

ORDINANCE NO. 367-2022
(IRON MOUNTAIN VISTA SUBDIVISION ANNEXATION)

AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO; MORE SPECIFICALLY LOCATED ON W. FLOATING FEATHER ROAD, IN STAR, IDAHO (ADA COUNTY PARCELS R9545740040 & R9545740050) AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTY IS OWNED BY TBC LAND HOLDING LLC; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RESIDENTIAL WITH A DEVELOPMENT AGREEMENT (R-3-DA) OF APPROXIMATELY 16.46 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 to annex and to incorporate within the boundaries of the City contiguous real property in the manner provided by Section 50-222, Idaho Code; 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. 303, adopted on March 3, 2020 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 November 16, 2021 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-DA) 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: The Mayor and Council of the City of Star, Idaho, hereby find and declare that the real property described in Section 2 of this Ordinance is contiguous to the City, that said property can be reasonably assumed to be used for orderly development of the City, that the owner(s) of said property have requested, in writing, annexation of said property by the City, and that the requirements of Section 50-222, Idaho Code, for annexation of said property, have been satisfied.

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 with a Development Agreement (R-3-DA), 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 with a Development Agreement (R-3-DA) 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 _____, 2022.

CITY OF STAR
Ada and Canyon County, Idaho

BY: _____
Trevor A. Chadwick, Mayor

ATTEST:

Jacob M. Qualls, City Clerk

EXHIBIT A



Date: August 6, 2021
Job No.: 7421
RE: Iron Mountain Vista

PROPERTY DESCRIPTION

A parcel of land being all of Lots 4 and 5 of Worsley's Folly Subdivision as on file in Book 86 of Plats at Pages 9656 and 9657 in the Office of the Recorder of Ada County, Idaho, recorded as Instrument No103059622, located in of the E 1/2 NE 1/4 SW 1/4 of Section 4, Township 4 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

BEGINNING at the NW corner of said Worsley's Folly Subdivision;

Thence along the northerly boundary of said Worsley's Folly Subdivision, S. 89° 15' 18" E., a distance of 656.24 feet to the NE corner of said Subdivision;

Thence along the East boundary of said Subdivision, S. 00° 48' 23" W., a distance of 1090.08 feet to the SE corner of said Lot 4;

