



## CITY COUNCIL REGULAR MEETING MINUTES

City Hall - 10769 W State Street, Star, Idaho  
Tuesday, March 15, 2022 at 7:00 PM

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### 1. CALL TO ORDER – *Welcome/Pledge of Allegiance*

Mayor Chadwick opened the City Council Meeting at 7:00pm.

### 2. INVOCATION – *Pastor Larry Osborn, Life Springs Church*

Pastor Osborn offered the invocation.

### 3. ROLL CALL

**Elected Officials:** Council President David Hershey; Council Member Kevan Wheelock; Mayor Trevor Chadwick; Council Member Jennifer Salmonsén. Council Member Nielsen was excused.

**Staff:** City Clerk Jacob Qualls; City Attorney Chris Yorgason; Star Police Chief Zach Hessing; PIO Dana Partridge

### 4. PRESENTATIONS & PROCLAMATIONS

#### A. **Vietnam Veteran Proclamation:** *Declaring March 29, 2022 as Vietnam Veteran's Recognition Day*

Public Information Officer Dana Partridge spoke on the proclamation, explaining the City of Star was approved as a program partner with the Department of Defense's Vietnam War 50<sup>th</sup> Anniversary Commemoration. The City of Star was the first city in the Treasure Valley, and one of only three cities in the state of Idaho, to become a program partner. As a program partner, the City of Star pledged to host annual events to thank and honor Vietnam Veterans through 2025. The first event was the reading of the Vietnam Veteran Proclamation that night by Mayor Chadwick.

The second event, the first Annual Veterans Day Potato Feed – where all Veterans would eat for free, would take place on November 11, 2022. Vietnam Veterans would also be receiving lapel pins, along with a certificate, issued by the Department of Defense and presented in a ceremony by Mayor Chadwick. Vietnam Veterans in the community could register at [staridaho.org/veterans](http://staridaho.org/veterans) – this page would also become a home for resources for Veterans.

Veterans, Gold Star Families, and Veteran supporters could also register to stay informed on this event and all future events. Local groups who had already committed to assisting with the potato feed were Southwest Idaho Business Alliance, the American Legion Middleton/Star Post 39, the American Legion Auxiliary Unit 39, and the Daughters of the American Revolution Eagle Chapter.

Mayor Chadwick read the proclamation, thus having the City of Star join 56 U.S. States and Territories in declaring March 29<sup>th</sup> as National Vietnam Veterans Recognition Day, which was a result of the Vietnam War Veterans Recognition Act being signed on March 28, 2017.

Mayor Chadwick and Council President Hershey both spoke regarding being Veterans, their appreciation for those who came before them, and the importance of National Vietnam Veterans Recognition Day.

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**B. Owyhee Storm High School Men's Basketball Proclamation:** *Declaring March 22, 2022 as The Owyhee Storm Men's Basketball Day*

Mayor Chadwick spoke on the proclamation, explaining it would honor Owyhee High School and their basketball team, Owyhee Storm, winning the 5A State Championship under Varsity Head Coach Andy Harrington. He presented team members with certificates and City of Star pins, including some to give to their teammates who were not in attendance.

**C. Ada County Sheriff Matt Clifford:** *Presentation*

Sheriff Clifford spoke on the Sheriff's Office, giving a brief overview of the resources provided.

Ada County Sheriff's Office was the largest among local law enforcement agencies in Idaho, with the most diversity in the type of work they do. The agency had roughly 1,060 square miles of land, 3,000 miles of roadway, Ada County waterways, and unincorporated areas in Star, Eagle, and Kuna to patrol. Ada County Sheriff's Office had five different bureaus: police, jail, court, administration, and communications.

The City of Star had a contract for police services, including patrol deputies at community events, the largest K-9 unit in the State of Idaho, a metro SWAT unit combining Meridian and Garden City, a narcotics unit, deputies devoted to high-risk warrants and street crimes, a detectives crime lab, school resource officers, a dive team partnered with fire and rescue used for recovery of items such as cars and weapons, eleven drones, and community relations officers responsible for special events.

The Sheriff's Office also had charge of the largest jail in the State of Idaho. Maintaining safety and well-being for inmates was the biggest part of their budget, which helped provide meals, clothes, and medical services. Additionally, they provided community transition programs to get the right people out of the jail and to keep the right people in jail. These programs allowed eligible individuals to remaining working to assist with paying fines and reports costs, along with controlling overcrowding as the rising population in Ada County caused the population within the jail to also rise. If those within the program did not adhere to the specific conditions, they were required to return to jail.

