



CITY COUNCIL REGULAR MEETING MINUTES

City Hall - 10769 W State Street, Star, Idaho

Tuesday, October 21, 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** – Rajan Zed, President, Universal Society of Hinduism

President Zed offered the invocation.

An invocation was also offered by Council Member Wheelock.

3. **ROLL CALL**

ELECTED OFFICIALS: Mayor Trevor Chadwick, Council President David Hershey, Council Members Kevan Wheelock and Jennifer Salmonsens. Council Member Kevin Nielsen was absent from the meeting.

STAFF: City Attorney Chris Yorgason (remote); 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, Chief Deputy Sheriff Zach Hessing; Star Police Chief Tim Haynes and Deputy Chief/Fire Marshal Victor Islas.

4. **PRESENTATIONS**

A. **COMPASS Outreach**

Craig Rayborn with COMPASS provided an overview of what COMPASS does stating it is an association of cities, counties, highway districts and other agencies who plan for the future and helps maintain a healthy and economically vibrant region, offering people choices in how and where they live, work, play and travel. COMPASS conducts regional transportation planning, distributes federal transportation dollars, provides technical expertise and facilitates cooperative and collaborative processes. Craig discussed infill that Star is currently facing and provided estimated population increases to 2055. Population projections in the region were discussed. COMPASS is engaged with national associations to access federal funding, assist with technical assistance, annual population estimates and active transportation data and planning. Regional planning including a regional safety action plan, high-capacity transit planning and environmental linkages study, connectivity study, resilience plan and regional long-range transportation plan were discussed. Funded improvements include maintenance, safety projects, bridge rehabilitation and replacement, intelligent transportation systems, public transportation, bicycle and pedestrian projects, travel demand management, and roadway expansion. Unfunded needs include expanded transit, high-capacity transit, road projects, regional pathways and maintenance. Craig stated needs total approximately \$16.5 Billion with \$11.1 Billion in available funding. He discussed the 2026 legislative strategy, resource development and projects COMPASS has been involved with including Highway 16: I-84 – US20/26 new highway and a pedestrian bridge in the City of Eagle.

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Council Member Salmonsens discussed COMPASS projects in Star including greenbelt study, a bridge identified by COMPASS and completed by LHTAC, development of the Master Pathway Plan and helped obtain a safe routes grant for the pathway for school access.

B. Historical Committee Time Capsule Presentation

Matt Vraspir with the Historical Committee said the committee works to preserve history. Letters from the community and items from local businesses were collected for the time capsule; it will be sealed and kept at City Hall and will be opened at 2050. Matt and Mayor Chadwick discussed another project that involved 20-30 folks from the area being interviewed to preserve their oral history. An old house near Freedom Park will be renovated to become a history museum. Mayor Chadwick sealed the time capsule.

C. Police Chief Report

Police Chief Tim Haynes reviewed the police report for September discussing offenses reported by type, police calls including citizen calls for service as well as proactive policing. There was a large increase in arrests for the month associated with drug related charges. Code 3 response times were reviewed.

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: October 7, 2025**

Council Member Salmonsens asked about the EMCR annual membership included in the claims.

- Council Member Salmonsens made a motion to approve the Consent Agenda consisting of item 5A Approval of Claims and 5B Approval of Minutes for October 7, 2025. Council Member Hershey seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye and Salmonsens- aye. The motion carried.

6. PUBLIC HEARING**A. Trailmark Station Subdivision Annexation & Zoning (AZ-24-08), Development Agreement(DA-24-08), Preliminary Plat (PP-24-08)**

Mayor Chadwick opened the public hearing at 7:52 p.m. Council Members have had no ex-parte communication.

City Planner Shawn Nickel presented the application that was originally reviewed in April of 2025 as Starling Meadows. This application is revised from the original approval that included 345 residential lots and 74 common lots. Council's initial action was to remand the application back to staff with recommended revisions, including adding a preliminary plat and removing the private streets. The applicant has also withdrawn the Planned Unit Development. New legal notices and site posting were done; the application has been reviewed for compliance with the Unified Development Code and City Comprehensive Plan. Items for special consideration include fencing & transition to neighboring

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properties, Irrigation district and development agreement conditions. Late exhibits include agency letters from the city engineer, fire district and Star Sewer & Water district and a letter from a neighbor. Staff recommends approval with conditions. Shawn reviewed the location and conceptual plan.