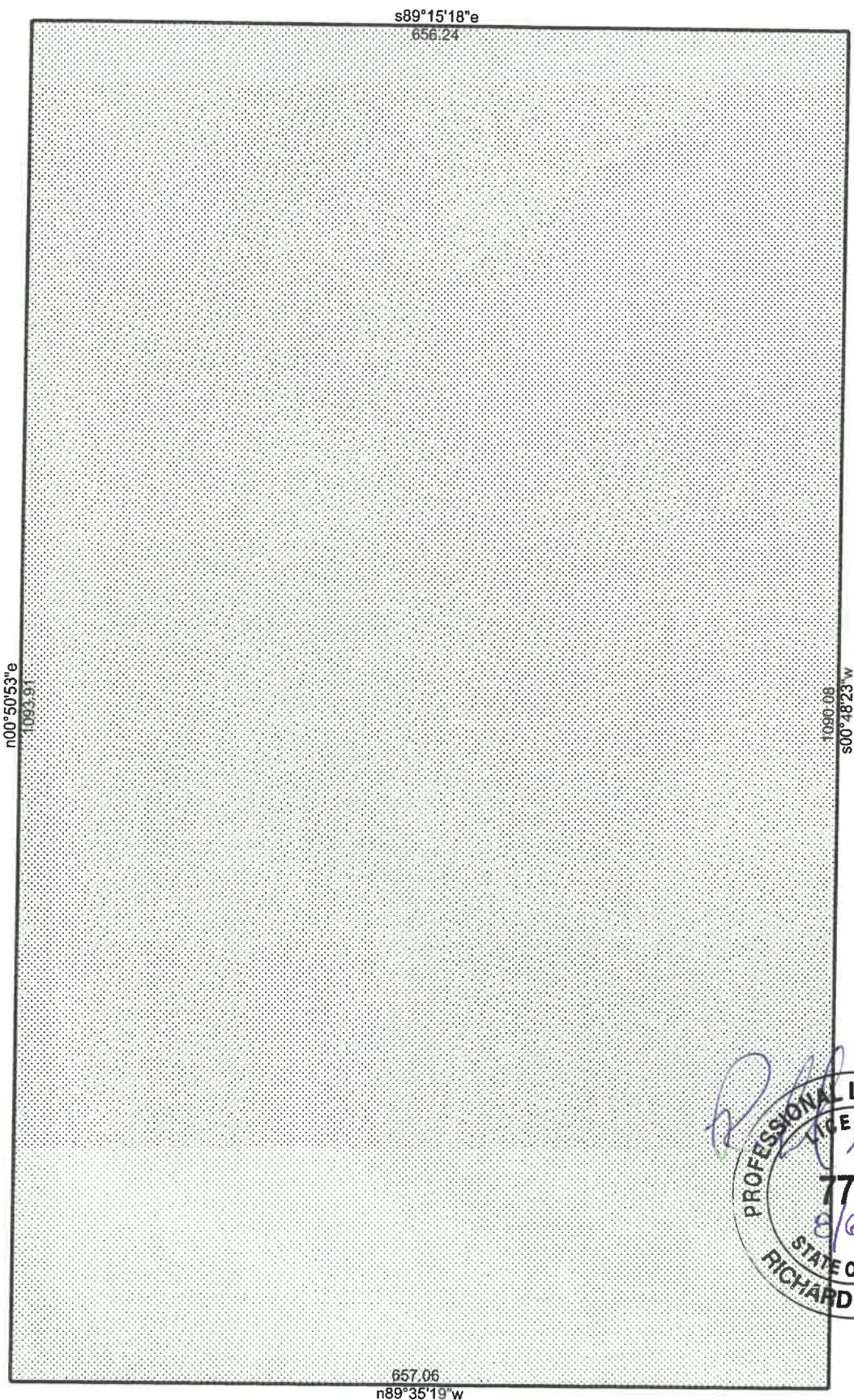
Thence along the Southerly boundary of said Lot 4, N. 89° 35' 19" W., a distance of 657.06 feet to the SW corner of said Lot 4;

Thence along the West boundary of said Lot 4, N. 00° 50' 53" E., a distance of 1093.91 feet to the POINT OF BEGINNING.

This parcel contains 16.46 acres more or less.

(This description is written from record data and not from an actual field survey.)





7421 Boundary from Record Data

8/6/2021

Scale: 1 inch= 125 feet

File:

Tract 1: 16.4612 Acres, Closure: s70.5225e 0.01 ft. (1/358938), Perimeter=3497 ft.

- 01 s89.1518e 656.24
- 02 s00.4823w 1090.08
- 03 n89.3519w 657.06
- 04 n00.5053e 1093.91

DEVELOPMENT AGREEMENT IRON MOUNTAIN VISTA SUBDIVISION

This Development Agreement ("Agreement") is entered into by and between the City of Star, a municipal corporation in the State of Idaho, hereinafter referred to as "City", and TBC Land Holding LLC, a limited liability company, hereinafter referred to as "Owner".