Other services provided through the court were misdemeanor probation by statute, civil services throughout the county such as garnishments or paper service evictions. The court also utilized an in-house training unit for certifications or refreshers on previous training, with many of those going through it being sworn officers. Additionally, rather than send officers to Idaho Post Academy, they ran their own academy teaching Idaho Post Academy approved criteria and topics for detention and patrol. Court Security also fell under the most important aspects of court services, including maintaining the safety of the facility, court hearings going as scheduled, the safety of judges and all elected officials inside the courthouse, transportation of inmates from jail to court, transportation of inmates from jail to doctor appointments or surgery, and deputies being with inmates during doctor appointments or surgery.

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Finances for the Ada County Sheriff's Office went through administrative services. By Statute, the Sheriff was responsible for any fiscal downfall occurring at the Sheriff's Office. Budget proposals, record services, data analytics, human resources, managing storage and evidence, and driver's license services were all handled through administrative services.

Services provided through the Communications Bureau included running the dispatch center – police agencies, fire agencies, and paramedics – for all of Ada County and tech ops which maintained all high-tech gear. Additionally, they had a Dispatch Center other counties had come to so they could see how things are run to emulate them.

**D. Star Police Reports: Law Enforcement**

Chief Zach Hessing gave the monthly Star Police Report for February with data pulled from ITS, a report database system. There was a total of eighteen crimes documented and committed, with nine person crimes, six property crimes, and three society crimes equaling 14.9 crimes per thousand people. The police were being more proactive than the month before, with 699 versus the previous 401. Code 3 calls had a six second increase making the average response time three minutes and thirty-four seconds. The police would continue to be proactive in coming months and would be increasing security checks on construction sites late at night.

Council Member Salmonsén sought clarification on what exactly a Code 3 call was. Chief Hessing explained the different priorities: routine calls made when there was time, more urgent calls requiring immediate attention but at a normal pace, and extremely urgent calls requiring immediate response with lights and sirens to get there as quickly as possible. The last priority was a Code 3, where someone would be in imminent danger such as domestic calls or injury crashes. Salmonsén asked how many Code 3 calls Star Police get within a month. Chief Hessing stated, on average, there are three a month.

**E. Star Building Department Reports: Building Permits (02/2022)**

Mayor Chadwick gave the Star Building Department Report, stating there were 70 building permits issued in February.

**5. CONSENT AGENDA (ACTION ITEM)**

- Council Member Salmonsén moved to approve the Consent Agenda consisting 5A. Approval of Minute (June 15, 2021; October 12, 2021; December 21, 2021), 5B. Approval of Claims Provided and Previously Approved, 5C. Final Plat: Wildrye Subdivision Phase 3 and 4 (FP-21-33 and FP-21-34), 5D. Findings of Fact: Springtree Estates Subdivision (AZ-21-16 / DA-21-24 / PP-21-19), 5E. Findings of Fact: Kirshner-Dill Annexation (AZ-21-15 / DA-21-23), and 5F. Findings of Fact: Star River Meadows Subdivision Annexation (AZ-21-17); Council Member Wheelock seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsén – aye. Motion carried.

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**6. PUBLIC HEARINGS with ACTION ITEMS:****A. PUBLIC HEARING: South of the River Plan**

Ryan Field spoke on the South of the River Plan, explaining it was not intended to negatively impact any landowner but rather create a plan to potentially implement, should the land within the sub-area develop, to maximize property values and control the impact within the City of Star. He noted the framework of the plan was conceptual so any final platting of locations, road alignments, park sizes, or subdivisions would be dependent on proposals brought before City Council. As such, it would change based on applications received.

He stated he would be discussing the two main areas with the most changes. The first was the economic development of the City of Star. He explained the subarea was developed and broken into four nodes: the Riverfront Center and Main Street, the Star-Chinden Gateway, the Chinden Commercial Area, and the Star-Joplin Neighborhood Services. Each of the areas would be able to provide 1.7 million square feet of economic growth with commercial space and mixed-use space.

