

ORDINANCE NO. 411-2024
(JOPLIN RIM 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 THE SOUTHEAST CORNER OF W. JOPLIN ROAD AND N. CAN ADA ROAD, IN STAR, IDAHO (ADA COUNTY PARCELS S0419233700 & S0419325561) AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTY IS OWNED BY JOHN BOTTLES; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RESIDENTIAL WITH A DEVELOPMENT AGREEMENT (R-4-DA) OF APPROXIMATELY 13.53 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 18, 2022 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 August 20, 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-4-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-4-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-4-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 _____, 2024.

CITY OF STAR
Ada and Canyon County, Idaho

BY: _____
Trevor A. Chadwick, Mayor

ATTEST:

Jacob M. Qualls, City Clerk

EXHIBIT A



March 1, 2024
Job Number: ID-8727-23
Page 1 of 2

PROPERTY DESCRIPTION BOTTLES JOPLIN SUBDIVISION

A PIECE OF LAND LYING IN GOVERNMENT LOTS 2 AND 3, SECTION 19, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, SAID PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING AN ALUMINUM CAP MARKING THE WEST 1/4 CORNER OF SAID SECTION 19; BEING N.89°17'17"W., 2521.15 FEET DISTANT FROM THE CENTER 1/4 CORNER; SAID POINT OF BEGINNING ALSO BEING THE POINT OF BEGINNING OF PARCEL C AS SHOWN ON RECORD OF SURVEY NUMBER 12543, RECORDS OF ADA COUNTY.

- 1) Thence S.89°19'01"E., 19.81 FEET TO A POINT;
- 2) THENCE N.00°54'29"E., 123.58 FEET TO A POINT;
- 3) THENCE N.85°58'11"E., 187.13 FEET TO A POINT
- 4) THENCE N.72°27'55"E., 427.04 FEET TO A POINT MORE OR LESS ON THE EXISTING CENTERLINE OF JOPLIN ROAD;
- 5) THENCE ALONG THE EXISTING CENTERLINE OF SAID JOPLIN ROAD FOR THE NEXT 9 CALLS:
- 6) THENCE S.86°25'57"E., 11.89 FEET TO A POINT;
- 7) THENCE S.74°52'47"E., 28.68 FEET TO A POINT;
- 8) THENCE S.67°31'21"E., 30.56 FEET TO A POINT;
- 9) THENCE S.59°20'29"E., 28.01 FEET TO A POINT;
- 10) THENCE S.56°07'33"E., 22.11 FEET TO A POINT;



- 11) THENCE S.54°29'42"E., 25.24 FEET TO A POINT;
- 12) THENCE S.51°43'50"E., 65.38 FEET TO A POINT;
- 13) THENCE S50°53'16"E., 18.61 FEET TO A POINT;
- 14) THENCE S.51°14'04"E., 103.83 FEET TO A POINT, LEAVING THE EXISTING CENTERLINE OF SAID JOPLIN ROAD;
- 15) THENCE S.00°51'30"W., 30.70 FEET, TO A POINT LYING ON THE EXISTING SOUTHERLY EDGE OF SAID JOPLIN ROAD, AND FOLLOW THE EXISTING SOUTHERLY EDGE OF JOPLIN ROAD FOR THE NEXT 4 CALLS;
- 16) THENCE S.52°19'29"E., 34.32 FEET TO A POINT;
- 17) THENCE S.54°17'55"E., 27.28 FEET TO A POINT;
- 18) THENCE S.58°43'32"E., 30.79 FEET TO A POINT;
- 19) THENCE S.66°35'42"E. 10.57 FEET TO A POINT;
- 20) THENCE S.00°38'22"W. 11.09 FEET TO A POINT ON THE LATITUDINAL CENTERLINE OF SAID SECTION 19;
- 21) THENCE S.89°17'17"E., ALONG SAID LATITUDINAL CENTERLINE, 234.10 FEET TO A POINT MARKING THE CENTER WEST 1/16TH CORNER OF SAID SECTION 19;
- 22) THENCE S.01°15'14"W., ALONG THE WEST 1/16TH LINE OF SAID SECTION 19, 349.68 FEET TO A POINT MARKING THE SOUTH EAST CORNER OF PARCEL C AS SHOWN ON RECORD OF SURVEY NUMBER 12543;
- 23) THENCE N.89°10'08"W., ALONG THE SOUTHERLY LINE OF THE AFOREMENTIONED PARCEL C, 1210.77 FEET, TO A POINT ON THE WESTERLY BOUNDARY LINE OF SAID SECTION 19;
- 24) THENCE ON SAID WESTERLY BOUNDARY LINE N.01°02'26"E., 347.14 FEET, TO **THE POINT OF BEGINNING.**

SAID PARCEL CONTAINS 13.53 ACRES, MORE OR LESS.

