

ORDINANCE NO. 435-2026
(SEAN SUNDWALL ANNEXATION)

AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO; MORE GENERALLY LOCATED NEAR W. HAPPY DAY DRIVE, SOUTH OF W. JOPLIN ROAD AND WEST OF S. STAR ROAD IN STAR, IDAHO; THE PROPERTY IS OWNED BY SEAN SUNDWALL; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RESIDENTIAL DISTRICT (R-3) OF APPROXIMATELY .15 ACRES; DIRECTING THAT CERTIFIED COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; PROVIDING FOR RELATED MATTERS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Star, Ada and Canyon County, Idaho (“the City”), is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized and required by the Constitution and laws of the State of Idaho to adopt land use regulations and classifications; and

WHEREAS, pursuant to Section 67-6524, Idaho Code, the City of Star has adopted the Unified Development Code Ordinance, the same being Ordinance No. 404-2024, adopted on June 18, 2024 and subsequently amended; and

WHEREAS, the owner(s) of the real property situated in the unincorporated areas of Ada County and particularly described in Section 2 of this Ordinance have requested, in writing, annexation of said real property to the City of Star; and

WHEREAS, the Mayor and Council held a public hearing on January 20, 2026 on the proposed annexation and zoning of the property described in Section 2 below, as required by Section 67-6525, Idaho Code, and determined that the requested annexation should be granted and that the annexed property should be zoned Residential with a Development Agreement (R-3), pursuant to the Unified Development Code of the City of Star.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF STAR, IDAHO, as follows:

Section 1: WHEREAS, the owner(s) of the real property situated in the unincorporated areas of Ada County and particularly described in Section 2 of this Ordinance have requested, in writing, annexation of said real property to the City of Star; and

Section 2: The real property, described in the attached “Exhibit A”, including adjacent right of way, situated in Ada County, Idaho, is hereby annexed into the City of Star. From and after the effective date of this Ordinance, the residents and other occupants and property owners within such area shall enjoy all the rights and responsibilities and shall be subject to all ordinances, resolutions, police regulations, taxation and other powers of the City of Star as their fellow residents, occupants, and owners within the City of Star.

Section 3: The zoning land use classification of the land described in Section 2 above, is hereby established as Residential (R-3), as provided by the Unified Development Code of the City of Star. The Zoning Map of the City is hereby amended to include the real property described in Section 2 above in the Residential (R-3) land use classification.

Section 4: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the State Tax Commission, Boise, Idaho, as required by Section 50-223, Idaho Code, and to comply with the provisions of Section 63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 5: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire Ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code maybe be published.

DATED this ____ day of _____, 2026.

CITY OF STAR
Ada and Canyon County, Idaho

BY: _____
Trevor A. Chadwick, Mayor

ATTEST:

Shelly Tilton, City Clerk

EXHIBIT A

LEGAL DESCRIPTION FOR JERRY GAGE PARCEL 2

A parcel of land located in the Northwest 1/4, of the Southeast 1/4, of Section 19, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho Being further described as follows:

BASIS OF BEARING:

The North line of the Northwest 1/4 of the Southeast 1/4 of Section 19, Township 4 North, Range 1 West, Boise Meridian, derived from found monuments and taken as South 88°57'14" East with the distance between monuments found to be 1,308.96 feet.

BEGINNING at a point from which the East 1/16 Corner of Section 19, Township 4 North, Range 1 West, bears North 24°57'27" East, a distance of 822.38 feet;

Thence South 00°55'18" West, to a point on the Northerly Boundary of Starpointe Subdivision Book 127, Page 20,400-20,406, a distance of 15.53 feet;

Thence along said Northerly Boundary the following two (2) courses;

North 87°29'09" West, a distance of 202.52 feet;

North 76°53'25" West, a distance of 447.68 feet;

Thence leaving said Northerly Boundary South 78°54'47" East, a distance of 447.68 feet;

Thence South 87°28'04" East, a distance of 199.46 feet to the **POINT OF BEGINNING**.

Said parcel containing 6,662 square feet or 0.15 acres, more or less and is subject to all existing easements and/or rights-of-way of record or implied.

END OF DESCRIPTION.

Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
316 S. Kimball Ave, Suite 207
Caldwell, Idaho 83605
(208) 465-5687



A PORTION OF THE NORTHWEST 1/4, OF THE SOUTHEAST 1/4,
OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 1 WEST, B.M.,
ADA COUNTY, IDAHO
-2025-

STATE OF IDAHO }
COUNTY OF ADA } ss
INSTRUMENT NO. _____
FILED FOR RECORD AT THE REQUEST OF JERRY GAGE,
AT _____ MINUTES PAST _____ O'CLOCK __.M.,
THIS _____ DAY OF _____, IN _____,
EX-OFFICIO RECORDER: _____,
DEPUTY: _____,
FEE: _____.

LEGEND

- | | |
|---|---|
| 19 ↕ 19 | 1/4 COR. MONUMENT AS NOTED |
| 19 ⊥ 19 | 1/16 COR. MONUMENT AS NOTED |
| ○ | FOUND 1/2" REBAR P.L.S. 11779 OR AS OTHERWISE NOTED |
| ◎ | FOUND 5/8" REBAR AS NOTED |
| ● | SET 5/8" REBAR W/ CAP "KHC PLS 9895" |
| △ | CALC POINT |
| P.O.B. | POINT OF BEGINNING |
| _____ | LOT LINE STARPOINTE SUBDIVISION BOOK 127,
PAGE 20,400 - 20,406 |
| — — — — — | BOUNDARY LINE |
| — x ——— x — | FENCE LINE |
| — . . — . . — | SECTION LINE |
| ----- | TIE LINE |
|  | EXISTING BUILDING |

CERTIFICATE:

I, KENNETH H. COOK, A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF JERRY GAGE.
2. THE LANDS SURVEYED LIE WITHIN SECTION 19, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, AND THE SURVEY WAS COMPLETED ON DECEMBER 10 2025.
3. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY, AND IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT, STATE OF IDAHO CODE 55-1601 THROUGH 55-1612.

KENNETH H. COOK

P.L.S. 9895

RECORD DATA

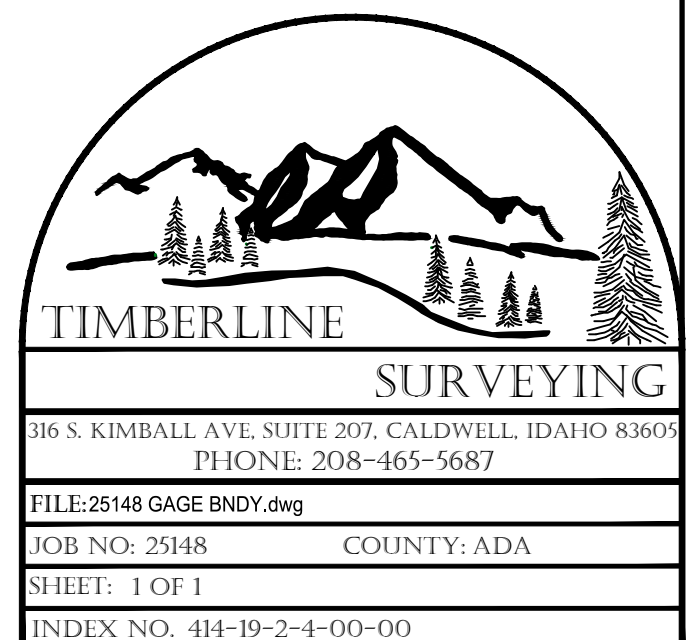
STARPOINTE SUBDIVISION BOOK 127,
PAGE 20,400 - 20,406
ROS INST. No. 2022-093549
ROS INST. No. 2023-049919
QUITCLAIM DEED INST. No. 2025-005954
SPECIAL WARRANTY DEED INST. No. 2023-051116
WARRANTY DEED INST. No. 9047125
CORRECT QUITCLAIM DEED INST. No. 2022-079411
WARRANTY DEED INST. No. 2025-050313

NARRATIVE:

THIS SURVEY WAS MADE AT THE REQUEST OF JERRY GAGE TO ESTABLISH THE BOUNDARY AS SHOWN. BOUNDARY WAS DEFINED FROM FOUND MONUMENTS OF RECORD.

BASIS OF BEARING:

THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, TAKEN AS SOUTH 88°57'14" EAST AND DISTANCE BETWEEN MONUMENTS FOUND TO BE 1,308.96 FEET.



DISCLAIMER

Timberline Surveying assumes no responsibility for present or future compliance or noncompliance of any ordinance to include building permits or the issuance thereof.