CITY OF STAR, IDAHO

# CITY COUNCIL REGULAR MEETING MINUTES

City Hall - 10769 W State Street, Star, Idaho
Tuesday, October 6, 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 –** Josh Wiley, Star Community Church
   Josh Wiley offered the invocation.

3. **ROLL CALL**
   **ELECTED OFFICIALS:** Mayor Trevor Chadwick, Council President Jennifer Salmonsen, Council Members Kevin Nielsen, Kevan Wheelock and Steve Day.

   **STAFF:** City Planning Director Shawn Nickel; City Clerk Shelly Tilton; City Assistant Planner and Sports and Recreation Director Ryan Field; Public Information Officer Dana Partridge; Star Police Chief Tim Haynes; Fire Chief Greg Timinsky and Deputy Chief Fire Marshall Victor Islas.

4. **INFORMATION**
   **A. City of Star Road Information**
   Mayor Chadwick stated there is a road report on the city website that shows road projects in the area.

5. **PRESENTATIONS**
   A. **Our Idaho: Neighbor-to-Neighbor Proclamation**
   Council Member Wheelock read the Proclamation that encourages residents to work together to strengthen the community through collaboration, compassion, stewardship and shared responsibility.

   B. **Remembrance & Solidarity Day Proclamation**
   Mayor Chadwick read the Proclamation proclaiming October 7th, 2026 as Remembrance and Solidarity Day in Star and call upon Idahoans to remember the victims, stand in solidarity with the Jewish community and the people of Israel, and reject antisemitism and terrorism.

   C. **Central District Health Department Rodent Mitigation Efforts and Regional Coordination**
   Kristen Ryan with Central District Health District stated the district is working to reduce rat activity and offer practical ways to manage them. An existing Pied Piper rat-mapping website maps reported locations. The department watches social media information, holds workshops and is doing neighborhood outreach. They are looking to test remotely monitored traps and build owl boxes, as owls are natural predators. Kristen explained that rats often travel through the canals. Information is available on the district's website to help people learn how to protect their property.

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**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**
B. **Approval of Minutes: September 15, 2026**
C. **Main & State Streets Multiple Use Development Agreement Findings of Fact/Conclusions of Law**
D. **Mike Jackson Annexation and Development Agreement Findings of Fact/Conclusions of Law**
E. **Star Fire Protection District Station #52 Annexation Findings of Fact/Conclusions of Law**
F. **City of Star Plummer Road Property Annexation Findings of Fact/Conclusions of Law**
G. **Freedom Park/Main Street Rezones & Annexation Findings of Fact/Conclusions of Law**
H. **Cherished Estates Subdivision Preliminary Plat Time Extension**
I. **First Street Townhomes Preliminary Plat Time Extension**
J. **Inspirado Subdivision Vacation of Plat Note (VAC-26133)**

- Council Member Salmonsen made a motion to approve the Consent Agenda consisting of 6A Approval of Claims and 6B Approval of Minutes for September 15th, 2026, 6C Main & State Streets Multiple Use Development Conditional Use Permit Findings of Fact/Conclusions of Law, 6D Mike Jackson Annexation and Development Agreement Findings of Fact/Conclusions of Law, 6E Star Fire Protection District Station #52 Annexation Findings of Fact/Conclusions of Law, 6F City of Star Plummer Road Property Annexation Findings of Fact/Conclusions of Law, 6G Freedom Park/Main Street Rezones & Annexation Findings of Fact/Conclusions of Law, 6H Cherished Estates Subdivision Preliminary Plat Time Extension, 6I First Street Townhomes Preliminary Plat Time Extension, 6J Inspirado Subdivision Vacation of Plat Note with the changes discussed with staff in a meeting today and that staff emailed out to us. Council Member Day seconded the motion. ROLL CALL VOTE: Day – aye; Wheelock – aye; Salmonsen – aye and Nielsen - aye. The motion carried.

**7. PUBLIC HEARING**

A. **Fiscal Year 2026 Appropriation/Budget Amendment**

Mayor Chadwick opened the hearing at 7:25 p.m.

City Treasurer Michelle Meyer reviewed the budget items included in the amendment. Items included an alarm system upgrade, HALO and Mayors Golf Tournament, IT Hardware, ACHD and Ada County Impact Fees and the North Pollard Property purchased as a Police Substation.

There were no members of the public who signed up to speak.

Mayor Chadwick closed the hearing at 7:30 p.m.

- Council Member Salmonsen made a motion to approve the Fiscal Year 2026 Appropriation/Budget Amendment as presented. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Day – aye; Wheelock – aye; Salmonsen – aye; Nielsen - aye. The motion carried.

B. **City of Star Property Annexation & Zoning – 2361 N. Pollard Lane**

Mayor Chadwick opened the hearing at 7:32 p.m. Council Members have had no ex-parte communication.

