



CITY COUNCIL REGULAR MEETING MINUTES

City Hall - 10769 W State Street, Star, Idaho

Tuesday, August 18, 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 – Harroll Wiley, LifeSpring Church

Harroll Wiley offered the invocation.

3. ROLL CALL

ELECTED OFFICIALS: Mayor Trevor Chadwick, Council President Jennifer Salmonsens, 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; City Engineer Ryan Morgan; Public Information Officer Dana Partridge and Star Police Chief Tim Haynes.

4. PRESENTATIONS

A. Domestic Violence Awareness Month Proclamation

Mayor Chadwick read the Domestic Violence Awareness Month Proclamation.

B. Police Chief Report

Chief Haynes reviewed the monthly report. He reviewed crimes by type and stated that many in person crimes were batteries; the stats report the number of victims rather than the number of crimes. Calls for service were an extraordinary number for the month, the department was very busy. On top of the calls for service were high numbers of traffic stops. There were only 2 mental holds and no DUIs. Drug related calls were discussed. Code 3 response times were reviewed. School checks through the summer are proactive property checks on school grounds; when school is in session the School Resource Officer does the property checks. Citizen calls for service are citywide, there isn't a particular area of the city that has more than others.

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: July 21, 2026, August 4, 2026

C. Naismith Commons Subdivision 2 Final Plat

D. Naismith Commons Subdivision 3 Final Plat



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- Council Member Salmonsens made a motion to approve the Consent Agenda consisting of 5A Approval of Claims, 5B Approval of Minutes: July 21, 2026 and August 4, 2026, 5C Naismith Commons Subdivision 2 Final Plat and 5D Naismith Commons Subdivision 3 Final Plat. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Day – aye; Wheelock – aye; Salmonsens – aye and Nielsen - aye. The motion carried.

6. PUBLIC HEARING

A. Municipal Code Amendments

Mayor Chadwick opened the hearing at 7:11 p.m.

Mayor Chadwick reviewed sections of the ordinance that would be included in the hearing. He asked that the section regarding Level of Service be tabled to allow further work to be done on it as a result of a meeting with the Building Contractor's Association (BCA).

- Council Member Salmonsens made a motion to table Exhibit D Level of Service to 9/1. Council Member Day seconded the motion. ROLL CALL VOTE: Day – aye; Wheelock – aye; Salmonsens – aye; Nielsen - aye. The motion carried.

Title 1 New Chapter 16 City Advisory Committee was reviewed.

- Council Member Salmonsens made a motion to approve Exhibit A Title 1 Chapter 16 City Advisory Committees. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Day – aye; Wheelock – aye; Salmonsens – aye; Nielsen - aye. The motion carried.

Title 7 Building Regulations for Fees & Owner Authorization was discussed. Council Member Wheelock discussed the requirement of 5 acres to have an agricultural building. He would like code to reflect that if a property qualifies for an agricultural exemption the building should qualify. Wording will be changed to allow an agricultural building on land that qualifies for an agricultural exemption by the county. Secondary dwelling unit wording and definitions were discussed.

- Council Member Salmonsens made a motion to approve Chapter 7 Building Code Exhibit B with the change in definition of Dwelling, Secondary. Council Member Wheelock seconded the motion. Cleaning up the wording throughout the code and ensuring there are clear uses was discussed. Secondary Dwelling Units will be changed to Accessory Dwelling Unit, uses will be changed from Accessory to Permitted and remove see also guest house, granny flat and mother-in-law quarters. Council Member Salmonsens amended the motion to change the Secondary Dwelling definition to include ADU, guest house, granny flat and mother-in-law quarters. Council Member Wheelock seconded the motion. Council Member Salmonsens amended the motion to change the Secondary Dwelling definition to Accessory Dwelling Unit, and the terms shall include guest house, granny flat and mother-in-law quarters deleting the last sentence. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Day – aye; Wheelock – aye; Salmonsens – aye; Nielsen - aye. The motion carried.



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Title 10: Flood Ordinance was reviewed.

- Council Member Salmonsens made a motion to approve Title 10 Exhibit F Flood Ordinance. Council Member Nielsen seconded the motion. ROLL CALL VOTE: Day – aye; Wheelock – aye; Salmonsens – aye; Nielsen - aye. The motion carried.

25' garage setbacks were reviewed.

Ken Burgess on behalf of the Building Contractors Association of Southwest Idaho (BCA). Ken read a letter that had been submitted by Jenna England this afternoon regarding opposition of the proposed front setbacks from 20 to 25 feet. Impacts included reduced backyard and outdoor living space, restrictions on home placement, architectural flexibility and increased driveway construction costs, house affordability, reduced efficiency in lot design and land utilization. Ken requested that if this were approved it would be helpful to include where the setback is being measured from.

Council Member Nielsen discussed projects and commercial parking lots that have been designed to accommodate longer vehicles, he wondered why that wouldn't be included for residential developments. Ken stated that changes to a front setback affects the amount of property available in the back yard. Ken said that projects that are in the works that may not have had a pre-application meeting yet would need to be re-worked, which is costly. A delayed approach could allow projects to be filed under the current driveway setback. Ken said Eagle has gone to 25-foot setbacks and Caldwell went to 22-foot setbacks.

Mayor Chadwick closed the 25-foot setback portion of the hearing at 8:08p.m.

