

ORDINANCE NO. 409-2024  
(ERLEBACH ANNEXATION)

AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF CANYON COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 23853 CAN ADA ROAD, IN STAR, IDAHO (CANYON COUNTY PARCELS R33774014 & R33774011) AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTY IS OWNED BY ERLEBACH PROPERTIES LP; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RESIDENTIAL WITH A DEVELOPMENT AGREEMENT (R-1-DA), OF APPROXIMATELY 32.64 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. 404-2024, adopted on June 4, 2024 and subsequently amended; and

WHEREAS, the owner(s) of the real property situated in the unincorporated areas of Canyon 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 June 4, 2024 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-1-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 Canyon 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-1-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 Rural Residential with a Development Agreement (R-1-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 Canyon 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 \_\_\_\_\_, 2024.

CITY OF STAR  
Ada and Canyon County, Idaho

BY: \_\_\_\_\_  
Trevor A. Chadwick, Mayor

ATTEST:

\_\_\_\_\_  
Jacob M. Qualls, City Clerk

## EXHIBIT A

### ANNEXATION & REZONE PARCEL DESCRIPTION

A parcel of land lying in a portion of the NE1/4 NE1/4 of Section 1, T.4N., R.2W., Boise Meridian, Canyon County, Idaho, said parcel being more particularly described as follows:

Commencing at a found 5/8" iron pin marking the NE Corner of said Section 1, T.4N., R.2W., Boise Meridian, Canyon County, Idaho; said pin bears N.89°53'38"E. 2656.70 feet from a found Aluminum Cap marking the N1/4 Corner of said Section 1 and also bears N.00°35'51"E. 1318.37 feet from a found 5/8" iron pin marking the N1/16 Corner common to said Section 1 and Section 6, T.4N., R.1W., Boise Meridian, Canyon County, Idaho; thence S.00°35'51"W. 726.80 feet along the easterly boundary of the said NE1/4 NE1/4 of Section 1 to a point, said point marking THE REAL POINT OF BEGINNING;

thence continuing S.00°35'51"W. 591.57 feet along the said easterly boundary of the NE1/4 NE1/4 of Section 1 and Can-Ada Road to a found 5/8" iron pin marking the N1/16 Corner common to said Sections 1 and 6, said pin also marking a point along Foothill Road;

thence S.89°51'16"W. 1330.24 feet along the southerly boundary of the said NE1/4 NE1/4 of Section 1 and along said Foothill Road to a point marking the NE1/16 Corner of said Section 1, said point being witnessed by a found 1/2" iron pin which bears N.00°40'44"E. 54.39 feet;

thence leaving said southerly boundary of the NE1/4 NE1/4 of Section 1 and said Foothill Road, N.00°40'44"E. 819.30 feet along the westerly boundary of the said NE1/4 NE1/4 of Section 1 to a found 5/8" iron pin;

thence leaving the said westerly boundary of the NE1/4 NE1/4 of Section 1, N.89°00'11"E. 539.17 feet to a found 5/8" iron pin;

thence N.04°17'05"E. 493.02 feet to a found 5/8" iron pin;

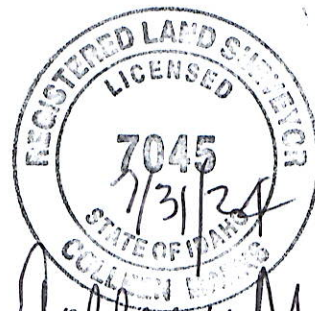
thence N.89°53'38"E. 603.02 feet to a found 5/8" iron pin;

thence S.11°29'46"E. 741.35 feet to the point of beginning, containing 32.64 acres, more or less.

