



CITY COUNCIL REGULAR MEETING MINUTES

City Hall - 10769 W State Street, Star, Idaho

Tuesday, September 1, 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 – Steve Huggins, Outpost Church

Steve Huggins 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; Star Police Chief Tim Haynes and Deputy Chief Fire Marshall Victor Islas.

4. PRESENTATIONS

A. Star Road Report

Mayor Chadwick stated there is a road report on the city website that shows anticipated timing of road projects in the area.

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 18, 2026

- Council Member Salmonsens made a motion to approve the Consent Agenda consisting of 5A Approval of Claims and 5B Approval of Minutes for August 18, 2026. Council Member Day seconded the motion. ROLL CALL VOTE: Day – aye; Wheelock – aye; Salmonsens – aye and Nielsen - aye. The motion carried.

6. PUBLIC HEARING

Item B. was heard first.

A. State & Main Streets Multiple Use Development Conditional Use Permit

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

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Planning Administrator Shawn Nickel reviewed the Conditional Use Permit application which includes a parking waiver for a downtown commercial development. The property is located on the north side of W. State Street between N. Poplar Street and N. Main Street. The original application included a Conditional Use Permit for a Multi-Use building with Commercial and Residential, height exception and parking reduction; it was heard by Council on April 1, 2025. The current request is for parking reduction. The building height meets the current requirements, and the residential section has been removed. This application falls under the previous Downtown Plan; however, the applicant took into consideration the newly adopted Downtown Visioning Plan. The parking reduction request is for 64 spaces which is 47.76% of the required parking, code allows Council to decide on a reduction up to 50%. Staff is recommending approval with conditions as outlined in the Staff Report. There is one late exhibit which is a letter from a neighbor. Shawn reviewed the site plan with potential building elevations.

It was clarified that Ada County Highway District requirements would be required to be met. Diagonal parking may be worked out with ACHD during design review. Allowable use requirements were discussed, residential is an allowed use but can be removed by Council.

Walt Lindgren with Labrie Architecture presented the application for the applicant. He discussed sections of the Downtown Visioning Plan that they are trying to design into the project including being pedestrian friendly, walk-in restaurants rather than fast food, evening activities that provide nightlife and more interconnectivity. Walt discussed the proposed parking solution and the restaurant and office/retail use.

In the previous application the second and third floors were residential, shortage in parking in that plan compared to this modified plan was discussed. It was stated that removing residential allows for offices to fill parking during the day and restaurants in the evening. Mayor Chadwick discussed a recent ordinance the council passed regarding parking districts that could restrict on-street parking to protect residents with properties in this area. He read a section of the Downtown Visioning Plan (page 38) regarding parking, the plan is available on the city's website.

Daphne Sosa spoke neutrally on the application. She loves the idea of the plaza. She likes the big trees; she hopes for mature landscape that would provide shade. She said the city is growing but still has a small feel and discussed preferences for building designs for the city; she would prefer parking in the front nearer the road and buildings to the back away from the road. From the views provided by the applicant Daphne preferred the Southeast view.

Walt Lungren discussed potential reuse of existing trees, discussion included trees that are added being larger in size. Building design preferences were discussed. It was mentioned that there were no members of the public in attendance at the hearing opposing the project. In Lieu of Fees as an option to address the parking were discussed. Mayor Chadwick stated that the city's Downtown Visioning Plan includes some city sponsored downtown parking so that it doesn't fall on one single developer.

A recess was taken at 8:18 p.m. The meeting reconvened at 8:31 p.m.

The In Lieu of Fees for the parking reductions continued to be discussed, including costs, impacts and pro rata share for this application. Shawn provided existing options for parking in the area that is available in the evenings. Funding options for the city sponsored parking was discussed.

Mayor Chadwick closed the hearing at 9:05 p.m.