March 1, 2024

Job Number: ID-8727-23

Page 1 of 2

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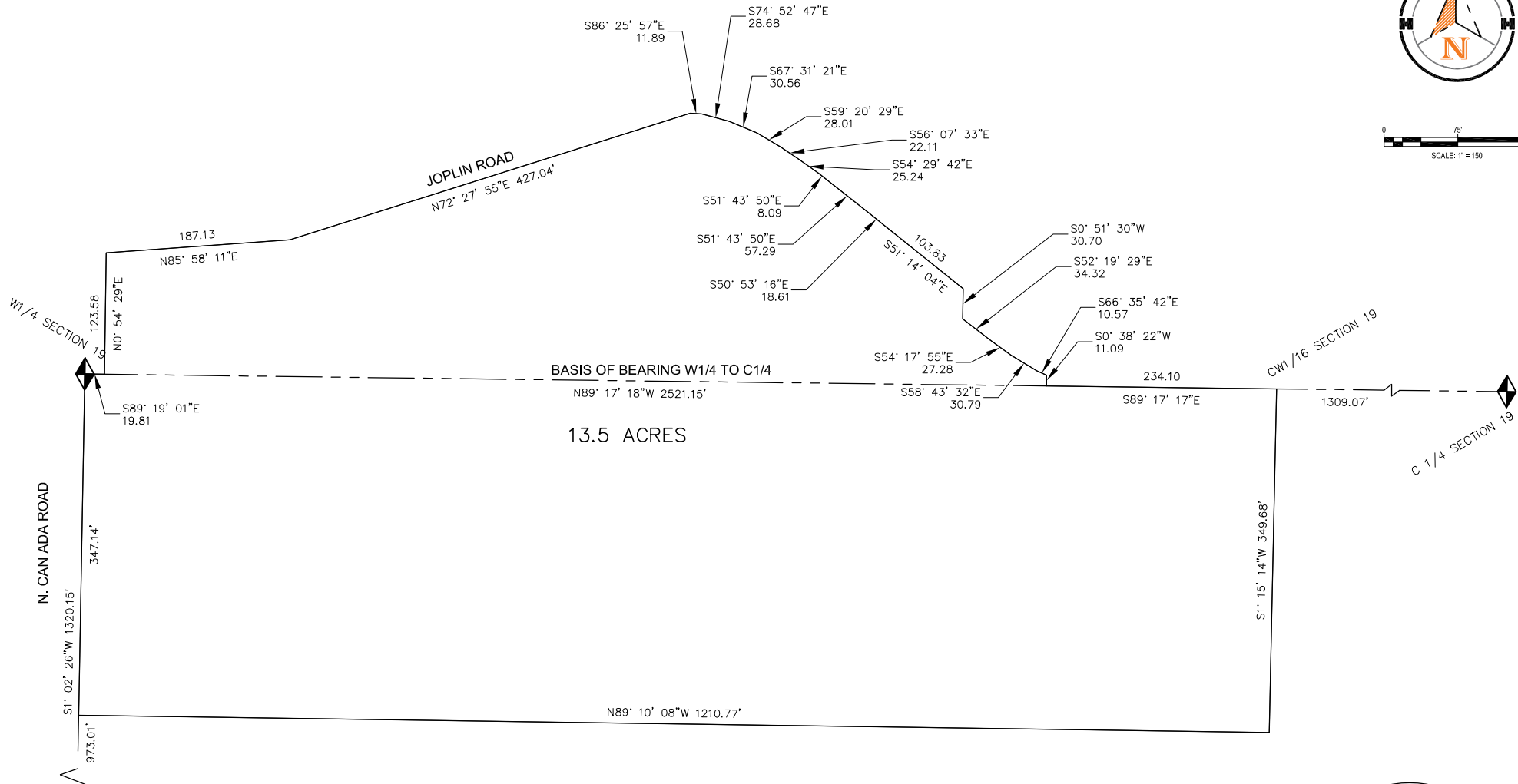
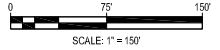
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SAID PARCEL CONTAINS 13.53 ACRES, MORE OR LESS.