Planning Administrator Shawn Nickel reviewed the application. The property is approximately 2 acres located at 2361 N. Pollard Road; it is the future site of the police substation. All application requirements have been met, and the application has been reviewed for compliance with the Unified Development Code and Comprehensive plan. The Future Land Use designation is Public Use/Parks & Open Space. There were no late exhibits and no items for special consideration. Staff recommends approval of the application.

Mayor Chadwick discussed the location and use as a police substation. An additional acre is being obtained from the school district to combine with this.

Sandy Blackwell asked if it was Lane or Road; it was clarified that it was Lane.

Mayor Chadwick closed the hearing at 7:36 p.m.

- Council Member Nielsen made a motion to approve the City of Star Property Annexation & Zoning AZ26095 Police Substation. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Day – aye; Wheelock – aye; Salmonsen – aye; Nielsen - aye. The motion carried.

C. **City of Star Properties Preliminary/Final Plat – Semiquincentennial Park Subdivision (Freedom Park/Main Street)**

Mayor Chadwick opened the hearing at 7:38 p.m. Council Members have had no ex-parte communication.

Planning Administrator Shawn Nickel reviewed the application. The properties are 83.56 acres located at 894, 946, 960 and 1000 S. Main Street and include additional unaddressed parcels along the river. The purpose of the plat is to combine the properties into one. All application requirements have been met and has been reviewed for compliance with the Unified Development Code and Comprehensive plan. The Future Land Use Designation is existing Public Use/Parks & Open Space. There will not be a development agreement with this application. There are no late exhibits or items for special consideration. Staff recommends approval of the application.

There were no members of the public who signed up to speak.

Mayor Chadwick closed the hearing at 7:41 p.m.

- Council Member Nielsen made a motion to approve this City of Star properties preliminary/final plat Semiquincentennial Park Subdivision as presented. Council Member Salmonsen seconded the motion. Mayor Chadwick stated that combining makes it more difficult for future mayors or councils to sell off pieces for development or other uses. ROLL CALL VOTE: Day – aye; Wheelock – aye; Salmonsen – aye; Nielsen - aye. The motion carried.

D. **Refresh Church Rezone, Development Agreement and Conditional Use Permit**

Mayor Chadwick opened the hearing at 7:43 p.m. Council Members have had no ex-parte communication.

Planning Administrator Shawn Nickel reviewed the application. Property is located on the north side of W. Chinden Blvd in the Inspirado Subdivision, church use is allowed under the Conditional Use Permit in

this commercial zone. The application was reviewed for compliance with the Unified Development Code and Comprehensive Plan. The parcel was previously approved for Compact Residential. The city recently changed the Comprehensive Plan Designation to Commercial; church use is allowed in Commercial Zone. The Future Land Use designation is South of the River Plan Planning Area – Compact Residential. There were no late exhibits or items for special consideration. Staff recommends approval with conditions as outlined in the staff report. Shawn provided a site plan and proposed elevations and said this application will come back through staff for design review and site plan approval. Mayor Chadwick stated this was previously slated for apartments and is now being requested for a church.

Reggie Mace discussed the location and landscaping; he said they are looking to ensure the large parking lot is well landscaped. Roads, access, traffic and parking were discussed. It was stated that Inspirado Subdivision is responsible for the funding of the traffic light.

TJ Hankey is the pastor of the church, he said they just celebrated 5 years as a church. He discussed current congregation size and stated they would like to serve and provide a location for the community to gather. The church currently has two main Sunday services with smaller groups meeting during the week. They are not looking to have a preschool.

Mayor Chadwick closed the hearing at 8:01 p.m.

Council Member Nielsen finds the application and the requested rezone complies with the Comprehensive Plan and the requirements for the Conditional Use Permit have been met. As a community of faith and neighbors he is happy to see churches being built.

- Council Member Nielsen made a motion to approve the Refresh Church Rezone, Development Agreement and Conditional Use Permit. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Day – aye; Wheelock – aye; Salmonsen – aye; Nielsen - aye. The motion carried.

A recess was taken.

E. **Jasper Ridge Subdivision Annexation & Zoning, Development Agreement and Preliminary Plat**

Mayor Chadwick opened the hearing at 8:10 p.m. Council Members have had no ex-parte communication.

Planning Administrator Shawn Nickel reviewed the application. The property is 13.5 acres located on the East side of Can Ada Road, South of Joplin Road. The plat includes 59 residential lots with common lots with a proposed density of 4.37 dwelling units per acre. Application requirements have been met and the application has been reviewed for compliance with the Unified Development Code and Comprehensive Plan. The Future Land Use Designation is South of the River Plan, Neighborhood Residential. Late exhibits include a letter from a neighboring property owner and colored house elevations. Items for special consideration include sidewalk width along Can Ada Road and a block length waiver. Staff recommends approval with conditions.

