



CITY COUNCIL REGULAR MEETING MINUTES

City Hall - 10769 W State Street, Star, Idaho

Tuesday, December 2, 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 – Matt Wandel, Calvary Chapel Star

Matt Wandel offered an invocation.

3. ROLL CALL

ELECTED OFFICIALS: Mayor Trevor Chadwick, Council President David Hershey, 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 and Star Police Chief Tim Haynes.

4. INFORMATION

Mayor Chadwick provided a road report that is available online that shows projects happening over the next several years.

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: November 18, 2025

- Council Member Salmonsens made a motion to approve the Consent Agenda consisting of item 5A Approval of Claims and 5B Approval of Minutes for November 18, 2025. Council Member Hershey seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens- aye and Nielsen - aye. The motion carried.

6. PUBLIC HEARING

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

Mayor Chadwick opened the public hearing at 7:03 p.m. Council Members have had no ex-parte communication.

City Planner Shawn Nickel presented the request to modify the recorded development agreement that was placed on their property when the property was rezoned to Central Business District. The original approval was for Red Barn Inn which was considered a motel or lodge. Conditions placed on the developer were specific to motel use, they would like that changed to any use permitted in the CBD



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subject to future land use approval, the use would come before the council for approval unless it is a permitted use which would go through the administrative process.

The applicant was not present at the hearing.

Council Member Nielsen said originally the application was for rezone and specific use. Typically, Council likes to know what potential uses are available; he finds it challenging to have it open without restrictions in use. He would like to understand the reason for going back to a general use.

Shawn said the applicants haven't considered specific uses, they are looking to sell the property and are having difficulty with the one specific use. He said Council could place conditions that restrict uses they feel aren't compatible.

Council Members would like to consider uses rather than leaving it open. Mayor Chadwick suggested making all uses conditional which would require it to come back for specific use.

Shawn said the applicant would probably rather withdraw the request and come back when a more defined use is determined rather than have all uses be conditional. He recommended tabling and allowing the applicant to come back with specific uses.

Gary Avise spoke in favor of the application. He discussed the plan that was presented as a Bed and Breakfast being nice with less traffic than some options like a nursery.

Lori Billaud thanked the council for protecting the city in ensuring the use doesn't end up as something that isn't wanted.

- Council Member Nielsen made a motion to leave this public hearing open and table it until January 20th and direct staff to work with the applicant to determine what compatible uses, based on this conversation, might be appropriate. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye and Nielsen - aye. The motion carried.

B. Capital Improvement Plan and Impact Fee for Parks, Pathways & Police Public Hearing

This hearing was tabled to December 16, 2025 to allow for follow up with the Impact Fee Committee.

- Council Member Hershey made a motion to table the Capital Improvement Plan and Impact Fee for Parks, Pathways & Police Public Hearing until the 16th of December. Council Member Salmonsens seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye and Nielsen - aye. The motion carried.

7. ACTION ITEM

A. Acceptance of Ada & Canyon County Canvassed November 4, 2025 Election Results

Results of overvote and undervote were discussed.

- Council Member Salmonson made a motion to approve and accept the Ada and Canyon Counties canvassed November 4, 2025 election results. Council Member Hershey seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye and Nielsen - aye. The motion carried.



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B. Ordinance 431-2025 Development Impact Fees for Parks – 1st Reading

C. Ordinance 432-2025 Development Impact Fees for Pathways – 1st Reading

D. Ordinance 433-2025 Development Impact Fees for Police – 1st Reading

- Council Member Hershey made a motion to table Ordinance 431-2025, Ordinance 432-2025 and Ordinance 433-2025 until the 16th of December. Council Member Nielsen seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye and Nielsen - aye. The motion carried.

E. Event Center Bid Acceptance/Approval

Mayor Chadwick discussed the bid opening. The costs exceed what was budgeted so the request is to amend the budget to the guaranteed maximum price of \$4,630,544.00.

- Council Member Salmonsens made a motion to authorize the mayor to sign the contract for \$4,630,544.00. Council Member Nielsen seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye and Nielsen - aye. The motion carried.

8. ADJOURNMENT

Mayor Chadwick adjourned the meeting at 7:25 p.m.