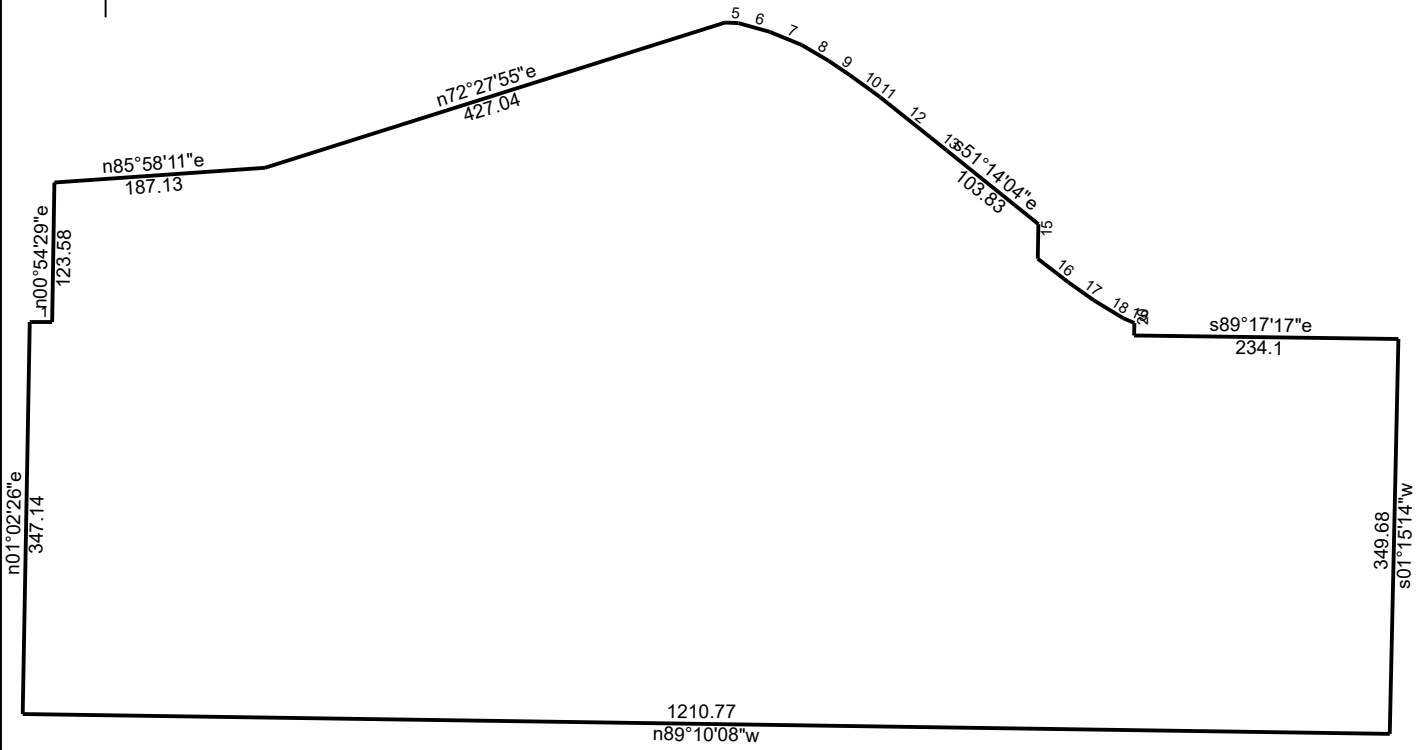


BASIS OF BEARING W1/4 TO C1/4

13.5 ACRES

- BOUNDARY LINE
- - - SECTION LINE
- ◆ SECTION CORNER





2/20/2024

Scale: 1 inch= 170 feet

File: BOTTLES JOPLIN SUBDIVISION CLOSURE 2-29-2024.ndp

Tract 1: 13.5275 Acres, Closure: s80.1751e 0.01 ft. (1/411329), Perimeter=3378 ft.