Sabrina Gibbons with Hayden Homes presented the application. She discussed the Hayden Homes business model and reviewed the location. The proposed zone is R-5, the proposed development includes lots of various sizes. Amenities include a pergola with picnic tables, pedestrian pathway with benches and open space. She discussed a stub road and stated the pathway provides continuity with a neighboring

development and compatibility and blending with the communities that are existing on three sides of this development. Landscaping, open space, utilities and essential services were reviewed. With existing sidewalks in the area, they request 7' rather than 8' sidewalks for continuity. She discussed irrigation and water delivery, stating that approvals have to happen prior to final plat. Sabrina stated the irrigation district is responsible for ensuring downstream users receive their allotted water shares.

Water drainage was discussed. Highway District 4 letter requested an opportunity for review. Mayor Chadwick stated that Highway district 4 is no longer serving the City of Star as of October 1st, they are no longer maintaining or providing input on city roads. Traffic narrowing or calming for longer streets was discussed. Density and lot sizes in the development were reviewed. This application is prior to the change in driveway setbacks.

Max Harrold wondered about water.

Ross Erickson with Erickson Civil Inc. discussed the irrigation water stating there will be an irrigation box with water being piped along the south boundary.

Mayor Chadwick closed the hearing at 8:54 p.m.

Council Member Nielsen stated it makes sense to match the 7' sidewalks on each side, he would like the traffic calming to be looked at to come up with something that complies with policy, leaving the type of calming open for the applicant to work with staff on what would work best. The waiver is still needed regardless of the type of calming that is used. Council Member Salmonsen said she would like to err on the side of safety. She also stated that this is higher density than has been seen in a while, but it is a smaller development that fits the area and offers a variety. Council Member Wheelock is flexible on the traffic calming. Council Member Day stated this is an R-5 surrounded by R-3 and 4, this council has fought hard for less density. He feels the home values of this development could be detrimental to the homes around it.

- Council Member Nielsen made a motion to approve to approve this application with the exception on staff recommendation #4 that sidewalks be 7' rather than 8' and allow the applicant to work with city staff to come up with traffic calming measures that may be what's been proposed here tonight or an alternative that complies with ACHD policy, he would rather see an alternative if possible and to include the block waiver. Council Member Salmonsen seconded the motion. Councilman Wheelock said he would rather see a smaller acreage of R-5 than larger acreages at this density. ROLL CALL VOTE: Day – nay; Wheelock – aye; Salmonsen – aye; Nielsen - aye. The motion carried.

## 8. ACTION ITEMS

### A. Fiscal Year 2026 Appropriation/Budget Amendment

- Council Member Nielsen made a motion that 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 444-2026 be considered after reading once by title only. Council Member Day seconded the motion. ROLL CALL VOTE: Day – aye; Wheelock – aye; Salmonsen – aye and Nielsen - aye. The motion carried.

- Council Member Salmonsen made a motion to approve Ordinance 444-2026 Fiscal Year 2026 Appropriations Amendment an ordinance, to be termed the Appropriation Amendment Ordinance of the City of Star, Idaho, for the fiscal year commencing October 1, 2025, and ending on September 30, 2026, adjusting the appropriated sums of money in the amount of $1,858,225 to defray unanticipated necessary expenses and liabilities of the City of Star for said fiscal year; specifying the object and purposes for which such appropriations are made and the amount appropriated for each object and purpose; providing for the publication; and providing an effective date. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Day – aye; Wheelock – aye; Salmonsen – aye and Nielsen - aye. The motion carried.

B. **CBH Development Impact Fee Credit Agreement**
Mayor Chadwick discussed the agreement. He explained that this is the Dale Stevens property, the developer is donating 10.5 acres at $2.3M and receiving credit for impact fees in return. Credits began being issued in May, through September 89 credits have been issued.

- Council Member Nielsen made a motion to approve the mayor to sign this agreement. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Day – aye; Wheelock – aye; Salmonsen – aye and Nielsen - aye. The motion carried.

C. **Canyon County Local Option Registration Fee – Preferred Lane Miles Distribution Formula**
Council Member Salmonsen discussed the registration fee. Canyon County will have the Local Option Vehicle Registration Fee on the ballot in November. The fee would be paid on vehicle registrations and would generate funding for roads. All agencies, which include cities and highway districts, must agree on the distribution formula otherwise a default method will be used; the formula and default method were discussed. The distribution formula would provide the City of Star with $60,000, the default method provides the city with $3,000.

- Council Member Salmonsen made a motion to approve the preferred lane miles distribution formula for the Canyon County local option registration fee. Council Member Nielsen seconded the motion. ROLL CALL VOTE: Day – aye; Wheelock – aye; Salmonsen – aye and Nielsen - aye. The motion carried.

**9. ADJOURNMENT**

Mayor Chadwick adjourned the meeting at 9:18 p.m.

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