



CITY COUNCIL REGULAR MEETING MINUTES

City Hall - 10769 W State Street, Star, Idaho

Tuesday, July 21, 2026 at 7:00 PM

4PUBLIC 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 – Bob West, Eagle Christian Church

Bob West offered the invocation.

3. ROLL CALL

ELECTED OFFICIALS: Mayor Trevor Chadwick, Council President Jennifer Salmonsens, Council Members Kevan Wheelock and Steve Day (attending remotely).

STAFF: City Planning Director Shawn Nickel; City Clerk Shelly Tilton; City Attorney Chris Yorgason; City Assistant Planner and Sports and Recreation Director Ryan Field; City Engineer Ryan Morgan; Public Information Officer Dana Partridge and Star Police Chief Tim Haynes.

4. PRESENTATIONS

A. Police Chief Report

Chief Tim Haynes presented a report for June. He reviewed crimes by type and discussed a jump in society crimes which include drug arrests. Calls for service and proactive calls were reviewed; domestic calls and traffic stops increased. Chief Haynes discussed response times, one call was a pursuit which increased the call time statistics.

B. Quarterly Financial Report

Treasurer Michelle Meyer reviewed expenses and revenues for the last quarter. Expenses she discussed included land use bonds, property taxes and community events. Revenue discussion included property tax revenue, sales tax, rentals, land use bonds, interest income and impact fees. No cash funds have been used. Projected number of building permits as well as park maintenance and development were discussed. Council Member Salmonsens asked if we are on budget for Liberty Hall. Mayor Chadwick said we are using the contingency that was built in but are currently on budget.

5. PUBLIC COMMENT

No members of the public spoke during public comment.

6. 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



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- B. Moyle Junction Annexation/Conditional Use Permit Findings of Fact/Conclusions of Law**
- C. Scenicview Subdivision Final Plat**
- D. Riverpark Subdivision #4 Final Plat**
- E. Rivermoor Subdivision Time Extension**

- Council Member Salmonsens made a motion to approve the Consent Agenda consisting of 6A Approval of Claims, 6B Moyle Junction Annexation/Conditional Use Permit Findings of Fact/Conclusions of Law with the revised findings, 6C Scenicview Subdivision Final Plat, 6D Riverpark Subdivision #4 Final Plat and 6E Rivermoor Subdivision Time Extension. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Day – aye; Wheelock – aye and Salmonsens – aye. The motion carried.

7. PUBLIC HEARING

Item 7C was taken up and then item 7A.

A. The Comprehensive Plan Map & Text Amendment

Mayor Chadwick opened the hearing at 7:18 p.m.

City Planner Shawn Nickel presented the revision initiated by the City of Star to recognize newly requested, created and revised land use designations on the Future Land Use Map and update text and exhibits within the Comprehensive Plan to reflect those changes. He stated that legal noticing and agency and stakeholder notification was completed as required. A workshop was held in February 2026. Shawn reviewed the changes to the Future Land Use Map that were proposed by the city as well as those that were proposed by property owners.

Mayor Chadwick clarified that on the property in #9, area north of Joplin Road east of Highway 16, the property owner has withdrawn from Star and filed an application with Meridian.

BLM land as open space was discussed. Currently our comprehensive plan designates it as rural residential, changing it to open space brings it in line with what the uses are, it is public land.

Designation of the Central Business District area was discussed. A specific map similar to the South of the River map could be created for the Central Business District.

Areas of higher density were reviewed.

Shawn reviewed the proposed Comprehensive Plan text amendments. He requested that council direct staff to update exhibits within the Comprehensive Plan; he reviewed the exhibits that would need to be updated.

Council Member Salmonson provided input on updates she would like to have made including some pie charts. Including schools in the level of service section of the comprehensive plan was discussed.

Household hazardous collection site was discussed.

Sushruth Purush strongly opposed the map amendment to change the area north of Joplin Road to high density residential. He discussed density, infrastructure mismatches and impacts to future generations. He requested this high-density amendment be voted down. Mayor Chadwick stated that this area isn't being considered on the agenda tonight.



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Tom Canfield discussed parcels north of Firebird Raceway. He is asking that these parcels be included and possibly annexed in the future.

Sabrina Durtsoni spoke on behalf of the Canfield family. They are in support of the comprehensive plan map amendments being proposed. She discussed two parcels, 9606 and 9614 Chaparral; they would like to see comp plan amendment from Rural Residential to Commercial for these sites. She discussed accessibility and commercial designation for the property.