SUBJECT TO AND/OR TOGETHER WITH:

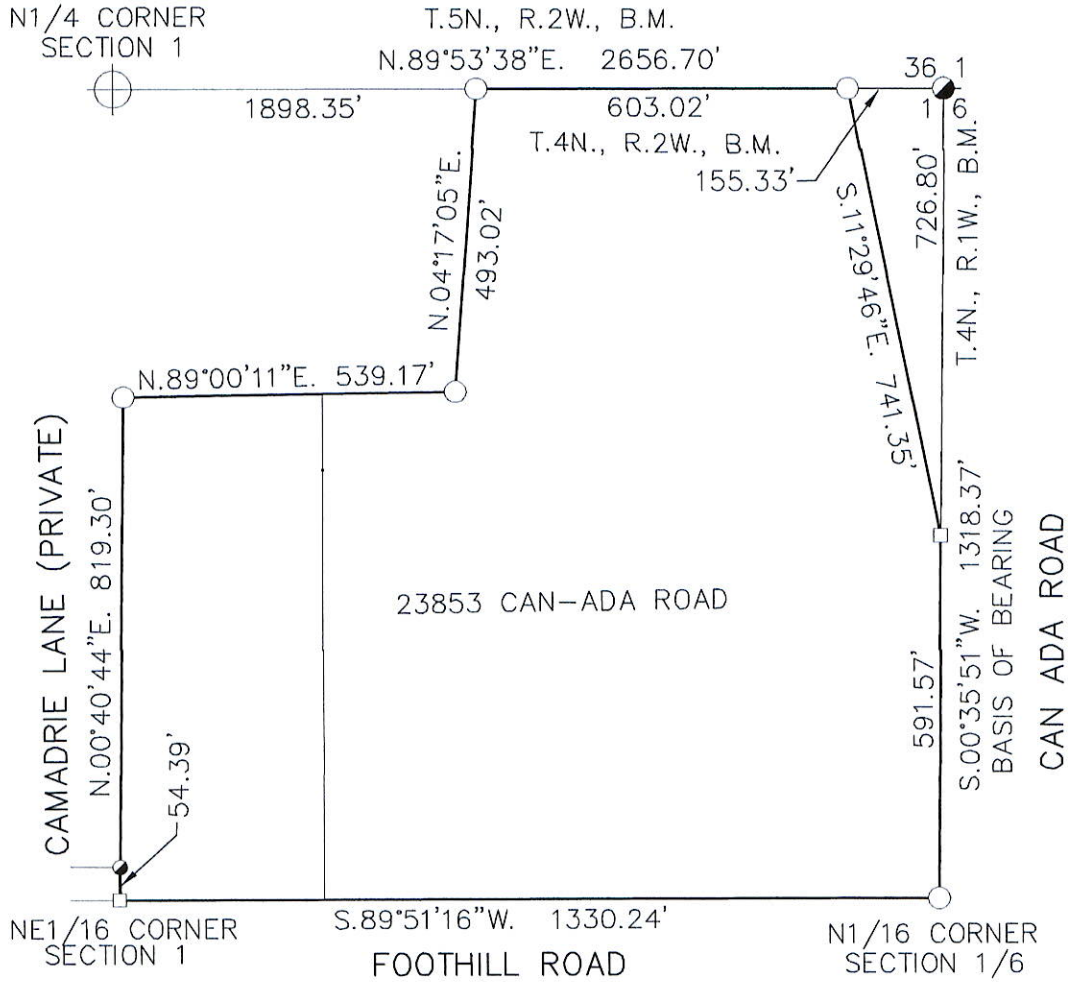
Any easements or rights of way of record or in use.

+



*Colleen Marks*

ANNEXATION & REZONE EXHIBIT  
 FOR  
 ERLEBACH PROPERTIES, L.P.  
 PARCELS OF LAND LYING IN THE  
 NE1/4 NE1/4 OF SECTION 1, T.4N., R.2W.,  
 BOISE MERIDIAN, CANYON COUNTY, IDAHO  
 2024



**LEGEND**

- SUBJECT PROPERTY LINE
- OTHER PROPERTY LINE
- SECTION LINE
- FOUND ALUMINUM CAP MONUMENT MARKED LS 17665
- FOUND 5/8" IRON PIN W/PLASTIC CAP MARKED LS 7045
- WITNESS CORNER-FOUND 1/2" IRON PIN W/PLASTIC CAP MARKED LS 7045
- CALC POINT



SCALE 1" = 300'

**MARKS LAND SURVEYING, LLC**  
 COLLEEN MARKS, LS 7045  
 2995 N. COLE ROAD STE. 240  
 BOISE, IDAHO 83704  
 PH: (208) 378-7703

**DEVELOPMENT AGREEMENT  
ERLEBACH ANNEXATION**

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 Erlebach Properties, LP, hereinafter referred to as "Owners".

