



CITY COUNCIL REGULAR MEETING MINUTES

City Hall - 10769 W State Street, Star, Idaho

Tuesday, August 19, 2025 at 7:00 PM

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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 – Pastor David Ax, Star Calvary Chapel

Pastor Ax offered the 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, Treasurer Michelle Meyer, Star Police Chief Zach Hessing and Deputy Chief/Fire Marshal Victor Islas.

Mayor Chadwick thanked everyone for coming to the meeting and provided information about a Downtown Revitalization Plan Open House that is being held on Thursday. He encouraged attendance at the open house and input on the plan.

4. PRESENTATIONS

A. Capital Improvement Plan/Impact Fee Project Update

Christine Stoll with Clearwater Financial presented progress on an update to the Police, Parks and Pathways Capital Improvement Plan and Impact Fee project. She discussed the project team and Impact Fee Advisory Committee and reviewed the project objective of having growth pay for growth. Impact fees allow the city to maintain level of services while experiencing growth. Christine provided criteria reviewed and included in the study as well as information gathered during internal stakeholder and advisory committee interviews. She discussed demographic and land use forecasting and reviewed a city asset and improvement cost analysis that is being done as part of the update. To encourage public engagement there will be information on the city website, press releases to the media, social media posts, newspaper articles, stakeholder interviews and an open house will be held. Christine reviewed the project phases and timeline. How to ensure transparency with impact fees was discussed. Mayor Chadwick stated that impact fees can be used for capital improvements, those fees cannot be used for personnel.

B. Police Chief Update

Police Chief Zach Hessing provided a July report. He reviewed reported crimes/offenses, increased citizen calls for service and proactive policing calls. He said that domestic violence calls and traffic stops

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have increased. He discussed arrests, citations discussed code 3 call response times. Council Member Wheelock mentioned this is the first month with no drug arrests, he wondered if that is attributed to having a K9 in the department. Chief Hessing said that K9 Luna is a deterrence and also patrol and POP team being proactive. Mayor Chadwick explained the proactive policing model and stated that people have been warned by others not to take drugs through the City of Star; he attributes that to good proactive policing.

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: August 5, 2025**
- C. **Rosti Farms Subdivision #9 Final Plat**
- D. **Fountain Park Subdivision #2 Final Plat**
- E. **Stardale Subdivision Final Plat**
- F. **Stardale Subdivision Time Extension Request**
- G. **Cresta Del Sol #3 Easement Vacation**

- Council Member Salmonsens made a motion to approve the Consent Agenda consisting of 5A Approval of Claims, 5B Approval of Minutes for August 5, 2025, 5C Rosti Farms Subdivision #9 Final Plat, 5D Fountain Park Subdivision #2 Final Plat, 5E Stardale Subdivision Final Plat, 5F Stardale Subdivision Time Extension Request and 5G Cresta Del Sol #3 Easement Vacation. Council Member Nielsen seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen - aye. The motion carried.

6. PUBLIC HEARING

A. The Cellars at River's Edge Annexation (AZ-25-03), Development Agreement (Da-25-05) and Conditional Use Permit (CU-25-05)

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

City Planner Shawn Nickel presented the application. The property being annexed is 2.02 acres with a zoning designation change from AG to General Commercial C-2, the conditional use permit would allow a private events/entertainment facility. All application requirements have been met. The application has been reviewed for compliance with the Unified Development Code and city Comprehensive Plan. There was one late exhibit, a letter from a member of the community; items for special consideration include phasing of the facility, hours of operation for events, compliance with noise ordinance, number of events based on provided parking, requirement for future zoning certificates and design review for all buildings and future uses, revised landscape and site plan showing lighting, parking, landscaping, fencing and food truck location and any additional conditions as required by staff and/or council. Staff recommends approval with conditions. Shawn reviewed a site map, preliminary plat and elevations.

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Scott Smith spoke regarding the application. He introduced his wife Denise and their business partners Jeremy and Melanie Wise. He thanked everyone who has supported them with this application and reviewed the request for annexation and zoning. He discussed amending the future land use map, the proposed annexation application and zoning designation of commercial/industrial and said they will be able to hook into city water and sewer in the future if needed. Scott reviewed the development agreement stating they will work with the city to provide assurances that the development will be built as presented and/or modified by council through the review process. He discussed access, lighting, parking, landscaping and buffering and the neighborhood meeting where some concerns were raised; from that discussion privacy fences will be included, they are committed to keeping the existing trees, one large tree will be trimmed back so that it isn't encroaching on a neighbor's property. Scott discussed phasing and timing, emergency service access, water supply and vehicle turn around and existing well and septic systems. He provided the River's Edge Master Site and Concept plans. The house is a 1920s house that will be kept and become a tasting area/wine bar. There will be a facility built where a barn used to be. In the development agreement he discussed intended use of the property. The woodshed is a garage that would be converted into a speakeasy, they intend to provide this as reservation only. There are storage and restroom facilities. The conditional use permit is for an event center to host events by reservation. There is an existing pond on the property that will be enhanced.

