



# CITY OF STAR

## LAND USE STAFF REPORT

**TO:** Mayor & Council

**FROM:** City of Star Planning Department *Shen T. Muth*

**MEETING DATE:** **October 3, 2023 – PUBLIC HEARING (tabled from 9-5-23)**

**FILE(S) #:** DE-AX-23-01 Annexation and Zoning

### OWNER/APPLICANT/REPRESENTATIVE

**Applicant/Representative:**

Jay Walker, AllTerra/Blackhawk Consulting  
2078 W. Everest Lane  
Boise, Idaho 83702

**Property Owner:**

Todd Campbell  
P.O. Box 140298  
Boise, Idaho 83714

### REQUEST

**Request:** The Applicant is requesting de-annexation of a small area of about 3,500 square feet along the southern boundary of the property annexed as part of the Iron Mountain Vista Subdivision. The property is located on the north side of W. Floating Feather Road, approximately 650 east of N. Pollard Lane in Star, Idaho, and consists of 16.46 acres with a proposed density of 2.79 dwelling units per acre.

### PROPERTY INFORMATION

**Property Location:** The subject property is generally located between N. Pollard Lane and N. Hwy 16. Ada County Parcel Numbers R9545740040 & R9545740050.

### APPLICATION REQUIREMENTS

Pre-Application Meeting Held	July 26, 2023
Application Submitted & Fees Paid	August 2, 2023
Application Accepted	August 2, 2023
Residents within 300' Notified	August 7, 2023

Legal Notice Published  
Property Posted

September 15, 2023  
September 21, 2023

## HISTORY

City Council approved the annexation and zoning, development agreement and preliminary plat for Iron Mountain Vista Subdivision on November 16, 2021.

## OVERVIEW OF REQUEST

### DE-ANNEXATION:

The applicant is requesting approval by Council to de-annex an area of 6' x 587.12' (3,520 square feet) along the southern boundary of the parcel that was originally annexed in 2021 as part of the Iron Mountain Vista Subdivision. The area that is requested to be de-annexed will then be given to the property owners to the south through a lot-line adjustment by Ada County. The area in question contains the water service lines that serve the 3 lots located to the south in the Worsley's Folly Subdivision.

## STAFF RECOMMENDATION

Based upon the information provided to staff in the applications and agency comments received to date, the proposed de-annexation request is consistent with all requirements, standards and intent as they relate to the Comprehensive Plan and Unified Development Code.

The Council should consider the entire record and testimony presented at their scheduled public hearing prior to rendering its decision on the matter. Should the Council vote to approve the applications, either as presented or with added or revised conditions of approval, Council shall direct staff to draft findings of fact and conclusions of law for the Council to consider at a future date.

## FINDINGS

The Council may **approve**, **conditionally approve**, **deny** or **table** this request. In order to approve these applications, the Unified Development Code requires that Council must find the following:

### ANNEXATION/REZONE FINDINGS:

1. The map amendment complies with the applicable provisions of the Comprehensive Plan.

*The purpose of the Star Comprehensive Plan is to promote the health, safety, and general welfare of the people of the City of Star and its Impact Area. Some of the prime objectives of the Comprehensive Plan include:*

- ✓ *Protection of property rights.*
- ✓ *Adequate public facilities and services are provided to the people at reasonable cost.*
- ✓ *Ensure the local economy is protected.*
- ✓ *Encourage urban and urban-type development and overcrowding of land.*
- ✓ *Ensure development is commensurate with the physical characteristics of the land.*

*The goal of the Comprehensive Plan for Land Use is to encourage the development of a diverse community that provides a mixture of land uses, housing types, and a variety of employment options, social and recreational opportunities, and where possible provides an assortment of amenities within walking distance of a residential development. The Council must find compliance with the Comprehensive Plan.*

2. The map amendment complies with the regulations outlined for the proposed district, specifically, the purposes statement.

