



## CITY COUNCIL REGULAR MEETING NOTES

City Hall - 10769 W State Street, Star, Idaho  
Tuesday, January 21, 2025 at 7:00 PM

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1. **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.**

2. **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.

3. **INVOCATION** – Bishop Scott Snelders, Church of Jesus Christ of Latter-Day Saints  
Bishop Snelders led the invocation.

4. **ROLL CALL**  
**ELECTED OFFICIALS:** Mayor Trevor Chadwick, Council Members Kevan Wheelock, Jennifer Salmonsens and Kevin Nielsen were present. Council President David Hershey was absent.

**STAFF:** City Attorney Chris Yorgason attending via zoom; City Clerk Shelly Tilton; City Planning Administrator Shawn Nickel; Public Information Officer Dana Partridge; City Engineer Ryan Morgan; Star Police Chief Zach Hessing and Star Fire Chief Victor Islas.

### 5. **PRESENTATIONS**

#### A. **Ada County Victim Services Center CARES Program**

Executive Director Trina Allen provided a presentation for the Ada County Victim Services Center. The center provides medical and mental health care, legal and financial advocacy and justice for crime victims and their families. Services are provided for survivors of sexual assault, domestic violence, child and elder abuse, human trafficking and stalking. Trina discussed partners that help to make the program successful and shared the services that the facility provides which include medical forensic exams, law enforcement support, criminal case orientation, safety planning, protection orders, case management, crisis counseling, legal aid workshops, basic necessities support, court advocacy and community outreach. On a case-by-case basis they can provide emergency hotel accommodation, transportation, fuel and grocery cards. They welcome walk-ins with their facility being available 24/7; there is no cost for services. Council member Wheelock asked about law enforcement support. Trina explained they house the Boise Police Department Special Victims Unit, having 10-12 officers on-site; this includes Meridian and Garden City Police as well as Ada County Sheriff's Office. Council Member Nielsen asked how the city can help with the program. Trina said that through sharing the information, those who need the services can be made aware of and referred to the center to receive the support they need; placing information on the city's website would be helpful. She invited the council members and the public to tour the facility.

#### B. **Valley Regional Transit Letter of Support**

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CEO Elaine Clegg discussed a letter of support that is being requested for a State Street Design Federal Funding Opportunity – RAISE grant for corridor design. Having the design in place makes the project shovel ready which opens more funding opportunities. The funding would be for corridor design for service from Boise to Middleton. Elaine discussed the updated State Street Transit and Traffic Operations Plan, Star is not a member of this group but has been supportive in the past. This project would define right of ways, setback lines, assist in locating multi-use paths, sidewalks and curblines, prepare for construction funding and future extension to the west. The grant request will be \$6.6 million with a \$1 million match if needed. Elaine is requesting the city write a letter of support to the US Department of Transportation.

**C. Sports & Recreation Update**

There was no Sports and Recreation update.

**D. Star Police Chief Monthly Report**

Star Police Chief Zach Hessing made his monthly report which included annual totals for 2024. Crimes were down from the year prior. He reviewed offenses for December by type. Crashes increased, Chief Hessing discussed the numbers and crashes that occur on the bridge on Highway 16. They are working with ITD to ensure the bridge is de-iced. Domestic and traffic calls as well as arrests, citations and mental hold cases were reviewed. Code 3 call response times were discussed, one call was further away which increased the response time. Mayor Chadwick thanked Star Police on being proactive, especially in regarding regard to child predators and drug offenses. K-9 Luna should be certified this spring. Chief Hessing said that the Victim Services Center is great to work with and does a fantastic job in providing services.

**E. Star Fire Chief Monthly Report**

There was no Fire report.

**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. Valley Regional Transit Letter of Support****C. Starpointe Subdivision Vacation of Easements (VAC-24-05)****D. Milestone Ranch Subdivision #3 Vacation of Easement (VAC-24-04)****E. Legado Preliminary Plat Amendment/Private Street Findings of Fact/Conclusions of Law (PP-22-05 MOD/RP-24-05)**

- Council Member Salmonsens moved to approve the Consent Agenda consisting of items 6A approval of claims, 6B Valley Regional Transit Letter of Support, she read through the letter and is fine with the letter unless there is something the Mayor would like to change in it, item 6C Starpointe Subdivision Vacation of Easements, item 6D Milestone Ranch Subdivision #3 Vacation of Easement and item 6E

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Legado Preliminary Plat/Private Street Findings of Fact/Conclusions of Law with one change to Council Member Nielsen's spelling of his name. Councilman Nielsen seconded the motion. ROLL CALL VOTE: Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.

**7. ACTION ITEMS:****A. Clearwater Financial Impact Fee Agreement Addendum #3 (ACTION ITEM)**

Mayor Chadwick said that the city is already working on police and park impact fees, this addendum adds pathways to the impact fee project.