WHEREAS, Owner owns parcels of land of approximately 16.46 acres in size, currently located within the City of Star and Ada County, zoned RUT, and more particularly described in **Exhibit A**, which is attached hereto and incorporated by reference herein (the "Property");

WHEREAS, Owner requested that a portion of the Property be annexed into the City, that a portion of the Property be rezoned, and that the entire Property be developed in accordance with the applicable ordinances and regulations of the City and this Agreement;

WHEREAS, the City, pursuant to Section 67-6511A, Idaho Code, and Star City Code at Title 8, Chapter 1, has the authority to enter into a development agreement for the purpose of allowing, by agreement, a specific development to proceed in a specific area and for a specific purpose or use which is appropriate in the area, but for which all allowed uses for the requested zoning may not be appropriate;

WHEREAS, the City has authority to enter into development agreements to condition annexations and re-zones;

WHEREAS, Owner desires to be assured that it may proceed with allowing its Property to be rezoned and developed in accordance with this Agreement;

WHEREAS, the parties agree to the zoning designations for the Property as provided in Exhibit A;

WHEREAS, a Request for Annexation and Zoning of the Property to R-3-DA, and a preliminary plat was made as File No. AZ-21-14/DA-21-21/PP-21-18, so that the City can review all the applications affecting the use and development of the Property in an integrated manner consistent with the City's Comprehensive Plan and land use ordinances, which applications were approved;

WHEREAS, the intent of this Agreement is to protect the rights of Owner use and enjoyment of the Property while at the same time mitigating any adverse impacts of the development upon neighboring properties and the existing community and ensuring the Property is developed in a manner consistent with City Ordinances;

THEREFORE, the City and Owner, for and in consideration of the mutual covenants, duties and obligations herein set forth, hereby agree as follows:

Section 1. Legal Authority. This Agreement is made pursuant to and in accordance with the provisions of Idaho Code Section 67-6511A and Star City Code, Title 8, Chapter 1.

Section 2. Development/Uses/Standards.

2.1 Development Acreage and Uses Permitted. As to the Property described on **Exhibit A**, Owner is allowed to develop the 16.46 acres as follows:

- Zoning Classification: The zoning classification of the Property shall be a R-3-DA.
- The Owner shall comply with all city ordinances relating to the Property except as otherwise provided herein.

2.2 Site Design. The Property shall be developed in substantial conformance with the approved preliminary plat, a copy of which is attached hereto and incorporated by reference herein as **Exhibit B**.

2.3 Uses. The Property is hereby approved for a maximum of 46 residential lots. Housing styles shall be consistent with the submitted elevations detailed in **Exhibit C**.

2.4 Setbacks. The development shall comply with the standard setbacks for the R-3 zone. Waivers to setbacks were not granted by Council.

2.5 Additional Requirements:

- The applicant shall remove the emergency access once the northern access is established, with Fire District approval.
- The applicant shall create an easement for access and maintenance for the off-site wells for the off-site well users.

2.6 Proportionate Share Agreement for ITD Improvements. Developer agrees to participate in the costs of construction or improvements to the portions of the State Highway System within the City of Star and/or City of Star Area of City Impact. The Developer will pay the traffic mitigation fee determined by the Idaho Transportation Department as follows: the Developer will pay the City the determined amount per buildable lot within each phase prior to signature on the final plat for the applicable phase. The City will allocate the funds to roadway improvements in the vicinity of the project. The Developer shall pay this amount (unless otherwise revised by ITD) directly to the City of Star. The City will

maintain this contribution in a specific Development Contributions account, to be distributed to ITD when requested for use with a specific Idaho Transportation Improvement Plan (ITIP) project within the City of Star Area of City Impact or City Limits in accordance with the terms of the Intergovernmental Agreement between the Idaho Transportation Department and the City of Star dated April 22, 2020.

2.7 Changes and Modifications. No change in the use or restrictions specified in this Agreement shall be allowed or changed without modification of this Agreement pursuant to the requirements of the Star City Ordinances. In the event Owner changes or expands the use permitted by this Agreement or fails to comply with the restrictions without formal modification of this Agreement as allowed by the Star City Ordinances, Owners shall be in default of this Agreement.