*The Council must find that the proposal complies with the proposed district and purpose statement. The purpose of the residential districts is to provide regulations and districts for various residential neighborhoods with gross densities in compliance with the intent of the Comprehensive Plan designation. Housing shall be single family detached unless approved with a PUD or development agreement. Connection to municipal water and sewer facilities are required for all subdivision and lot split applications in all districts exceeding one dwelling unit per acre. Private streets may be approved in this district for access to newly subdivided or split property.*

3. The map amendment shall not be materially detrimental to the public health, safety, and welfare; and

*The Council must find that there is no indication from the material submitted by any political agency stating that this annexation and zoning of this property will be materially detrimental to the public health, safety or welfare.*

4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts.

*The Council must find that it has not been presented with any information from agencies having jurisdiction that public services will be adversely impacted other than traffic, which will continue to be impacted as the City grows.*

5. The annexation is in the best interest of the city.

*The Council must find that this annexation is reasonably necessary for the orderly development of the City.*

<b>COUNCIL DECISION</b>
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The Star City Council \_\_\_\_\_ File Number DE-AX-23-01 for Iron Mountain Vista  
Subdivision on \_\_\_\_\_, 2023.



15.84 a

N Pollard Ln

N Pollard Ln

N Sugar Loop Ave

W Reynold Creek St

W Floating Feather Rd

W Snow Wolf Dr

16

Emmett Hwy

Emmett Hwy

Star Cemetery



August 2, 2023

Planning & Zoning Department  
City of Caldwell  
10769 W. State Street  
Star, ID 83669

**RE: *Iron Mountain Vista De-Annexation***

On behalf of Todd Campbell, we are submitting a De-Annexation application for review and approval. In accordance with direction from the Planning Director, this submittal is based off the Annexation submittal checklist. Accordingly, we are submitting all required documents electronically via a thumb drive, as required. Paper copies can be submitted if requested/required.

The proposed De-Annexation is for a small sliver of land (approximately 3,500 square feet or 0.08 acres) along the south boundary of the Iron Mountain Vista Subdivision (File #'s AZ-21-14/DA-21-21/PP-21-18) containing water service lines. At the time of original submittal and approvals, the precise location of these two water service lines were not known. Therefore, the annexation boundary included these water service lines that serve the County zoned parcels directly south of the project. To ensure there are no maintenance, access, or tax issues on this area and water service lines, we are submitting a De-Annexation with the City of Star for this area. If approved, a separate Property Boundary Adjustment will be submitted to Ada County to ensure the subdivision boundary of Iron Mountain Vista and the rear property lines of the adjacent lots are consistent with the "new" annexation boundary.

Please contact me at (208) 906-0883 or [Jay.Walker@kimley-horn.com](mailto:Jay.Walker@kimley-horn.com) should you have any questions.

Sincerely,

Jay Walker



Client: Iron Mountain Vista Subdivision  
Date: 08-02-2023  
Job No.: 7421

EXHIBIT C  
DE-ANNEXATION  
PROPERTY DESCRIPTION

Six Foot (6') Wide Strip of land for the Purpose of De-Annexation located in Lot 4 Block 1 of the Worsley's Folly Subdivision, Recorded in Book 86 at Page 9656, Ada County Recorders, situated in the NE1/4 of the SW1/4 of Section 4, Township 4 North, Range 1 West, Boise Meridian, City of Star, Ada County Idaho, more particularly described as follows:

**COMMENCING** at a Brass Cap monument marking the SE corner of said NE1/4 SW1/4, (Center South 1/16 Corner) said corner bears S. 00° 03' 01" E., a distance of 1328.83 feet from a found Aluminum Cap monument marking the NE corner of said NE1/4 SW1/4 (Center 1/4 Corner);

Thence along the East Boundary of said NE1/4 SW1/4, N. 00° 03' 01" W. a distance of 238.90 feet to the Southeast corner of Lot 4 Block 1 of said Worsley's Folly Subdivision;

Thence leaving said East Boundary and along the South Boundary line of said Lot 4, S. 89° 32' 24" W., a distance of 69.97 feet to the **POINT OF BEGINNING**;

Thence continuing along said South Boundary line of Lot 4, S. 89° 32' 24" W. a distance of 587.12 feet to the Southwest Corner of said Lot 4;

Thence leaving said Southwest Corner and along the West Boundary line of said Lot 4, N. 00° 00' 31" W., a distance of 6.00 feet;

