



CITY COUNCIL REGULAR MEETING MINUTES

City Hall - 10769 W State Street, Star, Idaho

Tuesday, February 17, 2026 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 – Associate Minister Kayden Votroubeck, Calvary Chapel Star

Associate Minister Votroubeck 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. Housing Affordability Doctoral Study and Participation Request

Billy Roeder, PhD Candidate with Liberty University discussed a doctoral study he is conducting related to housing affordability. His research specifically examines how growth and zoning are impacting certain cities in Idaho including Star, Ammon and Mountain Home. He discussed median home prices and affordability discussed within the city's comprehensive plan, stating that someone with median income cannot afford a house in the current economy. He invited local officials and citizens to participate in his study and intends to bring back data and recommendations.

B. Just Serve Commitment to Volunteerism Proclamation

Mayor Chadwick presented and read a Just Serve Proclamation providing a commitment to volunteerism. He discussed a campaign for 250,000 hours of service for the 250th birthday for America. He encouraged volunteerism to those in attendance. Addie McGrath discussed her hours of volunteer work.

C. Police Chief Report

Police Chief Tim Haynes reviewed the police report for January discussing offenses and crimes by type. Proactive policing calls, location calls and traffic stops were discussed. There were 16 arrests, 4 of those were DUIs. Citations increased, this included traffic violations. Code 3 response times were reviewed; there was one call where the software functioned incorrectly causing the response time to be skewed.



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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 20, 2026**
- C. **Colt Heights Subdivision Final Plat**
- D. **Colt Heights Subdivision Time Extension**
- E. **Starpointe 2 Subdivision Final Plat**
- F. **Dayspring Church Annexation & Zoning Findings of Fact/Conclusions of Law**
- G. **Sean Sundwall Annexation & Zoning Findings of Fact/Conclusions of Law**
- H. **Stargazer Subdivision Vacation of Easement**
- I. **Sol Invictus Vineyard, LLC dba The Cellar's at River's Edge Alcohol License**
- J. **Confirmation of Appointment of Julie Corley to the Historic Committee**

- Council Member Salmonsens made a motion to approve the Consent Agenda consisting of 5A Approval of Claims and 5B Approval of Minutes for January 20, 2026, 5C Colt Heights Subdivision Final Plat, 5D Colt Heights Subdivision Time Extension, 5E Starpointe 2 Subdivision Final Plat, 5F Dayspring Church Annexation & Zoning Findings of Fact/Conclusions of Law with one addition for a condition be added for ADA parking compliance, 5G Sean Sundwall Annexation & Zoning Findings of Fact/Conclusions of Law, 5H. Stargazer Subdivision Vacation of Easement, 5I. Sol Invictus Vineyard, LLC dba The Cellar's at River's Edge Alcohol License and 5J. Confirmation of Appointment of Julie Corley to the Historic 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. City of Star Capital Improvement Plan and Development Impact Fees for Parks, Pathways & Police

Mayor Chadwick stated this needs to be tabled to March 3, 2026 to allow continued review and modifications.

- Council Member Salmonsens made a motion to table the Capital Improvement Plan to March 3, 2026. Council Member Day seconded the motion. ROLL CALL VOTE: Day – aye; Wheelock – aye; Salmonsens- aye and Nielsen - aye. The motion carried.

B. New Middleton School District Elementary School Conditional Use Permit (CU-26-01)

Mayor Chadwick opened the public hearing at 7:29 p.m. Council Members Salmonsens, Wheelock and Day have had no ex-parte communication. Council Member Nielsen stated comments were made just prior to this meeting about privacy and screening, he was present during that discussion.

City Planner Shawn Nickel presented the application for the property that is located on Kingsbury Road north of Highway 44 in the Terramor Subdivision. The property is 11.35 acres with a current zoning designation of R-3-PUD-DA. The Conditional Use Permit includes proposed phasing of the project. Application requirements have been completed to Unified Development Code requirements. There are no



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late exhibits, there are no outstanding issues or items for special consideration. Staff is recommending approval with conditions stated in the staff report. Shawn reviewed the location and building elevations.

Amber Van Ocker with LKV Architects presented for the applicant. She discussed site access and phasing; they are asking for approval of the entire site plan although there will be a second phase adding 28,500 square feet to the building at a later time. She also discussed building entry, athletic fields and a courtyard that each classroom will have access to. Parking was discussed; they feel the parking is adequate for an elementary school. Amber said before the school can open and the subdivision receives final plat approval a signal must be operation at Kingsbury and Highway 44. Due to funding, there won't be a separate gym and cafeteria in the first phase, the gym will serve as both initially; when the addition is done there will be a separate gym. Architecture of the building was reviewed.

Shawn said it will be recommended that a condition requires the second phase to come through design review to avoid a second hearing.

Location of a school in relation to a major highway was discussed.

Kenny Littlefield spoke against the application discussing privacy fencing. He said he has logging trucks and wouldn't want kids near the trucks. A ditch along the property was discussed.

Mikell Galloway spoke in favor of the application. She asked about the timing of a light at Kingsbury. Shawn said the signal would be required to be operational before the school opens.