2.8 Conditions, Bonding for Completion. All of the conditions set forth herein shall be complied with or shall be bonded for completion by Owner before an Occupancy permit will be granted. Failure to comply with the Star City Ordinances or the terms of this Agreement shall result in a default of this Agreement by Owner. Owner may be allowed to bond for certain conditions at one hundred and fifty percent (150%) of the estimated cost of completion pursuant to Star City Ordinances.

Section 3. Affidavit of Property Owner. At the City's request, Owner shall provide an affidavit agreeing to submit the Property to this Agreement and to the provisions set forth in Idaho Code section 67-6511A and Star Zoning Ordinance and such affidavit is incorporated herein by reference.

Section 4. Default. The failure of Owner, its heirs or assigns or subsequent owners of the Property or any other person acquiring an interest in the Property, to faithfully comply with any of the terms and conditions of this Agreement shall be deemed a default herein. This Agreement may be modified or terminated by the Star City Council as set forth in the Star City Ordinances. In the event this Agreement is modified, Owner shall comply with the amended terms. Failure to comply with the amended terms shall result in default. In the event the City Council, after compliance with the requirements of the Star City Ordinances, determines that this Agreement shall be terminated, the zoning of the Property or portion thereof that has not been developed in accordance with this Agreement shall revert its prior zoning designation. All uses of such property, which are not consistent with the prior zoning designation, shall cease. A waiver by the City of Star for any default by Owner of any one or more of the covenants or conditions hereof shall apply solely to the breach and breaches waived and shall not bar any other rights or remedies of the City or apply to any subsequent breach of any such or other covenants and conditions. Owner, by entering into this Agreement, do hereby consent to a reversion of the subject property to its prior zoning designation in the event there is a default in the terms and/or conditions of this Agreement.

Section 5. Unenforceable Provisions. If any term, provision, commitment or restriction of this Agreement or the application thereof to any party or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of the instrument shall remain in full force and effect.

Section 6. Assignment and Transfer. After its execution, this Agreement shall be recorded in the office of the County Recorder at the expense of Owner. Each commitment and restriction on the development subject to this Agreement, shall be a burden on the Property, shall be appurtenant to and for the benefit of the Property and shall run with the land. This Agreement shall be binding on the City and Owner, and their respective heirs, administrators, executors, agents, legal representatives, successors and assigns: provided, however, that if all or any portion of the Property is divided, each owner of a legal lot shall only be responsible for duties and obligations associated with an owner's parcel and shall not be responsible for duties and obligations or defaults as to other parcels of lots within the Property. The new owners of the Property or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be liable for all commitments and other obligations arising under this Agreement with respect only to such owner's lot or parcel.

Section 7. General Matters.

7.1 Amendments. Any alteration or change to this Agreement shall be made only after complying with the notice and hearing provisions of Idaho Code Section 67-6509, as required by Star City Code.

7.2 Paragraph Headings. This Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto. Titles and captions are for convenience only and shall not constitute a portion of this Agreement. As used in this Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.

7.3 Choice of Law. This Agreement shall be construed in accordance with the laws of the State of Idaho in effect at the time of the execution of this Agreement. Any action brought in connection with this Agreement shall be brought in a court of competent jurisdiction located in Ada County, Idaho.

7.4 Notices. Any notice which a party may desire to give to another party must be in writing and may be given by personal delivery, by mailing the same by registered or certified mail, return receipt requested postage prepaid, or by Federal Express or other reputable overnight delivery service, to the party to whom the notice is directed at the address of such party set forth below.

Star: City of Star
Attn: City Clerk
P.O. Box 130
Star, ID 83669

Owner: TBC Land Holding LLC
Todd Campbell
P.O. Box 140298
Boise, Idaho 83714-0298

7.5 Effective Date. This Agreement shall be effective after delivery to each of the parties hereto of a fully executed copy of this Agreement.

7.6 Attorney Fees. Should any litigation be commenced between the parties hereto concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorney fees as determined by a court of competent jurisdiction. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination or forfeiture of this Agreement.