The Riverfront center, down Main Street by the river, would provide a unique development opportunity such as the San Antonio Riverwalk. It would be walkable with businesses protected from an e-commerce perspective. The Star-Joplin Neighborhood might not remain as busy an intersection in the future, but due to the expansions of Highway 16 and the intersection itself, it would be a central piece of the plan allowing for 'going to work' and 'coming home' economic development opportunities such as grocery or financial institutions. The intersection of Star Road and Chinden Boulevard would remain very busy and would become a gateway to introducing people to Star as a main entrance to the community in the north. This area could be mixed-use with a variety of commercial and different economic opportunities mixed with residential. On either side of the intersection, would be the Chinden Commercial Light Industrial Flex to the east and west which would create opportunities for commercial growth along the main corridor of Chinden Boulevard.

The second area with the most changes was housing, which developed based on input from key decision makers in the community and landowners. Like before, the subarea was divided into four nodes: the River Valley East, the River Valley West, the Chinden Boulevard East Overlook, and the Chinden Boulevard West Overlook. These areas, equaling 1100 acres, could produce 3700 residences depending on density.

Regarding open space, on the map there was not a lot of predetermined areas marked. The intent, which was added to the text of the plan, was to have the overall open space be equal to twenty percent and be divided amongst the individual residential developments or be something like a central park. All residential developments would have public pathways connecting them to all recreation areas and the river. All slopes along the benches would be retained as open space, limiting them to open space and

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greenway areas which could be credited to required open space so long as they were usable. The goal was to protect the unique features presented by the slope areas.

The map used Star Road as a divider for north and south, with Joplin Road as a divider for east and west. These dividers created River Valley west, River Valley east, and the Chinden Overlooks. In River Valley East, the open space along the eastern edge would have a buffer between the future development and the Stonebriar development. In River Valley west, the lots would be Estate Residential with verbiage to limit the density to no more than two dwelling units per acre in the hopes the larger lots will preserve the rural feel. The larger lots would also create different development opportunities such as pasture areas or large lawns. The Chinden east overlook had changes in verbiage for density along the benches be managed in ways encouraging pedestrian access, open space, and protection of the geography of the area. Some areas had density changed to high density residential and mixed-use at the request of a property owner. For the West Overlook, there would be commercial along Can-Ada Road and Chinden Boulevard, as well as neighborhood residential and estate lots. Again, the estate lots would be limited to one to two dwelling units per acre and the density along the bench should be managed to encourage pedestrian access, open space, and protection of the slope area.

There would be opportunity to have higher density residential or compact residential in the middle of the four areas within the subarea, with density becoming less and less as the areas branched out. Most of the commercial opportunities would be along the key travel corridors. Some possibilities were a fishing pond with a commercial piece near it allowing for a deck or pier going into the pond for fishing while also allowing public access and opportunities for shops or restaurants. There could be compact residential, high density residential, and neighborhood residential nearby which would feed into the area.

One area was preferred to be commercial rather than open space per a request by a landowner. Approval was being sought for the change that evening. Another approval of change was being sought for a high density residential and mixed-use area in the east Chinden overlook. It was using the term multi-family and the change would have it become high density designation. Part of the approval would include the aforementioned changes as an addendum in the Comprehensive Plan, after which Staff would draft a resolution the City Council could approve at the next City Council Meeting. Then Staff could draft an ordinance to amend the unified development code the City Council could approve referencing the South of the River subarea and coincide with additional comprehensive plan changes and UDC changes which would be brought before council at a future date.

Council President Hershey asked how many days of public input they got, how many comments they received, and how many times the city sent out notifications asking for input. Ryan Field stated landowners were solicited in the subarea three times with a letter asking for them to go the City of Star website to review the plan and provide feedback. They received a lot of feedback from those landowners which was built into the plan. In February of 2021 a stakeholder meeting was held where

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people living in the area were invited to a roundtable type discussion where they were asked to look at plans and give feedback on them. In April of 2021 four open houses were held at the Riverhouse which were very well attended. Additionally, the city had made themselves available online, through telephone communications, e-mails, and letters.

Mayor Chadwick prompted a discussion regarding open space, particularly when it came to the Phillips family property. He suggested changing the designation to Neighborhood Residential with the intention of having all the twenty percent open space there. Shawn Nickel noted a very similar intent was already in place regarding the overlook area. Mayor Chadwick added there were several undevelopable areas along the river, citing this as the reason they were being listed as open space.