Council Member Nielsen discussed government's role in matters like this, he said it is common to plan for trucks. Council Member Salmonsens sees this in every neighborhood she walks, she feels this is an important issue. Truck lengths were discussed. Council Member Wheelock discussed timing of applications stating that he sees things that have been approved in the last 5 years that are just getting done, he said side setbacks leave a more open feel. A setback between 20' and 25' was discussed. Council Member Day said he has also seen this in subdivisions and has talked with people about this. He has seen several instances where people park diagonally in their driveways to not block the sidewalk; with a hitch trucks are even more in the sidewalk. He suggested a compromise of 22.5'. Mayor Chadwick stated this is an issue and discussed code enforcement challenges with so many instances of sidewalks being blocked. He said that some Homeowner's Associations disallowing on-street parking is an issue; he doesn't feel 20' setbacks are sustainable. Council Member Nielsen stated that parking lots used to be quite a bit larger than many are now. He discussed packing houses on smaller lots, if people are asking for larger backyards, he would expect to see plats coming in with deeper and wider lots.

The number of occupants allowed in accessory dwellings was discussed; current code limits ADUs to 2 occupants. Discussion included adding an additional occupant to allow a caregiver and whether or not there should or should not be occupant restrictions for ADUs.

Council Member Salmonsens listed out changes including to change front setback from the garage face to the back of the sidewalk to 23' and 12' in the rear to take effect March 1, 2027, to remove



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guest house/granny flat from the use table, change table for Accessory Dwelling uses to permitted, change agriculture structure in terms to delete more than 5 acres and to add that it must qualify for the Ag Exemption by the county. It was stated that side facing garages are already called out to only require 15'.

- Council Member Salmonsens made a motion to approve Title 8 Unified Development Code Exhibit C with the changes that were noted. Council Member Day seconded the motion. ROLL CALL VOTE: Day – aye; Wheelock – nay; Salmonsens – aye; Nielsen - aye. The motion carried.

A recess was taken. Resumed at 8:50 p.m.

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

Mayor Chadwick opened the hearing at 8:51 p.m.

Council Member Nielsen reviewed rental registration. Mayor Chadwick provided an outline of the proposed ordinance. The ordinance creates a city-wide residential rental program. Purpose, administration, enforcement and fees were discussed. New state legislation that allows 12 houses per acre was discussed. Council Member Day has talked with people who own rentals in Star who have said they would not have any problem with rental registration. Identification of rental owners, notifications and portal for management of the process were discussed. There is no intent to burden rental owners with a fee, a fee may be associated in the future to cover administrative costs.

The public hearing closed at 9:25 p.m.

- Council Member Nielson made a motion to approve this proposed ordinance with the following changes; change the effective period to be 6 months from date of notification, change the annual registration to become a one-time registration that the registrant is required to keep current, and recommend that the city in the execution of this ordinance come up with a way to annually communicate with the registrant and request updates, that the first 10 registrations for any one individual or entity not have any fees and then fees afterward may be adopted by the council at their discretion for 11 or more registration, for non-large rental operators there is no registration penalty; rather the penalty for them is to become registered unless they are refusing to register and then standard penalties apply. Council Member Day seconded the motion. ROLL CALL VOTE: Day – aye; Wheelock – aye; Salmonsens – aye; Nielsen - aye. The motion carried.

Unauthorized Sign Ordinance

Council Member Nielsen reviewed the intent of the sign ordinance. Signs that are placed in right-of-way or on private or public property that make the city look bad/messy with signs strewn around. He suggested maybe the proposal needs to be re-worked. Shawn Nickel suggested that a consultant could help with the current sign ordinance and incorporate this within the current ordinance. Chris Yorgason will look into a model sign ordinance as an option. Council Member Nielsen said the intent isn't to regulate what signs say but rather how and where they are placed.



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- Council Member Nielsen made a motion that this proposal be denied and to direct staff to look at other more modern and current sign ordinances to see if there is something we can adopt and/or work with a consultant to figure out what Star really needs to have the city be a beautiful place. Council Member Salmonsens seconded the motion. ROLL CALL VOTE: Day – aye; Wheelock – aye; Salmonsens – aye; Nielsen - aye. The motion carried.

7. ACTION ITEMS

A. Ordinance 440-2026 Moyle Junction Annexation and Development Agreement

- Council Member Nielsen made a motion to introduce Ordinance 440-2026 Moyle Junction Annexation and Development Agreement and 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 440-2026 be considered after reading once by title only. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Day – aye; Wheelock – aye; Salmonsens – aye and Nielsen - aye. The motion carried.
- Council Member Salmonsens made a motion to approve Ordinance 440-2026 Moyle Junction Annexation and Development Agreement an ordinance annexing to the City of Star certain real property located in the unincorporated area of Ada County, Idaho; more generally located at 9374 W. State Street in Star, Idaho; the property is owned by Joseph A and Lynn S Trust; establishing the zoning classification of the annexed property as General Commercial District with a Development Agreement (C-2-DA) and Rural Residential with a Development Agreement (RR-DA) of approximately 77.43 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 Wheelock seconded the motion. ROLL CALL VOTE: Day – aye; Wheelock – aye; Salmonsens – aye and Nielsen. The motion carried.

8. ADJOURNMENT

Mayor Chadwick adjourned the meeting at 9:41 p.m.