Jenna England with Berkley Building Company is Vice President of the Idaho Homebuilders Association and Past President of Building Contractors Association of Southwest Idaho, she is representing the BCA tonight. She referenced a letter that was submitted for the meeting packet and discussed concerns with housing affordability and the proposed level of service section of the amendment. They are looking for regulations that are clear and predictable. She encouraged a working group to refine the standards.

Mayor Chadwick closed the hearing at 8:27 p.m.

- Council Member Salmonsens made a motion to approve the Future Land Use Map as presented, #9 stays as current; approve the Comprehensive Plan text itself with changes to section 11.1.4, to delete that item; renumber accordingly adopting recommended changes in the staff report; and add GG. regarding hazardous waste in Chapter 11. Council Member Day seconded the motion. ROLL CALL VOTE: Day – aye; Wheelock – aye and Salmonsens - aye. The motion carried.

A recess was taken at 8:32 p.m., reconvened at 8:38 p.m.

B. Municipal Code Amendment

Mayor Chadwick opened the hearing at 8:38 p.m.

City Planner Shawn Nickel presented the proposed municipal code amendments. He said that application requirements including noticing were completed. A workshop was held in February 2026. Shawn reviewed revisions to Title 1, new Chapter 16 is requested by Council Member Salmonsens regarding advisory committees. Title 7 Building Code, Title 8 Unified Development Code Chapters 1 and 3.

The advisory committees are limited to 3 specific committees; Beautification, Transportation and Pathways and Historical Committees. It was stated that open meeting and public record laws would apply to these advisory committees.

Uses and definitions were reviewed. Agricultural structures were discussed; definition was decided to be a single parcel of land and designated as ag by the county.

Zoning district uses, garage and rear setbacks amendments, address numbering, outdoor lighting, parking standards, staging for infrastructure improvements and drive-thru establishments were reviewed.

Level of service standards were discussed. Wording will be changed so that letters are required but applications aren't held up if an agency doesn't provide the requested letter.

Michael Keyes would like formula businesses to be limited. He provided a draft ordinance defining and limiting formula businesses.

Denice VanDoren asked about use designations and requested that drive-thru banks not be allowed in the Art District. She asked what is allowed for live/work in the Central Business District. There was discussion on allowable uses.



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Jenna England discussed driveway setbacks and level of service. She discussed effects of changing the driveway from 20' to 25' and asked the council to reconsider the 25', consider 22' instead which is the length of a long bed truck or consider a delay to allow developers who have plans in the works who would have to re-configure their plans. She said that the number of long bed trucks is much smaller than those who need affordable housing. Jenna said that other cities have 20' setbacks except for Caldwell that changed theirs to 22'.

Level of service was discussed.

Kathy Freeman wondered about teachers, like her, being able to afford to live here. She suggested posting the comprehensive plan and maps in stores around town so that people could see it. Mayor Chadwick stated that there is information on the city website; Kathy said she doesn't have time to look at the city website. She recommended hiring a professional educated city planner, Mayor Chadwick stated that Shawn Nickel is a qualified educated planning administrator. Mayor Chadwick asked Kathy to narrow her comments to the items on the agenda, he listed items on the agenda for discussion. Kathy recommended having a Star North and Star South if the city were split down the middle.

City Assistant Planner Ryan Field said having enough room in back yard setbacks for patio covers is a common desire of homeowners.

Code enforcement of longer vehicles blocking sidewalks was discussed. ADA concerns as well as use of strollers on the sidewalks were discussed. Chief Haynes said it would be enforceable if there is a code for it.

Ad Hoc Advisory Committees were discussed; it was clarified that they would have the same open meeting rules as other committees and would be advisory only with no authority to make decisions or take actions.

Mayor Chadwick closed the hearing at 10:23 p.m.

- Council Member Wheelock made a motion to table 7B Municipal Code with the option to come back and talk specifically about Exhibit B and A-3A-4 specific to setbacks and level of service on the fire. Council Member Day seconded the motion. ROLL CALL VOTE: Day – aye; Wheelock – aye and Salmonsens - aye. The motion carried.

C. Municipal Code Amendment – Residential Rental Ordinance and Unlawful Sign Ordinance

Mayor Chadwick stated that this would be tabled as Council Member Nielsen wasn't able to attend this meeting.

- Council Member Salmonsens made a motion to table item 7C Municipal Code Amendment – Residential Rental Ordinance and Unlawful Sign Ordinance to August 18th. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Day – aye; Wheelock – aye and Salmonsens - aye. The motion carried.

8. ADJOURNMENT

Mayor Chadwick adjourned the meeting at 10:27 p.m.