Council Member Wheelock asked if the area by the river in the hundred-year flood plain was considered part of the open space or if it was exempt. Ryan Field stated on page 3-3 there were an included 180 acres from the floodway in the land use categories. This included approximately 350 acres of parks, open space, trails, etc. It was his understanding the floodway was included. Mayor Chadwick added the buffer zone near Stonebriar being considered part of the open space requirement.

Council Member Wheelock sought clarification on it not being a mandatory plan, but an expected plan based on understanding the landowners and taking them into consideration. Ryan Field confirmed it was just one vision and possible future for the area, but until the applications regarding those parcels actually came before them it would be impossible to know what would go where. He also read the text at the top of the map: The illustrative vision plan highlights a visionary concept depicting the possible distribution of land uses, connectivity between neighborhoods and to arterials, and the level of amenities expected in regard to natural areas and open space pathways and parks. The vision plan is illustrative in nature and defines only one possible development option.

Council Member Salmonsens sought clarification regarding several aspects of the map and proposed plan. First, she noted there was an area below Joplin Road, on the east side of Star Road, labeled Neighborhood Residential despite it being Rural Residential in the document's recommended future land use map on page 1-9. She wanted to know which was the correct designation. Ryan Field stated they would take it into consideration and be sure the maps match.

Next, she referenced the new definition for Estate Residential, wondering whether the name should be changed to prevent confusion as it would no longer match what was in the Comprehensive Plan. Shawn Nickel explained they were going to keep the Estate Residential with further definitions for specific areas within the sub-area plan stating parcels would only be allowed to develop at two units per acre maximum. He noted there was a separate chapter in the Comprehensive Plan where that would tie in and gave a reminder the future land use map would not look like the one presented. It would have one designation, South of the River Plan, which would then have Comprehensive Plan text in the subarea section which would have a bubble map like the one presented.

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Council Member Wheelock then prompted a discussion on how many acres were within each of the squares on the conceptual map if the designations were being altered inside the subarea. Mayor Chadwick noted the text outlines how much acreage is desired and the map itself will act as a guideline to let landowners know what the City of Star wants. Ryan Field confirmed while it is conceptual, they have identified certain areas where there will be active commercial and where they will not want residential. Ultimately it will be key to have good communication and collaboration with various landowners and developers who come into the area. Mayor Chadwick added they were trying to create a walkable, livable, and playable area while Ryan Field added having the areas designated and delineated would also open up the value of the area to landowners. They have worked with consultants for this plan, who have helped them determine the best locations around the commercial areas so they can best utilize the infrastructure. Council Member Wheelock agreed it was best to help values and longevity, noting if they were going to lose all the beautiful farmland, they should have something of value to replace it.

For all that to happen, there would need to be successful transportation, sewer, and water improvements. Although they were currently being worked on, the ultimate vision of the subarea would be difficult with a two-lane Star Road. As such, roads needed to be extended and connected with major traffic improvements. Mayor Chadwick stated he was already communicating with ACHD trying to get the improvements moved up from the projected 2035.

Council President Hershey sought clarification on annexation, wanting to be sure the areas had to be annexed. If this was the case, it would be good as it was purely legislative and not quasi-judicial. Mayor Chadwick noted there would be no forced annexations. Hershey added there would be no entitled rights, they would have to approve the annexations and would not if something about it did not feel like the right fit for the vision or if the infrastructure wasn't ready.

**PUBLIC TESTIMONY****Michael Keyes – 338 South Long Bay Way, Star, ID**

Mr. Keyes stated the City Council had done a great job in listening to landowner input, particularly the concerns over parks and open space, which both were addressed. The only landowner he felt hadn't had their concerns addressed were the Beans, as the current iteration of the plan negated the accommodations previously made. Their request, like many other landowners, was their property not be used as open space. The current plan had open space directly over their existing residence. They had also requested their pasture be in the plan for three to five dwelling units per acre. The previous plan had the pasture listed as one to three, while the current plan had the area designated as Rural Residential – one or less. He noted the Beans had drafted two separate letters and appeared at workshops regarding these concerns.

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Next, Mr. Keyes spoke on the South of the River Plan having been in existence since the fourth quarter of 2020. This was not accurate, as the specific date given was when the City of Star began writing checks. In actuality, the concept of the South of the River plan was introduced at the beginning of the Comprehensive Plan updates and was adopted by the City of Star in the fourth quarter of 2018. He encouraged them to adopt the changes Ryan Field proposed, but asked they consider the requests the Beans have expressed.