Amber VanOcker discussed the lateral ditch, it is relatively shallow and does overflow at times so that will need to be allowed for or it may need to be piped. Fencing and screening will be all the way around the perimeter except along Carrera. Final plat would require the light at Kingsbury and Highway 44. They would like to be in construction toward the end of the summer and would be in construction for about a year. Fencing for the subdivision has been conditioned that it is uniform, schools generally prefer chain link fencing.

Sean Conner with The Land Group discussed the ditch. It will be tiled and flow will not be impeded.

Shawn verified that city code does allow chain link for schools.

Lighting was discussed. Shawn recommended a condition of approval that the applicant be required to provide a fencing plan and a lighting plan.

Frontage of the property won't be fenced.

Mayor Chadwick closed the hearing at 8:04 p.m.

Council Member Nielsen supports the application with a fencing and lighting plan. Shawn will assist Mr. Littlefield to get in contact with the developer regarding irrigation and water concerns.

- Council Member Nielsen made a motion to approve the Conditional Use Permit (CU-26-01) for the Middleton School District elementary school located at 7550 Highway 44 subject to the applicable provisions of the Unified Development Code and the final Conditions of Approval, where the applicant provides a fencing and exterior lighting plan per staff can review against our guidelines and codes; as the applicant has agreed to in this hearing tonight, will work with the Littlefield family to ensure the water rights are delivered appropriately according to the law and provide for a screened type fence along that property. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Nielsen – aye; Salmonsens – aye; Wheelock- aye and Day - aye. The motion carried.



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C. Scenicview Subdivision Preliminary Plat, Private Street (PP-25-07, PR-25-05)

Mayor Chadwick opened the public hearing at 8:08 p.m. Council Members have had no ex-parte communication.

City Planner Shawn Nickel presented the application for property that is located on Scenic View Drive at the north end of Wing Road. The property is 9.4 acres and the plat includes 10 residential lots and 1 common lot. A private street with gate is requested. Application requirements have been completed to Unified Development Code requirements. The application has been reviewed for compliance with the Unified Development Code and City Comprehensive Plan. There are no late exhibits. Items for special consideration include gated private street, waivers for open space, sidewalk and block length and vacation of existing utility easements. Staff recommends approval of the application with conditions outlined in the staff report.

Dennis Jordan presented for the applicant. He reviewed the location and stated that the goal is for a rural low-density transition on larger homesites in a small community. He discussed slopes, sidewalks and lighting. They are requesting a sidewalk waiver to allow a rural feel. They are also requesting a waiver for the pathway along the Farmer's Union Canal as the slopes are extreme outside of the Farmer's Union access. Emergency access on private roads with a gate were discussed; Fire Marshall Victor Islas discussed conditions from the fire department that make this allowable with lower number of homes on the road with conditions. Road slope was discussed for the road to meet the minimum requirements.

David Lowry stated concerns with Lot 5, he wondered if there would be landscape restrictions on this lot to mitigate erosion and run-off.

Sarah Hinkle asked about square footage of the homes.

Dennis said Lot 5 will be left native to prevent erosion, Mayor Chadwick suggested that be included in the CC&Rs. Engineer Ryan Morgan said no build requirements will be placed on the final plat. Dennis said the prices will be market driven with square footage that will vary.

Mayor Chadwick closed the hearing at 8:29 p.m.

Council Member Salmonsens discussed private gates that create community separation; it was discussed there is less concern for an area and neighborhood that isn't near or accessible to other areas. Potential future easement on the Farmer's Union Canal was discussed.

- Council Member Nielsen made a motion to approve the Scenicview Subdivision Preliminary Plat (PP-25-07) and Private Street request (PR-25-05) as presented with conditions that staff has noted in the staff report subject to the applicable provisions of the Unified Development Code and the following conditions of approval that the private gate is approved, the sidewalk waiver is approved, that the CC&Rs state clearly the slope areas are to be left native and not landscaped, and a requirement that the plat show the current canal easement to clearly indicate the non-buildable nature of that land and preserve the potential for the City of Star to negotiate with the canal company for a walkable easement in the future. Council Member Day seconded the motion. ROLL CALL VOTE: Day – aye; Wheelock – aye; Salmonsens- aye and Nielsen - aye. The motion carried.

D. Caliber Cove Subdivision Preliminary Plat, Private Street (PP-25-05, PR-25-06)

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Mayor Chadwick opened the public hearing at 8:42 p.m. Council Members have had no ex-parte communication.

Shawn reviewed the annexation application. The property is located on Scenic View Drive at the north end of Wing Road; the property being developed is 4.92 acres with 2 residential lots on a private street. Property is currently annexed and zoned R-1. The application meets requirements of the Unified Development Code. The application has been reviewed for compliance with the Unified Development Code and City Comprehensive Plan. There is a late exhibit which is a letter from the Fire Department. Items for special consideration include private street width waiver, private street gravel surface waiver, open space waiver, sidewalk waiver and block length waiver. Staff recommends approval with conditions outlined in the staff report. Engineering concerns were discussed, the legal description doesn't match the map so it would not be recordable with the county.