Jeff Bower presented that application on behalf of Toll Brothers. He stated the requested revisions have been made which include reduced density, removing the Planned Unit Development and removing the private roads. They have reviewed the staff report and agree with the report and all conditions and there will be a Development Agreement. The property is within the Eureka Water Company service area; the Eureka Main and Eureka South Lateral will be left open to retain the rural feel. Jeff discussed other recently approved residential developments in the area. The owner has consented to annexation. The property is within the Area of Impact and with residential developments adjacent to this site utilities have already been extended to the site. He discussed how the zoning fits the South of the River Plan and neighboring zoning. The project is divided into two areas; one is neighborhood residential transitioning to estate residential with reduced density. He reviewed the proposed plat that includes a mix of housing types, proposed ponds and open space. Jeff discussed phasing of the project and roadway improvements including a traffic impact study, easements and road connectivity. He said open space exceeds the requirement and includes a swimming pool, fitness center, pond, children's play structures, picnic areas, a dog park and trails. Rural design was reviewed including railed fencing, arch entry and architectural elements. Jeff reviewed the fencing plan and discussed traffic calming. Responding to questions about the entry being a collector Jeff stated it isn't intended to function as a collector long term but will be built to collector standards since it will be used as a collector for some time. Additional conditions include fencing and a buffer strip requested by the Clayton family, the Wonderlich family a condition prohibiting contractors from using Joplin Road west of Can Ada and the owner shall obtain Eureka Water Company's permission prior to construction or activity that would affect ditches, drainage or water delivery.

Norris Dancer is the owner of the property except for the 20 acres his son owns. He provided history of the property. He wasn't planning to sell his property until the city put water and sewer up to the corner of his property and developers began looking at it. He discussed Joplin Road being straightened. He plans to keep some property and continue living there. He can understand the concerns about traffic. He thinks this is a good concept.

Carrie Gilstrap spoke against the application. The project would significantly change this part of Star, she believes it is being rushed through and feels the traffic analysis is incomplete, additional trips will strain intersections beyond acceptable thresholds. She stated the density conflicts with the comprehensive plan, discussing portions of the plan. She requested denial until infrastructure and transportation projects are funded and scheduled. Her written comments were provided.

David Clayton spoke against the application. He discussed densities provided in the comprehensive plan and concerns with the requested density. He stated conditions that should be placed for density within the floodplain stating this property is in a high-risk flood zone. He discussed clustering and lot sizes as well as surface water concerns. He feels due diligence is lacking.

Abigale Germaine with Elam & Burke spoke on behalf of the Claytons, she provided a letter that was provided by Elam & Burke. Mr. Clayton owns property directly adjacent to the west of this development. Conditions are being negotiated, the Claytons aren't opposed to the application contingent on the conditions they are requesting. City staff has been provided with a copy of the requested conditions.

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Abigail discussed the conditions which include west boundary fencing, buffer, retaining wall and signage, also signage prohibiting contractors using Joplin Road west of Can Ada and Eureka Water Company permission prior to activity that affects water deliver and drainage structures.

Steve Clayton discussed truck trips to and from the property. He doesn't feel the slopes of the ponds will be stable when excavated and will have excessive cattails. He is concerned that this project could impact the river hydraulics. He discussed lessons learned from the Heron River Development.

Jason Wonderlich stated his primary concern is construction traffic that he feels will create a dangerous situation for current residents. They don't oppose the project with conditions. He had provided written comments to city staff that he read into the record that provided the requested conditions.

Brian Wonderlich stated he believes Star Road is better situated for main access as Joplin will become a thoroughfare at the point Chinden is completed. He feels this condition would help with safety.

Mayor Chadwick discussed Can Ada Road stating that ITD has moved the Highway 20/26 project up to 2026/2027 so he doesn't think this will be an issue as this project wouldn't be in place until after that.

Sean Sundwall is concerned about traffic; it is difficult to get out on Star Road and the capacity of Star Road is not sufficient. He is not concerned about Toll Brothers building a good community, he is concerned about it being done now prior to having infrastructure in place, he would like it to be slowed down. As an insurance agent he is shocked that many homes can be built in floodplain. He doesn't feel this development meets the condition of public safety and welfare.

Mayor Chadwick discussed private property rights of property owners. Transportation and road concerns were discussed.

Mark Phillips discussed Eureka Water Company's concerns with an open ditch; he said it is difficult to make decisions from conceptual planning.

Jeff Bower with Toll Brothers discussed fencing and traffic. He said the traffic study didn't include west on Joplin as the data indicated that less than 1% of the traffic would go west because there is no outlet on Joplin. He discussed a letter from ITD that states they have reviewed the study and have no further recommendations. He discussed the upcoming Chinden Road improvements stating the improvements will line up well with this project, Main Street through downtown Star widening will also align with this development. He discussed the Highway 16 interchange and stated that putting housing project near expressways and interchanges is smart growth. He said Star Sewer and Water submitted a letter indicating there is capacity to serve the project. This property has very little area of special flood hazard area so there are no FEMA or flood map restrictions. They are supportive of a condition that would restrict construction traffic west on Joplin Road, Can Ada, as a collector, should remain open for construction traffic. Jeff stated that this plan is conceptual, their engineers believe the pathways can be outside of the Eureka's easement. They have not intended to pipe the main facilities; it was always proposed as open ditches to fulfil the goals of the South of the River Plan with an open feel. Proposed conditions were discussed.

City Engineer Ryan Morgan discussed floodplain; maps were last updated in June of 2020.