IN WITNESS WHEREOF, the parties have hereunto caused this Agreement to be executed on the day and year set forth below.

Dated this ____ day _____, 2022.

Trevor A. Chadwick, Mayor

ATTEST:

Jacob M. Qualls, City Clerk

PRELIMINARY PLAT FOR
IRON MOUNTAIN VISTA SUBDIVISION

LOCATED IN A PORTION OF THE NE 1/4, SW 1/4, SECTION 4, T4N, R1W, B.M.
CITY OF STAR, ADA COUNTY, IDAHO

2021
EXHIBIT B

DEVELOPMENT FEATURES:

TOTAL ACRES.....16.46 ACRES
TOTAL LOTS.....50
BUILDABLE LOTS.....46
EXISTING ZONING (ADA COUNTY).....R-3
PROPOSED ZONING (CITY OF STAR).....R-3
MINIMUM RESIDENTIAL LOT SIZE.....9,395 sq.ft.
AVERAGE RESIDENTIAL LOT SIZE.....10,513 sq.ft.
PERCENT TO BUILDABLE AREA.....67.8%
PERCENT TO RIGHT-OF-WAY AREA.....17.2%
PERCENT TO OPEN SPACE AREA.....15.0%

IRRIGATION, STORM DRAIN, AND
PUBLIC UTILITY EASEMENT:

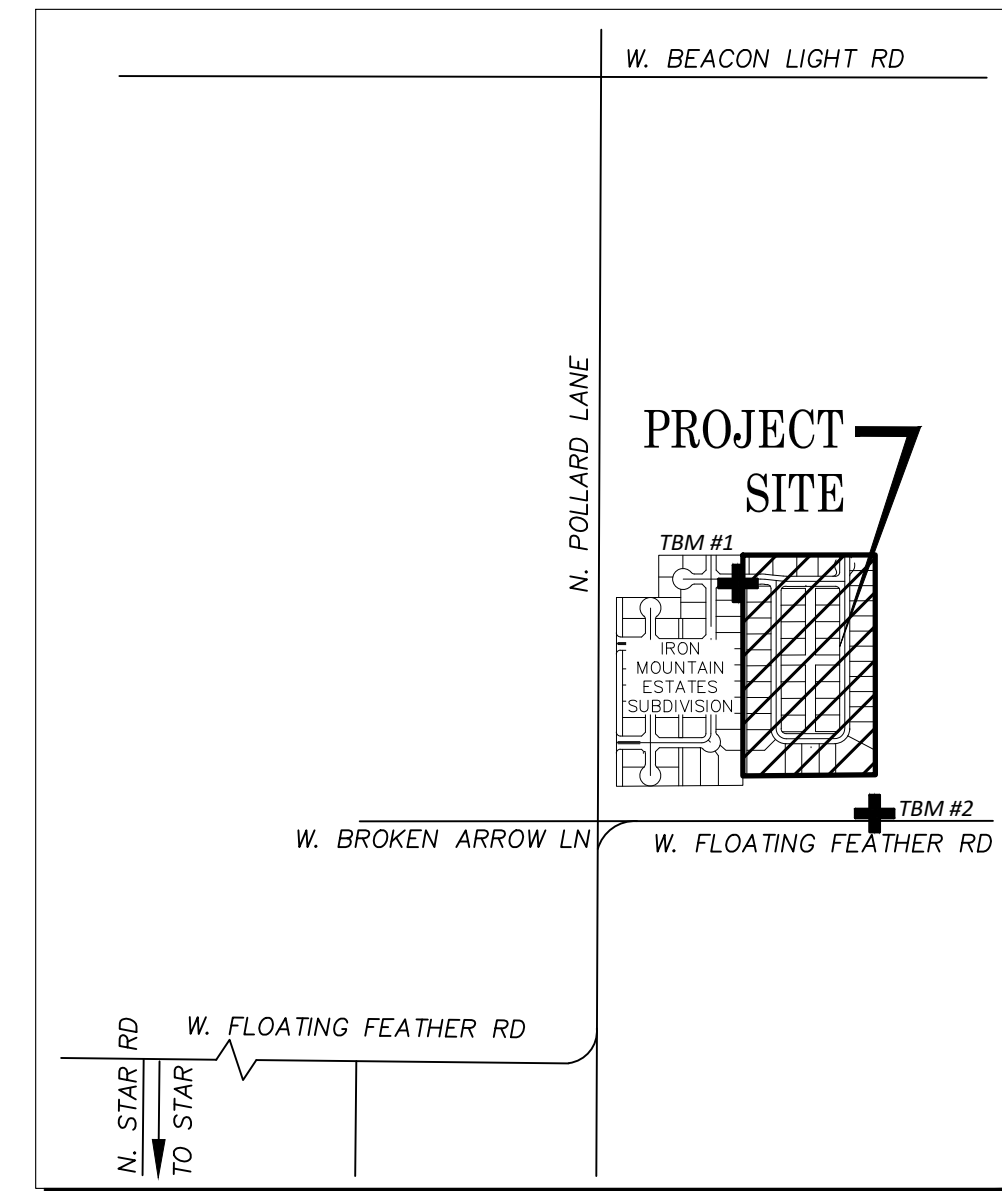
FRONT.....10'
REAR.....10'
SIDE.....5'