Patrick Conner spoke for the applicant stating the preliminary plat includes 4.92 acres with 2 building lots and a private street. The property doesn't have direct frontage to public right of way. The street would be partially paved and the remainder would be gravel. There is no landscape plan or sidewalks as the site is less than 1 unit per acre. A pathway will be built to the nearby park. They are requesting a private street width waiver, open space, sidewalk and block length waivers with a turnaround that meets Fire District requirements. Slope easements with areas greater than 25% slope to be noted as non-build on the final plat. Paving a section on each side of the bridge to mitigate erosion was discussed.

Funding the city has available from the Trident Ridge development for pathway development was discussed.

Fire Marshall Victor Islas discussed the 20' road width request, he said 20' is the minimum. If there are lot splits or ADUs added the road width would need to be increased; he is ok with 2 homes but any additional would create a need for the road to be widened.

John Pickens is the owner of the property the easement goes through; he is concerned with people hanging out in his front yard. People don't pay attention to the no trespassing signs and use his drive for a turn around. He asked about fencing and who will maintain the private drive. He said he will be looking to split off some property in the future.

Patrick Conner discussed the location of the road, fencing and signage for deterrence will be further looked at. Paving sections of the road and dust mitigation were discussed.

Mayor Chadwick closed the hearing at 9:17 p.m.

Council Member Nielsen reviewed conditions included in the staff report: the private street waiver, block length waiver, sidewalk waiver for private street and those discussed during the meeting which included a 10-foot paved path from West Scenic Lane to the adjacent park property, a dustless surface treatment along the road through the Pickens' Property, a steep slope no-build easement on the final plat, open space waiver, applicant will fix the property's legal description before the plat is recorded, the bridge will have a concrete surface and be engineered with an appropriate apron on both sides to protect the bridge and that 30 feet of concrete will extend all the way through to the other side of the bridge, work with the city to utilize the funds held in reserve for building the bridge, rail installed on the bridge to separate the path and road and work with the city on fencing along common property encouraging park patrons away from private property. The bridge will have a concrete surface and be engineered with an



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appropriate hard surface apron to 20 feet north of bridge and on both sides to protect the bridge to West Scenic View Lane. A public easement across the bridge should be included.

Council Member Salmonson reviewed compliance of the application with requirements.

- Council Member Salmonsens made a motion to approve file number PP-25-05 and PR-25-06 subject to staff conditions and the ones that Councilman Nielsen stated here tonight and approve all requested waivers and direct staff to prepare findings consistent with this motion. Shawn asked if council members wanted to include the fire district's condition about widening the road if future development occurs. Council Member Nielsen isn't sure that is a condition for this application. The motion stands. Council Member Nielsen seconded the motion. ROLL CALL VOTE: Day – aye; Wheelock – aye; Salmonsens- aye and Nielsen - aye. The motion carried.

E. Forge Fitness Conditional Use Permit (CU-25-05)

Mayor Chadwick opened the public hearing at 9:33 p.m. Council Members have had no ex-parte communication.

Shawn reviewed the application for a conditional use permit for a health & fitness club. The property is located at 220 S. Heron Flight Lane, Suite 104, the unit size is 2500 square feet. There are no late exhibits and there are no items for special consideration. Staff is recommending approval of the application with the conditions outlined in the staff report. Shawn provided a map of the location.

David Vargas spoke for the applicant. Forge fitness is a faith-based men's private gym. It will have 24/7 access with fellowship groups scheduled at various times. He read the mission of the facility and stated they are creating a 501(c)3, Forge Fitness Foundation to provide youth scholarships. He would expect most use before and after regular business hours; membership will be capped to keep groups small, which will help with the minimal parking.

No members of the public signed up to speak.

Mayor Chadwick closed the hearing at 9:48 p.m.

- Council Member Nielsen made a motion to approve this application for Forge Fitness Conditional Use Permit CU-25-05 finding this is consistent with our comprehensive plan and the envisioned use of this particular property and welcome Forge Fitness Dave Vargas and family to the City of Star. Council Member Day seconded the motion. ROLL CALL VOTE: Nielsen – aye; Salmonsens – aye; Wheelock- aye and Day - aye. The motion carried.

7. ACTION ITEMS

A. Ordinance 430-2025 Longbow Subdivision Rezone and Development Agreement

This ordinance was pulled for corrections to be made.

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



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- Council Member Salmonsens made a motion that go into executive session for Idaho Code 74-206 1(c) to consider interest in real property not owned by a public agency. Council Member Day seconded the motion. ROLL CALL VOTE: Day – aye; Wheelock – aye; Salmonsens – aye and Nielsen - aye. The motion carried and the council entered executive session at 9:51 p.m.

Regular session reconvened at 10:23 p.m.

Executive Session Decision

- Council Member Nielsen made a motion that the Council authorizes the Mayor to enter into negotiations to acquire real property for an amount not exceeding 0 dollars for property on Roselands Drive. It was seconded by Council Member Salmonson and carried unanimously. ROLL CALL VOTE: Day – aye; Wheelock – aye; Salmonsens- aye and Nielsen - aye. The motion carried.

8. ADJOURNMENT

Mayor Chadwick adjourned the meeting at 10:25 p.m.