WHEREAS, Owners own parcels of land of approximately 32.64 acres in size, currently located within Canyon County, zoned AG and more particularly described in **Exhibit A** of Ordinance 409-2024, which is attached hereto and incorporated by reference herein (the "Properties");

WHEREAS, Owners have requested that the Properties be annexed into the City and 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 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, Owners desires to be assured that it may proceed with allowing its Property to be rezoned in accordance with this Agreement;

WHEREAS, the Owners agree to the zoning designation for the parcel to be rezoned in accordance with this Agreement;

WHEREAS, Owners filed with the City of Star, a Request for Annexation and Zoning of the Property to R-1-DA, as File No. AZ-24-02/DA-24-02, 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;

WHEREAS, the intent of this Agreement is to protect the rights of Owner's 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 Parcel shown on **Exhibit A**, Owners are allowed to develop the 32.64 acres as follows:

- Zoning Classification: The zoning classifications shall be R1-DA.
- The Owners shall comply with all city ordinances relating to the property except as otherwise provided herein.

**2.2 Site Design.** The Concept Plan, as set forth in **Exhibit B**, is hereby approved. The parcels are eligible for a building permit for up to four (4) single-family residential dwellings (as approved through property divisions of the two original parcels). All building and zoning code requirements shall be met for the building permit. Any additional dwellings shall be subject to future preliminary plat approval by the City.

**2.3 Additional Requirements/Considerations:**

- **The applicant shall be responsible for payment of ITD Proportionate Shares for all new residential dwellings. This shall be assessed at building permit.**
- **The applicant shall comply with all requirements of the Star Fire District, including any roadway improvements necessary to access the property.**
- **The property shall be zoned to Residential (R-1).**
- **Applicant shall maintain vision triangle at corner of Can Ada and Foothill Road, including maintaining trees, brush and weeds.**
- **Applicant may access Parcel #4 either from Camadrie Lane through a recorded easement, or from the approved private street off of Foothill Road.**

**2.4 Proportionate Share Agreement for ITD Improvements.** Owners have agreed 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 \$1,000.00 traffic mitigation fee determined, or revised, by the Idaho Transportation Department as follows: the Developer will pay the City \$1,000.00 per residential dwelling unit prior to issuance of a building permit. The City will allocate the funds to roadway improvements in the vicinity of the project. The Owner 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.

**2.5 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 fail to comply with the restrictions without formal modification of this Agreement as allowed by the Star City Ordinances, Owner shall be in default of this Agreement.

**2.6 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.** Owner shall provide an affidavit agreeing to submit the Property to this Development 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 the Applicant. 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 owner 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

Owners: Erlebach Properties, L.P.  
Dave Erlebach, Manager  
P.O. Box 97  
Caldwell, ID 83606-0097

**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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
Trevor A. Chadwick, Mayor

ATTEST:

\_\_\_\_\_  
Jacob M. Qualls, City Clerk

OWNER:

