

ORDINANCE NO. 391-2024
(INSPIRADO MIXED USE PHASE 5 & ROADWAY ANNEXATION)

AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTIES LOCATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO; MORE SPECIFICALLY LOCATED AT 7230 W. CHINDEN BLVD & THE INTERSECTION OF W. OLD SCHOOL DRIVE AND N. MYSTIC CREEK AVENUE, IN STAR, IDAHO (ADA COUNTY PARCELS S0420449210, S0420347000 & S0420347101) AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTIES ARE OWNED BY ANTONOV STAR HOLDING, LLC; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTIES AS MIXED USE WITH A DEVELOPMENT AGREEMENT (MU-DA) OF APPROXIMATELY 5.04 ACRES & .23 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 properties 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. 370-2022, adopted on July 19, 2022 and subsequently amended; and

WHEREAS, the owner(s) of the real properties 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 properties to the City of Star; and

WHEREAS, the Mayor and Council, held a public hearing on July 18, 2023 on the proposed annexation and zoning of the properties 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 properties should be zoned Mixed Use with a Development Agreement (MU-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 properties described in Section 2 of this Ordinance is contiguous to the City, that said properties can be reasonably assumed to be used for orderly development of the City, that the owner(s) of said properties have requested, in writing, annexation of said properties by the City, and that the requirements of Section 50-222, Idaho Code, for annexation of said properties, have been satisfied.

Section 2: The real properties, 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 properties 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 Mixed Use with a Development Agreement (MU-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 properties described in Section 2 above in the Mixed Use with a Development Agreement (MU-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 properties 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

Legal Description Inspirado Subdivision – Annexation and Rezone – Parcel 1

A parcel being a portion of the SW ¼ of Section 20, Township 4 North, Range 1 West, B.M., Ada County, Idaho, and more particularly described as follows:

BEGINNING at an Aluminum Cap monument marking the southeast corner of said SW ¼ (S ¼ Corner) of Section 20, from which an Aluminum Cap monument marking the southwest corner of said Section 20 bears N 88°59'27" W a distance of 2659.56 feet;

Thence along the southerly boundary of said SW ¼ N 88°59'27" W a distance of 467.38 feet to a point;

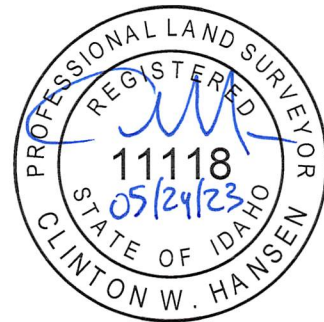
Thence leaving said southerly boundary N 1°55'42" E a distance of 474.92 feet to a point;

Thence S 89°00'00" E a distance of 456.41 feet to a point on the easterly boundary of said SW ¼;

Thence along said easterly boundary S 0°36'18" W a distance of 474.94 feet to the **POINT OF BEGINNING**.

This parcel contains 5.036 acres and is subject to any easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
May 24, 2023



Legal Description
Inspirado Subdivision – Annexation and Rezone – Parcel 2

A parcel being a portion of the SE ¼ of Section 20, Township 4 North, Range 1 West, B.M., Ada County, Idaho, and more particularly described as follows:

Commencing at an Aluminum Cap monument marking the southeast corner of the SW ¼ (S ¼ Corner) of said Section 20, from which an Aluminum Cap monument marking the southwest corner of said Section 20 bears N 88°59'27" W a distance of 2659.56 feet;

Thence along the southerly boundary of the SE ¼ of said Section 20 S 89°15'11" E a distance of 1328.62 feet to a point;

Thence leaving said southerly boundary N 0°34'12" E a distance of 1325.83 feet to the **POINT OF BEGINNING**;

Thence N 0°34'11" E a distance of 60.03 feet to a point;

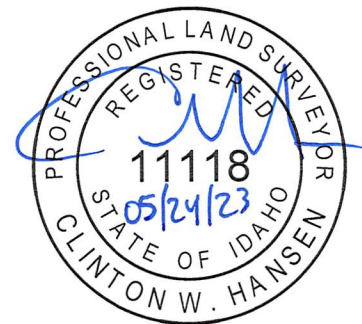
Thence S 89°17'51" E a distance of 164.97 feet to a point;

Thence S 0°34'10" W a distance of 60.03 feet to a point;

Thence N 89°17'57" W a distance of 164.97 feet to the **POINT OF BEGINNING**.

This parcel contains 0.227 acres and is subject to any easements existing or in use.

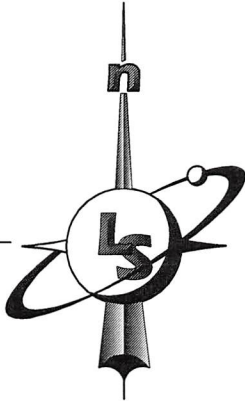
Clinton W. Hansen, PLS
Land Solutions, PC
May 24, 2023



INSPIRADO SUBDIVISION

ANNEXATION AND REZONE EXHIBIT
 LOCATED IN THE SW 1/4 OF SECTION 20,
 T4N, R1W, BM, ADA COUNTY, IDAHO

PHYLLIS CANAL



PARCEL S0420449210

0 W. CHINDEN BLVD.

TOTAL AREA = 0.227 ACRES

L2

Parcel 2

L4

SE 1/16

POINT OF
 BEGINNING
 PARCEL 2

LINE TABLE

LINE	LENGTH	BEARING
L1	60.03'	N0°34'11"E
L2	164.97'	S89°17'51"E
L3	60.03'	S0°34'10"W
L4	164.97'	N89°17'57"W

1325.83'
 N0°34'12"E

S89°00'00"E 456.41'

Parcel 1

PARCELS S0420347000
 AND S0420347101

7230 W. CHINDEN BLVD.

TOTAL AREA = 5.036
 ACRES

EXISTING RIGHT-OF-WAY
 467.38'

N1°55'42"E 474.92'

S0°36'18"W 474.94'

POINT OF
 BEGINNING
 PARCEL 1

N. STAR ROAD

19 | 20
 30 | 29

2192.18'

2659.56' N88°59'27"W
 BASIS OF BEARING

20
 29
 1/4

W. CHINDEN BLVD (US HWY 20/26)

1328.62'

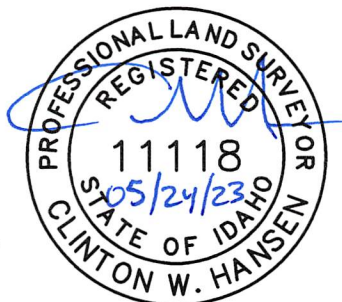
S89°15'11"E

E 1/16

2657.24'

1328.62'

20
 29



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