



CITY OF STAR, IDAHO  
**CITY COUNCIL REGULAR MEETING MINUTES**

City Hall - 10769 W State Street, Star, Idaho  
Tuesday, June 17, 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, Calvary Chapel**

Pastor Ax provided the invocation.

**3. ROLL CALL**

**ELECTED OFFICIALS:** Mayor Trevor Chadwick, Council President David Hershey and Council Members Kevan Wheelock, Jennifer Salmonsens and Kevin Nielsen.

**STAFF:** 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, Victor Islas Deputy Fire Chief and Star Police Chief Zach Hessing.

**4. PRESENTATIONS**

Mayor Chadwick introduced Highway District 4 Commissioner Justin Bolinger.

- A. Police Chief Zach Hessing presented the May 2025 police report which included person, property and society crimes for the month. Police activity including calls for service and proactive policing calls were reviewed. Chief Hessing discussed call types that had increased for the month including juvenile activity, property crime calls and welfare checks. He also reviewed the number of arrests and citations and discussed parking citations that have been issued. Call response times, K9 deployments that resulted in drugs being removed from the streets and code enforcement calls were also discussed.

**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: May 7, 2024**  
C. **Approval of Minutes: June 3, 2025**  
D. **Legado Subdivision #2 Final Plat (FP-25-04)**  
E. **Dude Dewalt Winery Conditional Use Permit Revised Findings of Fact/Conclusions of Law (CUP-23-05)**  
F. **Alcohol Beverage Licenses – Prime American Steakhouse LLC dba Prime Neighborhood Bar, Rustic Table Steakhouse & Bar dba Rare Steakhouse, CWWilson LLC dba Star Saloon**



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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 for May 7th 2024, 5C Approval of Minutes for June 3<sup>rd</sup> 2025, 5D Legado Subdivision #2 Final Plat, 5E Dude Dewalt Winery Conditional Use Permit Revised Findings of Fact/Conclusions of Law and item 5F Alcohol Beverage Licenses for Prime American Steakhouse, Rustic Table also now known as Rare and Star Saloon. Council Member Hershey seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.

### 6. PUBLIC HEARING

- A. State & Main Streets Multiple Use Development Conditional Use Permit Continuation (CUP-24-07) This item was tabled from April 1, 2025, it will be tabled indefinitely.** The Applicant is requesting approval of a Conditional Use Permit for the development of a 46,800 square foot, multiple use building consisting of approximately 10,000 square feet of commercial space at ground level, and 30 residential units on the second and third floors with rooftop residential common area amenities. The project is located at 17 N. Main Street, and 10992, 11000, 11026, 11046, & 11070 W. State Street in Star, Idaho and consists of .95 acres.

Mayor Chadwick stated this application needed to be tabled indefinitely; the developer is waiting until the Downtown Revitalization Plan is completed.

- Council Member Salmonson moved to table State & Main Streets Multiple Use Development Conditional Use Permit indefinitely. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.
- B. Jeremy & Sabrina Newberry Annexation & Zoning and Development Agreement (AZ-25-02)(DA-25-04)** The Applicant is requesting approval of an Annexation and Zoning (R-1), and a Development Agreement. The property is located on N. Echo Summit Way in Star, Ada County, Idaho and consists of 10.96 acres.

Mayor Chadwick opened the hearing at 7:11 p.m. Council members have had no ex-parte communication.

City Planning Administrator Shawn Nickel presented the application. The applicant is requesting annexation and zoning to Residential R-1. Application requirements including submittal, agency transmittals, legal notices and site posting have all been completed, the application has been reviewed for compliance with the Unified Development Code and Comp Plan. There are no late exhibits or special items of consideration. Staff is recommending approval with conditions to be included with the future Development Agreement. Shawn reviewed the vicinity map and a survey of the property.

Jeremy Newberry discussed the application, stating that he would like to build a home on the property; he has a shop on the property now. A neighbor may purchase a portion of the property to keep as open space. He plans to sell sections to adjacent neighbors. The property would have two buildable lots; he plans to build on one for himself and sell one to a neighbor.

Todd Collins spoke neutrally on the application. He discussed issues created with the description of the property that indicates it is part of Hillsdale Estates as open space. Ada County says it is



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buildable, but the deed hasn't been corrected. This causes Hillsdale Estates HOA to receive notification of change of ownership on property that isn't part of the HOA which costs them time and expense; he said a corrected metes and bounds will need to be recorded. The annexation process was discussed. It was determined that the HOA would need to work with the county to have the change made.

Brent Loosli spoke neutrally on the application. He isn't sure what the issues are but had heard of contention with the HOA, he asked the applicants to consider the neighbors.

It was confirmed that there are three non-buildable lots that are intended to be conferred to neighbors. Deed restrictions would be needed to ensure they remain non-buildable.

Jeremy Newberry said there was a lawsuit brought on him by the HOA, courts determined the property was free and clear of any covenants and restrictions.

Mayor Chadwick closed the public hearing at 7:31 p.m.

Council Member Nielsen believes the application falls in line with the city's vision for development and meets the comprehensive plan. He discussed property rights.

- Council Member Nielsen moved to approve with all of the conditions that are included in the staff report. Shawn said a development agreement will include proportionate share and mitigation fees as standard conditions. Council Member Hershey seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.

**C. Clear Skies Therapy Center Conditional Use Permit (CUP-25-02)** The Applicant is requesting approval of a Conditional Use Permit for a proposed Multiple Use Building consisting of commercial and residential. The property is located at 211 S. Main Street in Star, Ada County, Idaho.

Mayor Chadwick opened the hearing at 7:34 p.m. Council members have had no ex-parte communication.