Erlebach Properties, L.P.  
by: Dave Erlebach  
its Manager



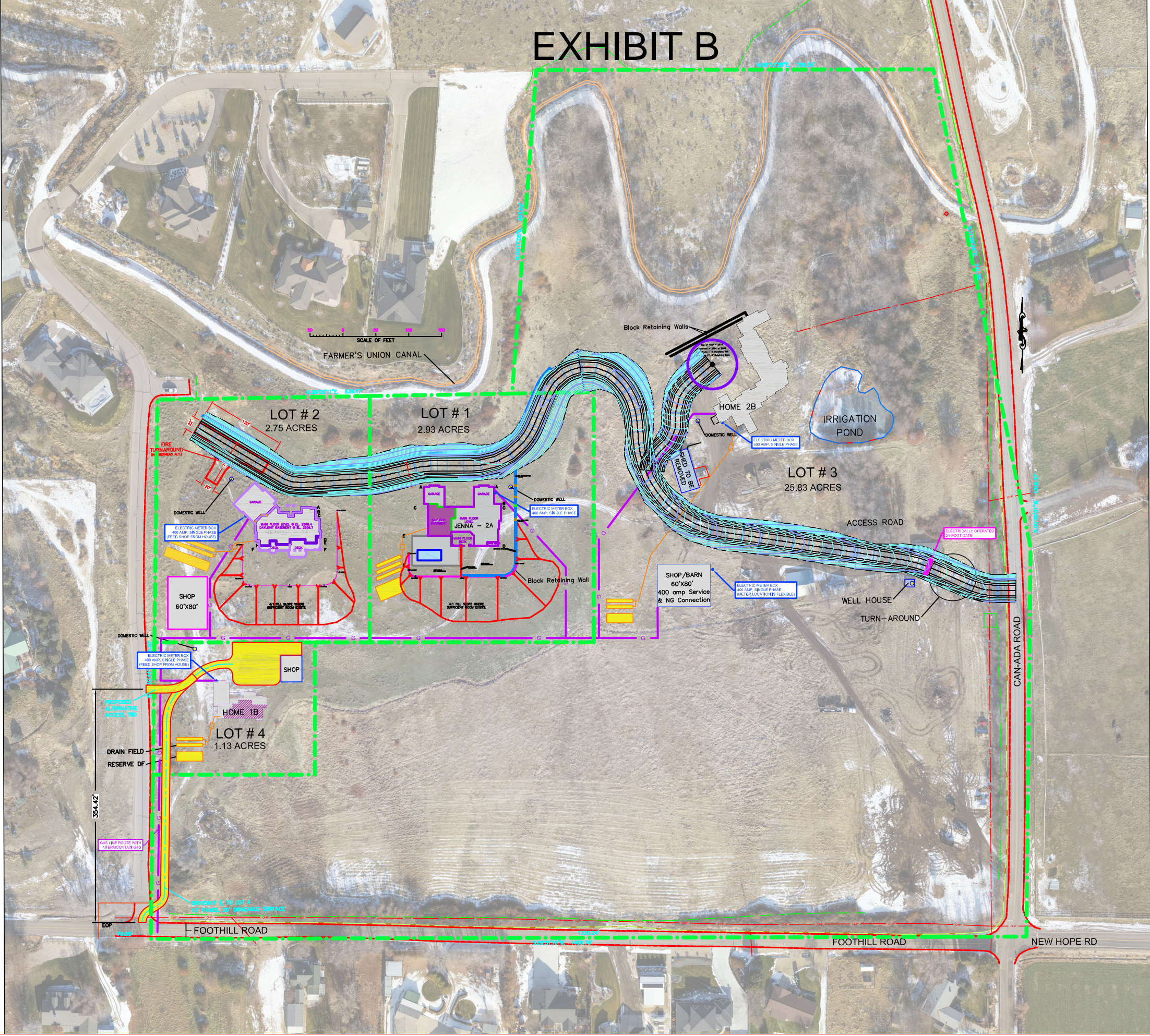
STATE OF \_\_\_\_\_ )  
 ) ss.  
County of \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me the undersigned, a Notary Public in and for said state, personally appeared Dave Erlebach, known to me to be the Manager of Erlebach Properties, L.P., who subscribed his name to the foregoing instrument, and acknowledged to me that he executed the same in said limited partnerships name.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, the day and year in this certificate first above written.

\_\_\_\_\_  
Notary Public for State of Idaho  
Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

# EXHIBIT B



REV	DATE	DESCRIPTION

ERLEBACH PROPERTIES - STAR SITE  
**SITE LAYOUT - ENTIRE PARCEL**  
 STAR, IDAHO

PROJECT NUMBER:  
 DRAWN BY:  
 REVIEWED BY:  
 CREATION DATE - 7-10-24  
 SHEET TITLE

## PLOT PLAN

DRAWING NUMBER: