. The council approved Grace Assisted Living facility in 2021. Application requirements including legal notices and site posting have been completed to UDC requirements. The application has been reviewed for compliance with the Unified Development Code and City Comprehensive Plan. There are two late exhibits, updated landscape plan with detached sidewalks and updated townhome elevations. Items for special considerations include waiver of side yard setbacks to 5' for townhomes with no fencing between buildings, approved commercial uses, shared parking agreement and cross access easement. Staff recommends approval with recommended conditions. Shawn provided a concept plan and provided a map of the area.

Becky Isagari provided the current zoning map and reviewed the project description which includes residential, townhomes, live-work lots, commercial and open space. The Single family attached homes will share one common wall. The live-work units have workspace and garage on the ground floor with living space on the second floor and bedrooms on the third floor. Becky discussed landscaping and amenities including a picnic area, benches, playground and volleyball court. Some sidewalks will be attached and some will be detached, the detached sidewalks will be tree lined. Road improvements were discussed. The development will connect to an existing water line. The development is designed to connect seamlessly to Sorano Estates Subdivision.

Council Member Wheelock asked about willingness to consider restricting the commercial lots that back up to residential lots to neighborhood commercial rather than C-1, Becky said that would be agreeable. He asked about setbacks, Becky said the setbacks allow for more efficient use of the space and allows the development to happen. He understands fire has approved it, but he likes the more open space that the larger setbacks provide. She said this is a tighter development.

Salmonsens asked about the sand volleyball being in the drainage area. City Engineer Ryan Morgan said this is being seen often that developers are making use of the drainage area.

Robert Burnett is one of the developers, he spoke in favor of the development. In consideration of the density, it is impactful to make the project work making it a little more affordable, removing the setbacks makes it more expensive. Mayor Chadwick asked about Landruff Lane, it is a collector.



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Doug Pill is in favor of the application. He likes the development and the affordability. Having commercial also lowers the cost of the development.

Daniel Wallis is in favor of the application. He discussed affordability and setbacks. Being younger he and his siblings need an affordable place to live.

Andrew Knowles spoke in favor of the application. He said it looks like a great project, and he is in support of it.

Chris Spalino is against the project. He is not against development but is against the density. From his home he would be looking at apartment buildings and a wall of windows. The skyline is being blocked out and soon we won't be able to see any nature around us. Without setbacks there will be a wall of three-story buildings that block views. High density housing deteriorates over time. He is concerned about traffic; he would like to see a berm for a noise barrier because there will be nonstop traffic.

David Cox is against the application. He said roads will have to be raised for floodplain. Headlights and road noise will come into his house without a berm. Pressurized irrigation has not been connected; he would like it to be separate from his neighborhood and is also concerned about sewer hookup. He would like to ensure the lift station won't interfere with the standard of living in that area. He said setbacks should be 7.5'. What will be given to neighbors on Landruff lane for sound barrier; with all of the development in the area, it will be a busy road but would like some consideration for privacy and sound.

Dean Waite provided rebuttal. He discussed where the two- and three-story homes would be located, landscape buffer and setbacks. The previously approved development had more town homes than this one does. The roads won't be raised.

David Sterling discussed the road being higher than the neighboring property. Landscape buffers and sidewalks were discussed. They would prefer not to put in a sidewalk there and the homeowner may not like people walking along his fence. It would cause them not to be able to put in the detached sidewalk. An easement may be a solution in case something is needed in the future.

Mayor Chadwich closed the hearing at 9:47 p.m.

Council Member Nielsen is an advocate of greater setbacks. He agrees that the nature of this application lends itself to a smaller setback. This aligns with the Comprehensive Plan, parking is good and there is infrastructure. Council Member Salmonsens agreed.

Council Member Wheelock likes larger setbacks and more exceptions are made than he would prefer. He likes the adjustment of the southern boundary to make it better for the existing residents; giving up a sidewalk is a good trade off for that.

Council Member Hershey said that setbacks are case by case.

- Council Member Hershey moved to approve Hacienda del Estrella Townhomes with the understanding that the south corner will be landscaped as discussed and also a conversation with the neighbors and fenced as it was agreed upon when the deliberation was happening, also that lot number 5 for the commercial can only be neighborhood residential commercial and setbacks are approved as presented at 5' for this case, public easement down south with no spike strip, commercial use up north. Council Member Wheelock seconded the motion. City Engineer Ryan Morgan clarified that with the



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connection coming through other subdivisions there is no need for a lift station. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.

- C. **Star River Crossing Rezone and Development Agreement (RZ-25-01) (DA-25-01)** The Applicant is requesting approval of a Rezone to Central Business District (CBD) and a Development Agreement for a proposed future commercial development. The property is located at 10122 W. State Street in Star, Idaho and consists of 6.27 acres.

Mayor Chadwick opened public hearing at 9:55 p.m. No ex parte communication.

Mayor Chadwick discussed the need to table this application to June 3rd.

- Council Member Hershey moved to table the application to June 3rd. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.

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6. ACTION ITEMS:

A. Ordinance 415-2025 Terramor Subdivision – (ACTION ITEM)

Ordinance 415-2025 for Terramor Subdivision was introduced.

- Council Member Wheelock moved pursuant to Idaho Code, Section 50-902, the rule requiring an ordinance to be read on three different days, with one reading to be in full, be dispensed with and that Ordinance No. 415-2025 for Terramor Subdivision and Ordinance 416-2025 LifeSpring Rezone be considered after reading once by title only. Council Member Hershey seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.
- Council Member Hershey moved to approve Ordinance 415-2025 Terramor Subdivision Annexation an ordinance annexing to the City of Star certain real property located in the unincorporated area of Canyon County, Idaho; more specifically located on the north side of State Hwy 44 between Kingsbury Road & Blessinger Road in Star, Idaho (Canyon County parcels R3381401100, R33997001100, R339800100, R3398001000, R3398700000 & R33996010A0) and contiguous to the City of Star; the property is owned by Corey Barton & Open Door Rentals as Residential District with a Development Agreement and Planned Unit Development (R-3-DA-PUD), Neighborhood Commercial District with a Development Agreement and Planned Unit Development (C-1-DA-PUD) and General Commercial District with a Development Agreement and Planned Unit Development (C-2-DA-PUD) of approximately 297.17 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. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.

B. Ordinance 416-2025 LifeSpring Church Rezone - (ACTION ITEM)

Ordinance 415-2025 for Terramor Subdivision was introduced.



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- Council Member Salmonsens moved to approve Ordinance 416-2025 LifeSpring Church Rezone an ordinance rezoning certain real property located in Star, Ada County, Idaho; more specifically located at 174 & 198 N. Star Road (Ada County parcels R0011350085 & S0408336050); the property is owned by Star Christian Church Inc.; establishing the zoning classification of the rezoned property as Central Business district (CBD-DA) with a Development Agreement of approximately 1.64 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 Hershey 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 10:00 p.m.