Council Member Salmonsens asked about truck traffic bringing in fill, estimates were discussed. Jeff stated they would like the ability to use all public roads available except for Joplin to the west; he said circulation is a better safer solution rather than all traffic routed to the east.



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Council Member Wheelock asked that they work with the Fire Department on the road that goes down to the dog park, he thinks it will cause problems for the neighbors until it is needed. He discussed the density on the east end of the property and stated that the brakes were pumped on this application six months ago with a requirement to lower the density to accommodate the Phillips and their cows.

Council Member Salmonson asked about pond slope/angle. Jeff said they plan to make the borders into a beach so it is accessible; ponds will be aerated. City Engineer Ryan Morgan said there was question about stability of the slope, he said the proposed slope is standard engineering practice, stabilities are more stable down that far.

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

Council Member Salmonsens thinks the application matches the Comprehensive and South of the River Plan. She likes the design elements, signage and entry way, reduced density and pathways. She hates to see the farmland go away, but we live in a developing city, people are moving here and the city must plan for the growth.

Council Member Wheelock is happier with the buffer on the east side with the fencing, details of the Development Agreement will come back with the ordinance. He likes what has been adjusted versus the previous plan. How it functions with neighbors is important. It is a balance between land rights of those who own the land and rights for those neighboring.

Mayor Chadwick discussed the South of the River Masterplan that was developed with a consultant; this is what the residents said they wanted at that time.

Council Member Hershey likes that the application was brought back with lesser density and that the landowner kept a section of the land. The conditions that are added are important. There will need to be a lot of work with the ditch company. Infrastructure will never go as fast as wanted but roads are widening and bridges will happen.

Planning Administrator Shawn Nickel will capture the conditions and work with both representatives to ensure they are on the same page.

- Council Member Hershey made a motion to approve this project with the conditions as stated in the packet and the conditions that were brought forth in this hearing and revised as captured by Shawn with staff working with the representative parties and work with ACHD for the road that goes to the dog park to include a bollard if possible. Council Member Salmonsens seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye and Salmonsens – aye. The motion carried.

B. Fiscal Year 2024-2025 Appropriations Amendment

Mayor Chadwick opened the public hearing at 10:11 p.m. Council Members have had no ex-parte communication.

City Treasurer Michelle Meyer presented an appropriations amendment for \$2,585,000 for last fiscal year to include purchase of property and other necessary expenses.

No members of the public signed up to

Mayor Chadwick closed the hearing at 10:11 p.m.



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- Council Member Hershey to approve this appropriation amendment for 2024-2025 in the amount of \$2,585,000. Council Member Salmonsens seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye and Salmonsens – aye. The motion carried.

7. ACTION ITEMS

A. Ordinance 425-2025 2024-2025 Appropriations Amendment

- Council Member Hershey introduced the ordinance and dispense of the rules for Ordinance 425-2025 Appropriations Amendment and 426-2025 The Cellars at Rivers Edge Annexation 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 numbers 425-2025 and 425-2025 be considered after reading once by title only. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye and Salmonsens – aye. The motion carried.
- Council Member Hershey made a motion to approve 425-2025 an ordinance, to be termed the appropriation amendment ordinance of the City of Star, Idaho, for the fiscal year commencing October 1, 2024, and ending on September 30, 2025, adjusting the appropriated sums of money to the amount of \$2,585,000 to defray unanticipated necessary expenses and liabilities of the City of appropriations are made and the amount appropriated for each object and purpose; providing for publication; and providing an effective date. Council Member Salmonsens seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye and Salmonsens – aye. The motion carried.

B. Ordinance 426-2025 The Cellars at Rivers Edge Annexation

Council Member Wheelock made a motion to approve ordinance 426-2025 Cellars At River's Edge Annexation and ordinance annexing and zoning certain real property located in Star, Canyon County, Idaho; more specifically located at 6926 Hwy 44, Star, Idaho (Canyon County Parcel R340170000); the property is owned by Denise and Scott Smith; establishing the zoning classification of the annexed property as General Commercial with a Development Agreement (C-2-DA) of approximately 2.43 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. Council Member Salmonson pointed out a typo in the 4th Whereas that states the public hearing was held on August 20th, it should be August 19th. It will be corrected. ROLL CALL VOTE: Hershey – aye; Wheelock – aye and Salmonsens – aye. The motion carried.

C. Liberty Hall Event Center Construction Manage/General Contractor Contract with Beniton Construction

Mayor Chadwick stated that 2 weeks ago council approved moving forward with negotiation of a contract with Beniton as the #1 selection. There will be an addendum to adjust the amount after bids are all opened. City Attorney Chris Yorgason has reviewed the contract. The anticipated completion



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in September of 2026 was discussed; the contract includes liquidated damages if not completed by the deadline.

- Council Member Hershey made a motion to approve this contract with Beniton. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye and Salmonsens – aye. The motion carried.

8. ADJOURNMENT

Mayor Chadwick adjourned the meeting at 10:18 p.m.

DRAFT