- Council Member Nielsen moved to approve the expense of \$28,000 in support of this. Council member Salmonsens seconded the motion. ROLL CALL VOTE: Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.

**8. PUBLIC HEARINGS:** (The Council at its option may suspend the rules requiring three separate readings on three separate days for ordinances on the agenda for approval. This may be by a single motion to suspend the rules under Idaho Code 50-902; second of the motion; ROLL CALL VOTE; Title of the Ordinance is read aloud; motion to approve; second of the motion: ROLL CALL VOTE.)**A. PUBLIC HEARING: Development Agreement Modification - Garnet Subdivision (DA-23-01MOD)** The Applicant is seeking approval of a Development Agreement Modification to remove the 5-Lot Subdivision from the Agreement **(ACTION ITEM)**

Mayor Chadwick opened the public hearing at 7:35 p.m. Council members have had no ex-parte communication.

City Planning Administrator Shawn Nickel reviewed the Amended and Restated Annexation Development Agreement for 6697 Foothill Road Annexation formerly the Garnet Subdivision. The request is to remove the preliminary plat; rather than the 5 lots requested in the preliminary plat two separate parcels are requested to be created. Language was added regarding uses and emergency access for the fire district as well as language from the Sewer and Water District regarding dry line systems if the parcels are requested to be split any further in the future. The Proportionate Share Agreement for ITD improvements was also amended by building permit to reflect the two houses rather than 5.

Council member Salmonsens asked if there are any concerns from staff, police or fire for safety with removing the street light requirement. Shawn said a streetlight was a requirement of having a private road, with the private road being replaced with two separate driveways there is no longer a requirement to have a streetlight. There were no concerns from staff, police or fire. A map of the area was reviewed. It was verified that the application is going from 5 one acre lots to two separate parcels. Further splitting of the parcels would require a separate application. Weed abatement was discussed.

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No members of the public signed up to speak.

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

- Council Member Salmonsens moved to approve the Development Agreement Modification for 6697 Foothill Road. Councilman Wheelock seconded the motion. Council member Nielsen asked about streetlights. With the two country parcels there will not be a requirement for a streetlight, future applications could include street light requirements. ROLL CALL VOTE: Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.

**B. PUBLIC HEARING: Development Agreement Modification - 10206 W. State Street (DA-20-16 MOD)**

The Applicant is seeking approval of a Development Agreement Modification to change the size requirement for commercial uses. **(ACTION ITEM)**

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

City Planning Administrator Shawn Nickel reviewed the Amended and Restated Development Agreement for 10206 W. State Street Rezone and Planned Unit Development. This is a second amendment for this project. The previous amendment requested that the square footage of the commercial portion be reduced, that request was approved. Since then, the commercial portion has been sold, the intention is to build a restaurant on that property. This amendment is a request to remove the minimum overall size from the development agreement for that anticipated commercial development, going from 4 stand-alone buildings to a single use restaurant with a second retail space to be determined later. The site plan and renderings were reviewed.

Property owner Paul Anderson said his plan is to bring a version of Anderson Reserve which is in Sweet. The location in Star is planned to be called Prime American Steakhouse with a 1<sup>st</sup> floor restaurant and a 2<sup>nd</sup> floor speak easy and cigar lounge. Paul plans on including a butcher shop in the building. He discussed building square footage and the plan to add a parking lot for sufficient parking so that people aren't parking on State Street or in neighboring residential areas. Council member Nielsen likes the idea of this, his hesitation is if this project isn't completed as proposed. He would want to include a condition that this is tied to the specific owner, any changes would be required to come back for full approval. The city attorney agreed with the restrictions.

No members of the public signed up to speak.

Mayor Chadwick closed the public hearing at 7:57 p.m.

- Council Member Nielsen moved to approve this application with the following conditions, that if the property is sold or a different use than what has been presented here tonight, which is the restaurant for Prime America, that all entitlement of the commercial portion of the property and related development agreements are void and reverts to base zoning with the intent that any new applicant or new use comes back to the council for approval. Council member Salmonsens seconded the motion. ROLL CALL VOTE: Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.



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**C. PUBLIC HEARING: State & Main Streets Multiple Use Development Conditional Use Permit (CU-24 07) THIS ITEM WILL BE TABLED (ACTION ITEM)**

Mayor Chadwick opened the public hearing at 7:58 p.m. and asked that it be tabled to February 18<sup>th</sup> at the request of the applicant.

- Council Member Salmonsén moved to table this State and Main Street Multiple Use Development to February 18<sup>th</sup>. Council member Wheelock seconded the motion. ROLL CALL VOTE: Wheelock – aye; Salmonsén – aye; Neilsen – aye. The motion carried.

**9. ADJOURNMENT**

Mayor Chadwick adjourned the meeting at 7:59 p.m.

DRAFT