Thence leaving said West boundary line and along a line parallel with the South Boundary line of said Lot 4, N. 89° 32' 24" E., a distance of 587.11 feet;

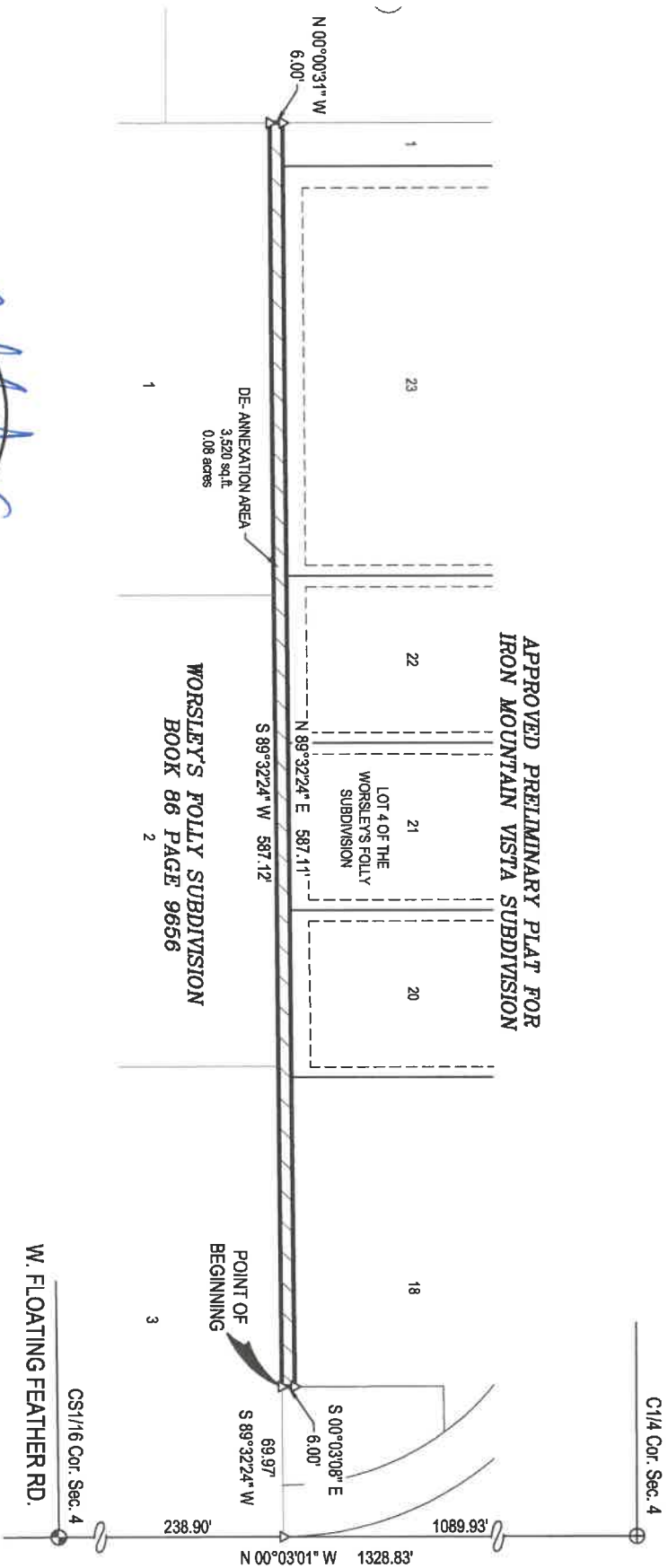
Thence S. 00° 03' 08" E., a distance of 6.00 feet to the **POINT OF BEGINNING**;

This parcel contains 0.08 acres more or less.



# EXHIBIT B FOR DE-ANNEXATION

LOCATED IN THE NE1/4 SW1/4 OF SECTION 4, T. 4 N., R. 1 W., B.M.,  
CITY OF STAR, ADA COUNTY, IDAHO  
2023



COMPASS LAND SURVEYING, PLLC

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Office: (208) 442-0115  
Nampa, ID 83651  
Fax: (208) 327-2106

JN 7421