City Planning Administrator Shawn Nickel presented the application. The project is a Conditional Use Permit to allow a 2-story multiple use building with professional medical offices and a separate upstairs living space. Application requirements including submittal, agency transmittals, legal notices and site posting have been completed. Staff has reviewed the application for compliance with UDC and comp plan. There are no late exhibits, and the only special consideration is fencing of the northern property line which is planned by the applicant. Staff recommends approval with conditions. Shawn reviewed the site and said the applicant would come before the Design Review Committee and receive a zoning certificate prior to final site plan approval.

Council Member Salmonson asked about the living area upstairs which is anticipated to be used for traveling nurses and health care workers for longer term stays. There was discussion regarding shorter term stays, Shawn stated the length of stay can't be regulated. It does have a separate outside entrance and could be a regular apartment in the future.

Applicant Mellissa Kohler discussed the application. She plans to have a clinic in the building. The clinic is currently based in Eagle, moving to Star. Clinicians often meet with children in the local schools; the building would be used more during the summer and evenings when school is out.

Council Member Nielsen likes having this come to Star and feels it is a great way to fill a need.



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No members of the public spoke on the application.

Mayor Chadwick closed the public hearing at 7:44 p.m.

- Council Member Hershey moved to approve Clear Skies Therapy Center Conditional Use Permit with the recommended conditions. Council Member Wheelock seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.

### **D. City of Star Resolution 2025-03 Establishing and Amending Administrative, Animal Control, Parks, Recreation, Sports, Building, Planning Land Use and Miscellaneous Fees and Fines**

Mayor Chadwick opened the public hearing at 7:45 p.m. Council members have had no ex-parte communication.

Mayor Chadwick reviewed the proposed new fees, changes to existing fees and fees being removed.

City Clerk Shelly Tilton explained that there are city code changes needed prior to the Vendor, Solicitor background check, animal control and littering fees being effective. The ordinance for the background checks is on the agenda tonight, the other ordinances will be added to a future agenda.

Council Member Wheelock asked about the In-Lieu-of Parking fee. That fee is per space and this fee doesn't change parking approvals; reduced parking requires City Council approval.

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

- Council Member Hershey moved to approve resolution 2025-03 a Resolution of the City of Star, Idaho within Ada and Canyon Counties, establishing a schedule of fees for Administrative Fees, Building Permit Fees, Planning & Zoning Development Fees, Parks and Facilities Fees, Community Activity Fees and Miscellaneous Fees adding them to the Consolidated Fee Schedule and providing an effective date. Council Member Salmonsens suggested adding the per parking space wording for the In-Lieu-of Parking in the motion. Council Member Hershey added that to the motion. Council Member Salmonsens seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.

### **E. Fiscal Year 2025 Appropriation Amendment**

Mayor Chadwick opened the public hearing at 7:45 p.m. Council members have had no ex-parte communication.

Mayor Chadwick discussed the budget being set based on 600 building permits annually. He said expenses are running higher than anticipated with building permits being closer to 1000.

Council members reviewed the list of budget items being amended, there were no questions.

Mayor Chadwick closed the public hearing at 8:02 p.m.

- Council Member Hershey introduced and moved 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 419-2025 be considered after reading once by title only. Council Member



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

- Council Member Hershey moved to approve Ordinance Number 419-2025 an Ordinance, to be termed the Appropriation Amendment Ordinance of the City of Star, Idaho, for the Fiscal Year commencing October 1, 2024 and ending on September 30, 2025, adjusting the appropriated sums of money in the amount of \$8,610,005.00 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 filing of a copy of this ordinance with the Office of the Idaho Secretary of State as provided by law; providing for publication; and providing an effective date. Council Member Salmonsens seconded the motion. ROLL CALL VOTE: Hershey – aye; Wheelock – aye; Salmonsens – aye; Nielsen – aye. The motion carried.

Council Member Nielsen pointed out that most of the items included in the ordinance were anticipated during budgeting, just not in the amount originally budgeted. Council Member Wheelock added this was due to conservative expectations.

### **F. Ordinance 418-2025 Title 2, Chapter 4 Vendors, Solicitors & Temporary Merchants Municipal Code Update**

Mayor Chadwick opened the public hearing at 8:03 p.m. Council members have had no ex-parte communication.

City Clerk Shelly Tilton reviewed the Vendor, Solicitor, Temporary Merchant Ordinance. The proposed ordinance allows for more thorough background checks for all Door-to-Door solicitors rather than only those from out of state. The proposed ordinance also specifies certain sexual and domestic violence offenses for which a permit can be denied. Some of the added wording in the ordinance was at the request of Idaho State Police and the Federal Bureau of Investigation to allow for background checks through their agencies.

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

- Council Member Hershey introduced and moved to and 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 No. 418-2025 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.
- Council Member Salmonsens moved to approve Ordinance 418-2025 an ordinance of the City of Star, Idaho repealing ordinance 227, the Vendor, Solicitor, Merchant Permits, enacted on January 17, 2017, as amended by Ordinance No. 136 on October 18, 2005: as amended by ordinance number 173 on February 6, 2007; providing for new requirements for Vendor, Solicitor and Temporary Merchant Permits; providing for severability; and providing for an effective date. Council Member Nielsen



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

### 7. ACTION ITEMS:

~~A. City of Star Technology Systems Policy (ACTION ITEM)~~

~~B. City of Star Artificial Intelligence (AI) Policy (ACTION ITEM)~~

### 8. ADJOURNMENT

Mayor Chadwick adjourned the meeting at 8:10 p.m.

\_\_\_\_/s/\_\_\_\_\_

Mayor Trevor A. Chadwick

ATTEST: \_\_\_\_/s/\_\_\_\_\_

Shelly Tilton, City Clerk