01 s89.1901e 19.81	15 s00.5130w 30.7
02 n00.5429e 123.58	16 s52.1929e 34.32
03 n85.5811e 187.13	17 s54.1755e 27.28
04 n72.2755e 427.04	18 s58.4332e 30.79
05 s86.2557e 11.89	19 s66.3542e 10.57
06 s74.5247e 28.68	20 s00.3822w 11.09
07 s67.3121e 30.56	21 s89.1717e 234.1
08 s59.2029e 28.01	22 s01.1514w 349.68
09 s56.0733e 22.11	23 n89.1008w 1210.77
10 s54.2942e 25.24	24 n01.0226e 347.14
11 s51.4350e 8.09	
12 s51.4350e 57.29	
13 s50.5316e 18.61	
14 s51.1404e 103.83	

March 1, 2024

SUBJECT: ID-8727-23 JOPLIN BOUNDARY CLOSURE

North: 734403.1211' East: 2422914.4323'

Segment #1 : Line

Course: N1° 02' 26"E Length: 347.14'

North: 734750.2039' East: 2422920.7364'

Segment #2 : Line

Course: S89° 19' 01"E Length: 19.81'

North: 734749.9677' East: 2422940.5450'

Segment #3 : Line

Course: N0° 54' 29"E Length: 123.58'

North: 734873.5322' East: 2422942.5035'

Segment #4 : Line

Course: N85° 58' 11"E Length: 187.13'

North: 734886.6844' East: 2423129.1708'

Segment #5 : Line

Course: N72° 27' 55"E Length: 427.04'

North: 735015.3446' East: 2423536.3681'

Segment #6 : Line

Course: S86° 25' 57"E Length: 11.89'

North: 735014.6047' East: 2423548.2351'

Segment #7 : Line

Course: S74° 52' 47"E Length: 28.68'

North: 735007.1237' East: 2423575.9222'

Segment #8 : Line

Course: S67° 31' 21"E Length: 30.56'

North: 734995.4399' East: 2423604.1606'



Segment #9 : Line

Course: S59° 20' 29"E Length: 28.01'

North: 734981.1570' East: 2423628.2553'

Segment #10 : Line

Course: S56° 07' 33"E Length: 22.11'

North: 734968.8336' East: 2423646.6125'

Segment #11 : Line

Course: S54° 29' 42"E Length: 25.24'

North: 734954.1748' East: 2423667.1595'

Segment #12 : Line

Course: S51° 43' 50"E Length: 8.09'

North: 734949.1642' East: 2423673.5110'

Segment #13 : Line

Course: S51° 43' 50"E Length: 57.29'

North: 734913.6811' East: 2423718.4898'

Segment #14 : Line

Course: S50° 53' 16"E Length: 18.61'

North: 734901.9411' East: 2423732.9295'

Segment #15 : Line

Course: S51° 14' 04"E Length: 103.83'

North: 734836.9295' East: 2423813.8872'

Segment #16 : Line

Course: S0° 51' 30"W Length: 30.70'

North: 734806.2329' East: 2423813.4273'

Segment #17 : Line

Course: S52° 19' 29"E Length: 34.32'

North: 734785.2570' East: 2423840.5912'



Segment #18 : Line

Course: S54° 17' 55"E Length: 27.28'

North: 734769.3375' East: 2423862.7444'

Segment #19 : Line

Course: S58° 43' 32"E Length: 30.79'

North: 734753.3532' East: 2423889.0604'

Segment #20 : Line

Course: S66° 35' 42"E Length: 10.57'

North: 734749.1545' East: 2423898.7607'

Segment #21 : Line

Course: S0° 38' 22"W Length: 11.09'

North: 734738.0652' East: 2423898.6369'

Segment #22 : Line

Course: S89° 17' 17"E Length: 234.10'

North: 734735.1564' East: 2424132.7188'

Segment #23 : Line

Course: S1° 15' 14"W Length: 349.68'

North: 734385.5602' East: 2424125.0669'

Segment #24 : Line

Course: N89° 10' 08"W Length: 1210.77'

North: 734403.1225' East: 2422914.4242'

Perimeter: 3378.31' Area: 589256.94 Sq. Ft.

Error Closure: 0.0082 Course: N80° 17' 51"W

Error North: 0.00138 East: -0.00809

Precision 1: 411989.02

**DEVELOPMENT AGREEMENT
JOPLIN RIM SUBDIVISION 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 John Bottles, hereinafter referred to as "Owner".

WHEREAS, Owner own parcels of land of approximately 13.5 acres in size, currently located within Ada County, zoned RUT and more particularly described in **Exhibit A** of Ordinance 411-2024, which is attached hereto and incorporated by reference herein (the "Properties");

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

WHEREAS, the parties agree to the zoning designations for various parcels within the Property to be rezoned in accordance with this Agreement;

WHEREAS, Owner filed with the City of Star, a Request for Annexation and Rezone of the Properties and Zoning of R-4-DA, as File No. AZ-24-04/DA-24-04/PP-24-03, 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 Parcels shown on **Exhibit A**, Owner is allowed to develop the 13.5 acres as follows:

- Zoning Classification: The zoning classifications shall be R-4-DA.
- The Owner shall comply with all city ordinances relating to the property except as otherwise provided herein.

2.2 Site Design. The Preliminary Plat, as set forth in **Exhibit B**, is hereby approved.

2.3 Uses. The development is hereby approved for a maximum of 48 single-family residential lots. Building elevations consistent with the **Exhibit C** shall be constructed within this development. A minimum of three (3) architectural elements shall be provided for all single-family residential structures. A minimum of 5 architectural styles and/or floorplans shall be provided for this development.

2.4 Additional Requirements/Considerations:

- **The Preliminary Plat approved by Council dated 8-20-24 is approved for a maximum of 48 residential lots.**
- **The Council approves the requested rear setback waivers as follows for Lot 2 (14'), Lot 3 (5'), Lot 4 (8'), Lot 11 (3.5') & Lot 12 (5'), Block 1 of the approved preliminary plat dated 8-20-24.**
- **Council approves a 27' width for the private street with no sidewalks adjacent to private street.**
- **The Applicant shall provide 8' planter strips along the detached sidewalks and a 10' multi-use pathway on Joplin Road per ACHD standards.**
- **The Applicant shall be responsible for payment of all emergency services mitigation fees and ITD Proportionate Shares.**
- **Building elevations presented by Applicant shall be included as an Exhibit in Development Agreement.**
- **The Applicant shall provide an Exhibit showing compliance with Section 8-3B-3J-2 of the UDC regarding Dwelling Unit Design.**
- **All future building permits for single family dwellings shall be reviewed for compliance with Section 8-3B-3J, including exterior finishes, dwelling unit design and rear elevation design along collector roadways.**
- **All mailbox clusters shall be approved by the postmaster prior to installation. All clusters shall be covered with an architecturally designed cover, to be approved by the Administrator prior to final plat signature. All covers shall be provided with lighting and shall be stained/painted and kept in good condition at all times.**

- **The property associated with this approved Preliminary Plat, in addition to the property of all future phases shall be properly maintained at all times, including throughout the construction process to include trash picked up and trash receptacles emptied with regular frequency, streets swept and cleaned weekly, including any streets used to access the property and all debris shall be prevented from accumulating on any adjacent property or public right of way and shall remove all debris from public way at least daily. This shall also include, but is not limited to any trash, junk or disabled vehicles during any portion of the development process. The site shall be properly mitigated from fugitive dust at all times, including during construction, as determined by the Zoning Administrator. Failure to comply with any of the above is a direct violation of this Development Agreement and may result in a stop work order being issued until the violations are remedied, and/or revocation of preliminary plat/final plat approvals.**

2.5 Proportionate Share Agreement for ITD Improvements. Developer has 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 \$48,000.00 (48 lots x \$1,000) traffic mitigation fee determined, as determined by the Idaho Transportation Department as follows: the Developer will pay the City \$1,000.00 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.

2.6 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.

2.7 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 Owner 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 neutral 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: John Bottles
839 S. Bridgeway Place
Eagle, ID 83616

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.