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- Council Member Wheelock made a motion to approve this project with the stipulations from the city and the In Lieu of Fees being \$123,000, with a condition that the 3 (existing) trees are preserved as much as possible with the trees that are being planted being at least 2" caliper or better, will work on the diagonal parking with ACHD with the square footages to be honored as presented and the corner of Main and State to be a brick finish as presented or in that style with Design Review polishing it up as it needs to. Council Member Nielsen seconded the motion. Directing Design Review Committee to specific view designs was discussed. ROLL CALL VOTE: Day – aye; Wheelock – aye; Salmonsens – nay; Nielsen - aye. The motion carried.

B. **Mike Jackson 21577 Bent Lane Annexation & Zoning and Development Agreement**

Mayor Chadwick opened the hearing at 7:03 p.m.

Planning Administrator Shawn Nickel reviewed the application. The property is .93 acres with a proposed density of up to 3 dwelling units per acre. The future plan is to split the property into 2 lots. Application requirements have all been completed to Unified Development Code requirements. The Comprehensive Plan Future Land Use designation is Estate Urban Residential which allows up to 3 dwelling units per acre. There are no late exhibits or items for special consideration. Staff recommends approval with conditions as outlined in the staff report. A site map was provided.

Mike Jackson is the property owner; his intentions are to annex the property into the city so he can split it into two nearly even parcels. There was discussion about the nearby canal, it is intended to remain open. This application will not require any street or sidewalk improvements.

Mayor Chadwick closed the hearing at 7:10 p.m.

- Council Member Nielson made a motion to approve this application with the conditions of approval as recommended in the staff report and welcome this gentleman to Star. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Day – aye; Wheelock – aye; Salmonsens – aye; Nielsen - aye. The motion carried.

7. **ACTION ITEMS**

A. **Ordinance 439-2026 Stonecrest 2 Subdivision Annexation and Development Agreement**

- Council Member Nielsen made a motion to introduce Ordinance 439-2026 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 439-2026 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 439-2026 Stonecrest 2 Subdivision Annexation an ordinance annexing to the City of Star certain real property located in the unincorporated area of Ada County, Idaho; more generally located at 12675 W. State Street in Star, Idaho; the property is owned by Stonecrest, LLC; establishing the zoning classification of the annexed property as Central Business District with Planned Unit Development and Development Agreement (CBD-PUD-DA) of approximately 7.79 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



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Wheelock seconded the motion. ROLL CALL VOTE: Day – aye; Wheelock – aye; Salmonsens – aye and Nielsen. The motion carried.

B. Ordinance 442-2026 Toscano Subdivision Annexation and Development Agreement

- Council Member Nielsen made a motion to introduce Ordinance 442-2026 Toscano Estates Subdivision 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 442-2026 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 442-2026 Toscano Estates Subdivision Annexation an ordinance annexing to the City of Star certain real property located in the unincorporated area of Canyon County, Idaho; more specifically located on the West side of Blessinger Road, South of Hwy 44 in Star, Idaho, and contiguous to the City of Star; the property is owned by Fagundes Brothers, LLC; establishing the zoning classification of the annexed property as Residential District with a Development Agreement (R-3-DA) of 67.16 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.

C. Executive Session – Idaho Code 74-206-1(c) – To consider interest in real property not owned by a public agency.

Executive Session – Idaho Code 74-206-1(f) – To confer with legal counsel regarding potential litigation

- Council Member Nielsen made a motion to take a five-minute recess and after the recess to go into executive session pursuant to Idaho Code 74-206-1(c) to consider interest in real property not owned by a public agency and also Idaho Code 74-206-1(f) to confer with legal counsel regarding potential litigation. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Day – aye; Wheelock – aye; Salmonsens – aye and Nielsen - aye. The motion carried and the council entered executive session at 9:22 p.m.

Regular session reconvened at 10:04 p.m.

Executive Session Decision

No decisions were made.

8. ADJOURNMENT

Mayor Chadwick adjourned the meeting at 10:04 p.m.