BUILDING SETBACKS:

FRONT.....15'
REAR.....15'
SIDE (FOR BOTH STORIES).....5'
STREET SIDE.....20'



50 0 25 50 100
SCALE IN FEET
1"=50'



VICINITY MAP
1"=1000'

GENERAL LEGEND

- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8 REBAR
- PROJECT BENCHMARK
- PROPERTY BOUNDARY LINE
- PROPOSED LOT LINE
- SECTION LINE
- CENTERLINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED 8" WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN
- PROPOSED PRESSURE IRRIGATION
- PROPOSED WATER VALVE
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- PROPOSED WATER SERVICE
- PROPOSED PRESSURE IRRIGATION SERVICE
- FLOW DIRECTION
- EXISTING TEST HOLE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING OVERHEAD POWER
- EXISTING FENCE
- EXISTING NATURAL GROUND CONTOUR LINE
- EXISTING SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING WELL
- EXISTING ELECTRICAL BOX
- EXISTING SIGN
- EXISTING TREES

NOTES:

- THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
- PROJECT SITE IS NOT LOCATED INSIDE THE 100 YEAR FLOODPLAIN PER ANNOTATED FIRM 16001C0130H.
- ALL LOTS ARE TO BE DESIGNATED SINGLE FAMILY RESIDENTIAL EXCEPT LOT 1, BLOCK 1, LOT 1, BLOCK 2, LOT 16, BLOCK 2, & LOT 9, BLOCK 3. SAID COMMON LOTS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- ALL PROPOSED BUILDABLE LOTS WILL BE SERVED WITH CENTRAL WATER AND SEWER BY STAR SEWER AND WATER DISTRICT.
- ALL LOTS TO BE SERVED BY PRIVATE PRESSURE IRRIGATION.
- MAILBOX CLUSTER LOCATED JOINTLY WITH IRON MOUNTAIN ESTATES SUBDIVISION TO THE EAST.

PROJECT BENCHMARKS:

TBM #1
CHISELED SQUARE
ELEV: 2523.53'

TBM #2
SET MAG NAIL
ELEV: 2531.53'

UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVE	PHONE
GAS	INTERMOUNTAIN GAS	(208) 377-6839
ELECTRICITY	IDAHO POWER	(208) 388-6320
TELEPHONE	CENTURY LINK	(208) 385-2144
SEWER	STAR SEWER & WATER DISTRICT	(208) 286-7388
WATER	STAR SEWER & WATER DISTRICT	(208) 286-7388
ROADS	ADA COUNTY HIGHWAY DISTRICT	(208) 454-8135
IRRIGATION	FARMERS UNION DITCH COMPANY	(208) 994-8689
FIRE	STAR FIRE DISTRICT	(208) 286-7772

DEVELOPER REPRESENTATIVE

JAY WALKER
KIMLEY-HORN
849 E. STATE STREET, STE 104
(208) 484-4479

OWNER

TODD CAMPBELL
TODD CAMPBELL CONSTRUCTION, INC
2560 STOKESBERRY
EAGLE, ID. 83616
(208) 941-8607

LAND SURVEYOR

RICHARD GRAY
COMPASS LAND SURVEYING
3818 E. NEWBY STREET
NAMPA, ID. 83667
(208) 442-0115

CIVIL ENGINEER

JIM E. COSLETT, P.E.
ROCK SOLID CIVIL LLC
270 N. 27TH STREET
BOISE, ID. 83702
(208) 342-3277

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	20.57	200.00	5°53'40"	N87°04'50"W	20.56
C2	23.14	225.00	5°53'40"	N87°04'50"W	23.13
C3	18.00	175.00	5°53'40"	N87°04'50"W	17.99
C4	20.58	200.00	5°53'40"	S87°04'50"E	20.57
C5	18.00	175.00	5°53'40"	S87°04'50"E	18.00
C6	6.59	225.00	1°40'40"	S89°11'20"E	6.59
C7	78.63	50.00	90°06'00"	S45°03'30"E	70.77
C8	16.13	25.00	36°58'10"	S18°29'40"E	15.85
C9	23.18	25.00	53°07'50"	S63°32'30"E	22.36

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C10	5.00	75.00	3°49'20"	S1°55'10"E	5.00
C11	53.96	75.00	41°13'20"	S24°26'30"E	52.80
C12	53.96	75.00	41°13'30"	S65°40'00"E	52.81
C13	5.01	75.00	3°49'40"	S88°11'40"E	5.01
C14	78.45	50.00	89°54'00"	N44°56'30"E	70.65
C15	74.47	75.00	56°53'40"	N57°37'40"E	71.45
C16	38.21	90°06'00"	28°11'20"	N14°35'10"E	37.80
C17	23.18	25.00	53°07'50"	N63°19'40"E	22.36
C18	16.04	25.00	36°46'10"	N18°22'40"E	15.77

LINE	BEARING	LENGTH
L1	N42°04'16"W	10.04
L2	N42°04'16"W	17.90
L3	S45°55'43"W	14.90
L4	S45°55'43"W	15.03
L5	N45°01'07"W	14.11
L6	N45°01'07"W	15.35
L7	S44°56'53"W	29.45
L8	N89°32'24"E	40.00

Revisions

Date	Description
1	
2	
3	
4	



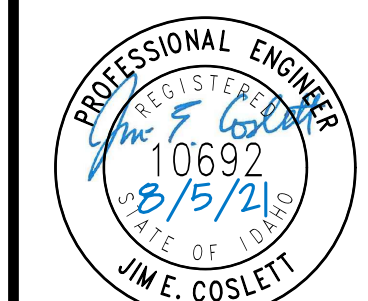
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF ROCK SOLID CIVIL LLC AND IS NOT TO BE USED IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ROCK SOLID CIVIL LLC.

IRON MOUNTAIN VISTA SUBDIVISION

Project Name

PRELIMINARY PLAT

Sheet Name



Project No. RSC 21-27

Drawn By: JEC

Date: August 5, 2021

Sheet No.

EXHIBIT C

Typical House Elevations



Walker, Jay

From: Dean Waite <pm.tccinc@gmail.com>
Sent: Thursday, August 19, 2021 3:50 PM
To: Walker, Jay
Subject: pictures

Jay,

Here you go.







Best Regards,

Dean Waite
Todd Campbell Construction Inc
208-631-5052