Access off of Blessinger Road was discussed and a map showing the location of the property was reviewed.

Matt Vraspir spoke in favor of the application discussing the applicants being active in the community, he discussed the benefits of having the event center in the community.

Lori Billaud spoke neutrally on the application. She loves how they have taken the time to keep and enhance the existing infrastructure on the property. She would like to ensure privacy for neighboring properties.

Council Member Nielsen asked about the privacy fence, Scott said that details will be decided during design review. Shawn said a standard fence would be 6 feet high, fencing will be along the west in the middle of the property and also on the east more towards the front of the property. The blackberry bush that will be retained is wild.

Council Member Salmonsens asked about hours of operation, are the hours being proposed the same as what was proposed at the neighborhood meeting. She asked about multi day events that would allow camping on the property, Steve said overnight camping would not take place on the property.

Council Member Wheelock asked about timing of the event center and asked that fencing provided on the west side when the event center is built to provide a headlight barrier.

Shawn clarified that the conditional use permit is only for the event center the rest of the buildings are permitted with the proposed zoning.

Mayor Chadwick closed the hearing at 8:07 p.m.

Council Member Hershey discussed the speakeasy. He thinks the project is a great idea and a good addition to Star.

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Shawn stated the suggested conditions that would be part of the development agreement that included future connection to star sewer and water when available through additional development, privacy fencing along portions of the east and west as stated on public record and will be part of future design review, trim tree on southeast corner and conditions of approval that staff is recommending that will come as part of the zoning certificate.

- Council Member Hershey made a motion with the conditions stated to approve the Cellars at River's Edge annexation, development agreement and the conditional use permit. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.

B. Residential & Special Parking District Permit and Code Enforcement Administrative Citation Program

City Planner Shawn Nickel presented the municipal code amendment that would allow requests for special parking areas within the city that would require a parking permit; he discussed ticketing procedures. The process for requesting a special parking area was discussed. Council Member Nielsen asked about an area that has parking issues for the 4th of July that isn't managed well currently, he wondered how this would be different. Shawn said that this is for permanent parking situations, a section could be included in the code for event parking. Police Chief Zach Hessing confirmed that event parking hasn't been well managed, this would help for enforcement.

Council Member Wheelock asked about notification parameters. Shawn said code states that notification would be to those immediately affected and a Homeowner's Association, it could be changed to require broader notification; 300 feet would match the current notification area in the Unified Development Code.

Council Member Salmonsens discussed the reasons for the need for this; it is stemming from residents in Heron River being negatively impacted by people parking in the subdivision to access Freedom Park. This wouldn't be strictly for them; there are several areas that could benefit from this. She said that it would be frustrating to have people parking in front of their houses, but this is a lot of code. She wondered about people having birthday parties at their home, whether they would have to obtain parking permits. This could potentially be administered through the city clerk's office or the subdivision HOA. Ticketing would be handled through city police department/code enforcement, it wouldn't be delegated to HOAs. Residential parking areas would be approved by the city council. Parking on public right of way would require a sticker. Each residence would be issued two with the option to obtain more as needed. How often the stickers are renewed would be set by council for each parking area, 3–5-year renewals were discussed. Council Member Salmonsens asked if there are any alternatives to this. Shawn discussed Freedom Park stating the city underestimating how popular the park would be, and the parking issues created; he said the city has some responsibility to protect the neighborhood from what has been created. The same could occur with development on Main Street with neighbor's on street parking being affected. The parking district wouldn't necessarily be put on the entire neighborhood, but maybe only a couple of streets. Approval of the ordinance makes the special parking area permitting an option, there are currently no pending requests.

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Assistant Planner Ryan Field presented the code enforcement portion of the code amendment, he said that fees have been set, and this code amendment provides the enforcement portion that is needed. This would allow the code enforcement officer the ability to issue citations for code violations and collect those fees that were previously approved and provides an appeal process. The City of Kuna has this in place; their process was used to model the program for the City of Star. The process for the hearing officer was discussed; the city clerk will serve as the hearing officer.