There was a brief discussion regarding the location of the Bean property and why it was being designated as Rural Residential. Mayor Chadwick noted they could adopt the plan and figure out the designation later. Both Mr. Keyes and Council Member Wheelock added the Beans have done a great job at already defending their property as open space with their landscaping. Mayor Chadwick wanted to know why Rural Residential was placed there when it was the only use of the designation in the entire area.

Ryan Field stated if they had gone back on the accommodations, they would investigate. They would not have wanted to. He also confirmed they could make the change to Neighborhood Residential. He felt they had chosen Rural Residential for two reasons: part of the area was in the wetlands, and the request had asked for no lower than R2. It was noted Estate Residential had been established not long after that.

Mayor Chadwick listed the changes: the area in the upper east quadrant by Highway 16 being made commercial, Neighborhood Residential being used on the Phillip's property, the park being made into neighborhood residential, the beans property becoming neighborhood residential, and verbiage changes. Council Member Wheelock asked what the verbiage changes would do. Ryan Field explained they were changing it from 'multi-family dwellings' to a high-density designation. Mayor Chadwick added the high-density designation allows for townhomes where the multi-family does not, so this change would allow another option of residential style. Ryan Field added other changes: redefining estate residential, making sure the high-density use is only able to be used as part of a Planned Unit Development (PUD), the open space barrier/buffer between the development and the Stonebriar subdivision, adding language regarding the bench density for it to be managed to encourage pedestrian access, open space, and protection of the geography of the area.

The Public Hearing was closed at 8:39pm.

**CITY COUNCIL DELIBERATIONS**

Council President Hershey noted Council Member Salmonsens had brought up the change regarding the pocket of property.

- Council President Hershey moved to approve the South of the River Plan with the changes mentioned. Council Member Salmonsens seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.



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**7. ACTION ITEMS****A. Ordinance 362-2022: *Star River Meadows Subdivision Annexation***

- Council Member Salmonsens moved to introduce Ordinance 362-2022: Star River Meadows Subdivision Annexation; Council President Hershey seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.
- Council President Hershey moved pursuant to Idaho Code Section 50-902 the rule requiring an Ordinance be read on three different days, with one reading in full, be dispensed with and Ordinance 362-2022: Star River Meadows Subdivision Annexation be considered after reading once by title only; Council Member Wheelock seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.
- Council Member Salmonsens moved to approve Ordinance 362-2022: Star River Meadows Subdivision Annexation and read the title; Council President Hershey seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.

**B. City Hall Upgrade Neurilink Proposals: *Approving Neurilink as a Sole Source for upgrading Audio / Visual needs for the Star City Council Chambers; approving Audio and Visual Proposals***

City Attorney Yorgason clarified this is not a 'sole source' but goes through a cooperative which allows the City of Star to use a company already chosen by a different city within the cooperative without having to go through a bidding process. Council President Hershey added going through the process essentially meant the company had already been vetted.

- Council President Hershey moved to approve Neurilink for use in both the audio and visual proposals; Council Member Wheelock seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.

**C. Ordinance 347-2021: East Star River Ranch Rezone and Development Agreement (RZ-20-12 & DA-20-28)**

- Council Member Salmonsens moved to introduce Ordinance 347-2021: East Star River Ranch Rezone and Development Agreement; Council President Hershey seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.
- Council President Hershey moved pursuant to Idaho Code Section 50-902 the rule requiring an Ordinance be read on three different days, with one reading in full, be dispensed with and introduce Ordinance 347-2021: East Star River Ranch Rezone and Development Agreement be considered after reading once by title only; Council Member Wheelock seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.
- Council President Hershey moved to approve introduce Ordinance 347-2021: East Star River Ranch Rezone and Development Agreement and read the title; Council Member Wheelock seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.



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**D. Executive Session 74-206(f):** *To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.*

- Council President Hershey moved to go into Executive Session; Council Member Salmonsens seconded the motion. **ROLL CALL VOTE:** Hershey – aye; Wheelock – aye; Salmonsens – aye. Motion carried.

The City Council entered Executive Session at 9:23pm and returned to regular session at 9:24pm. No actions taken.

### 8. ADJOURNMENT

Mayor Chadwick adjourned the meeting at 9:24 p.m.

/s/ Trevor A. Chadwick

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Trevor A. Chadwick, Mayor

/s/ Jacob M. Qualls

ATTEST: \_\_\_\_\_  
Jacob M. Qualls, City Clerk / Treasurer