Police Chief Zach Hessing said this process allows code enforcement to get involved and potentially cite for civil complaints.

Council Member Wheelock asked what the possibility is for the recipient to go to the clerk's office angry with staff that have nothing to do with it. It was explained that the hearing officer would need to be a neutral party.

Council Member Hershey feels both are steps in the right direction. There would be a process to create a parking district and providing enforcement options to law enforcement for code violations would be helpful.

Council Member Nielsen would like to see a couple of changes as to who can issue a ticket and would also like to see something in code for review of a parking district to verify they are still needed.

Council Member Salmonsens is hesitant in putting a parking district in place, she is worried about the negative effects being put on residents. She said it could be tried and make changes. It was stated that this doesn't give anyone the right to do it, it would have to be brought back to council for approval.

The public hearing closed at 8:38 p.m.

- Council Member Hershey made a motion to move these forward to become potential ordinances taking into consideration the notes that Councilman Nielsen brought up and include the notification radius of 300 feet. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen - aye. The motion carried.

C. ACTION ITEMS**A. Freedom Hall Event Center Star 25-01 Request for Qualifications**

Mayor Chadwick explained this is a request for qualification for a general contractor for the Star Event Center project. He discussed the timeline of the RFQ. Builders risk insurance to cover the cost of the building will be added. The RFQ packet will be available on the city website and in the clerk's office.

- Council Member Nielsen made a motion to approve item 7A and allow the mayor to go out for the RFQ with the added insurance coverage. Council Member Hershey seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen - aye. The motion carried.

B. Stardale Subdivision Private Street Application

City Planner Shawn Nickel discussed the request by the property owner for the Stardale Subdivision to convert the road that was originally approved as a public road to a private street.

Antonio Conti provided a copy of the final plat. He said the new owner inherited a half constructed /abandoned project. They reconstructed the project according to the plans believing it was approved as a

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private road and later found out that the application for a private road had not been submitted. Mayor Chadwick said ACHD had approved it as a private road, but the city had approved it as a public road; the road has been constructed to ACHD standards, but it has not been inspected and approved by ACHD because they don't inspect and approve private roads. If the council doesn't approve the private road the road would have to be removed and rebuilt for ACHD to inspect and approve it. City Engineer Ryan Morgan explained the process for inspection, compaction reports will be required. He stated the road was done to ACHD standards, but ACHD wasn't there at the time it was done so they will not inspect or approve it at this point without removing and re-doing it. Private road maintenance was discussed. The cost to replace the road would be prohibitive for the applicant.

- Council Member Nielsen made a motion to approve the application to make it a private street, staff will place all required conditions of approval including maintenance agreements on the application for the private road. Council Member Wheelock seconded the motion. Council Member Nielsen mentioned that the city doesn't typically approve private streets, but this is a very small street with unique circumstances, and he doesn't see a benefit to the public of it being a public street. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen - aye. The motion carried.

C. Dude Dewalt Conditional Use Permit Request for Reconsideration

Shawn Nickel presented the request for reconsideration of the council approval for the updated Findings of Fact/Conclusions of Law for the Dude Dewalt winery and event center; this application was remanded back to city council by the courts to update the findings of facts and conclusions of law from the original approval. The neighboring property owner is requesting a reconsideration. City Attorney Chris Yorgason said that the decision tonight is only whether to reconsider or not. There are certain standards that the city considers for a reconsideration and those have been stated in the staff report.

- Council Member Nielsen made a motion to approve this request for reconsideration. Council Member Salmonsens seconded the motion. The request letter was discussed. Council Member Salmonsens withdrew her second. The motion failed.
- Council Member Nielsen made a motion to deny the request for reconsideration. Council Member Hershey seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – abstain; Nielsen - aye. The motion carried.

D. Ordinance 423-2025 River Crossing Rezone with Development Agreement

- Council Member Hershey introduced the ordinance and made a motion 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 423-2025 be considered after reading once by title only. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens - aye; Nielsen – aye. The motion carried.



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- Council Member Hershey made a motion to approve Ordinance 423-2025 an ordinance rezoning certain real property located in Star, Ada County, Idaho; more specifically located at 10122 W. State Street, Star Idaho (Ada County Parcels S0408438855 & S0408438900); the property is owned by Falcon One Star, LLC; establishing the zoning classification of the rezoned property as Central Business District with a Development Agreement (CBD-DA) of approximately 6.27 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: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen - aye. The motion carried.

8. ADJOURNMENT

Mayor Chadwick adjourned the meeting at 9:23 p.m.