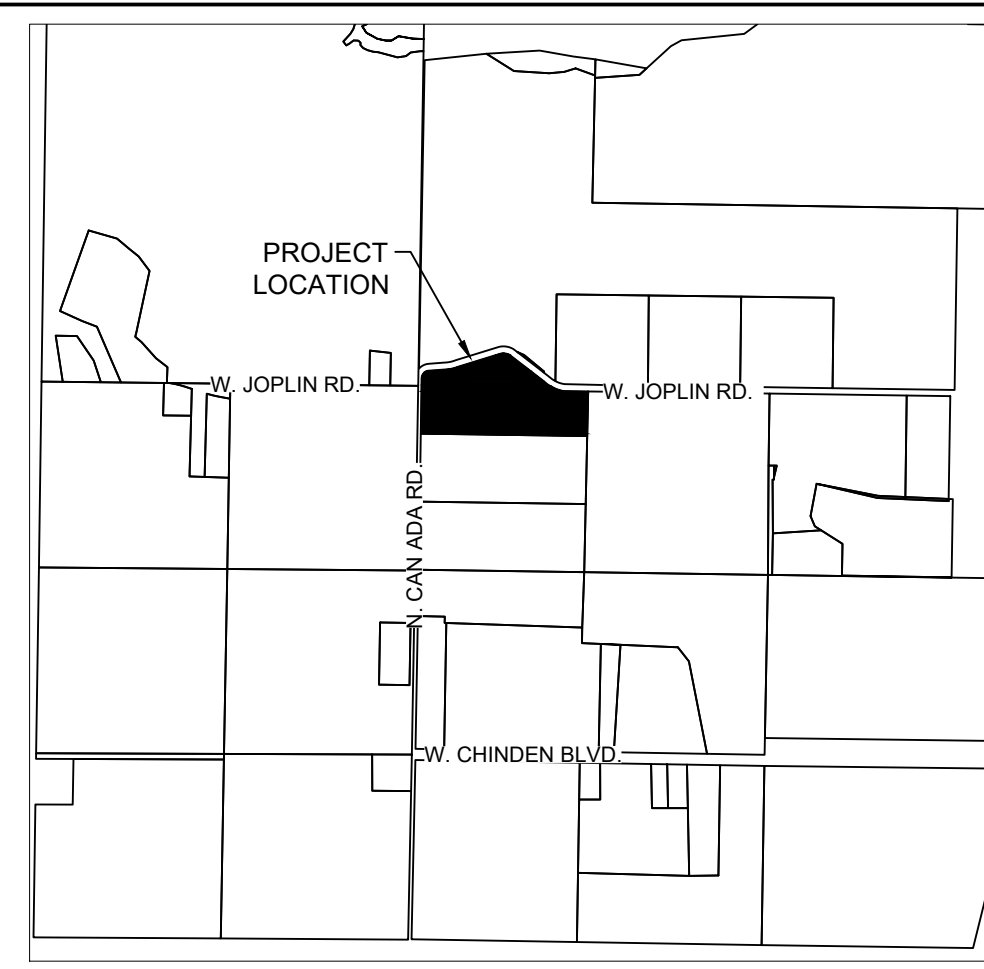
IN WITNESS WHEREOF, the parties have hereunto caused this Agreement to be executed on the day and year set forth below.

Dated this _____ day _____, 2024.

Trevor A. Chadwick, Mayor

ATTEST:

Jacob M. Qualls, City Clerk



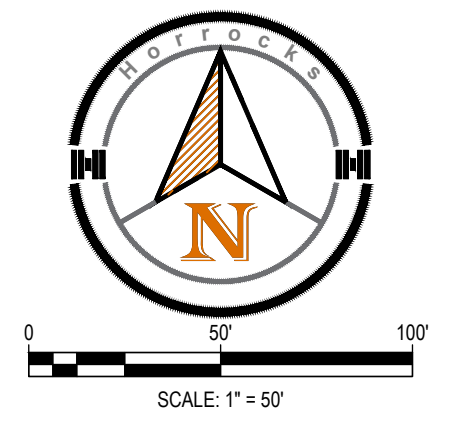
VICINITY MAP (NOT TO SCALE)

PROJECT BENCHMARK
5/8" IRON PIN WITH "JUB" CONTROL CAP
NORTHING 731290.9067
EASTING 2422837.6290
ELEVATION 2496.31'

PRELIMINARY PLAT FOR JOPLIN RIM SUBDIVISION EXHIBIT B

LOCATED IN A PORTION OF GOVERNMENT LOTS 2 & 3 OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN CITY OF STAR, ADA COUNTY, IDAHO -2024-

APPROVED BY COUNCIL 8-20-24



LEGEND

	CALCULATED POINT
	PLSS CORNER
	BOUNDARY LINE
	LOT LINE
	STREET CENTERLINE
	SECTION LINE
	ACHD SIDEWALK EASEMENT
	CROSS ACCESS & PUBLIC UTILITY UTILITIES EASEMENT AS NOTED
	PUBLIC UTILITIES EASEMENT
	CROSS ACCESS EASEMENT
	PUBLIC RIGHT-OF-WAY

P.U.E. PUBLIC UTILITIES EASEMENT
C.A.E. CROSS ACCESS EASEMENT
ROW PUBLIC RIGHT-OF-WAY

WARNING

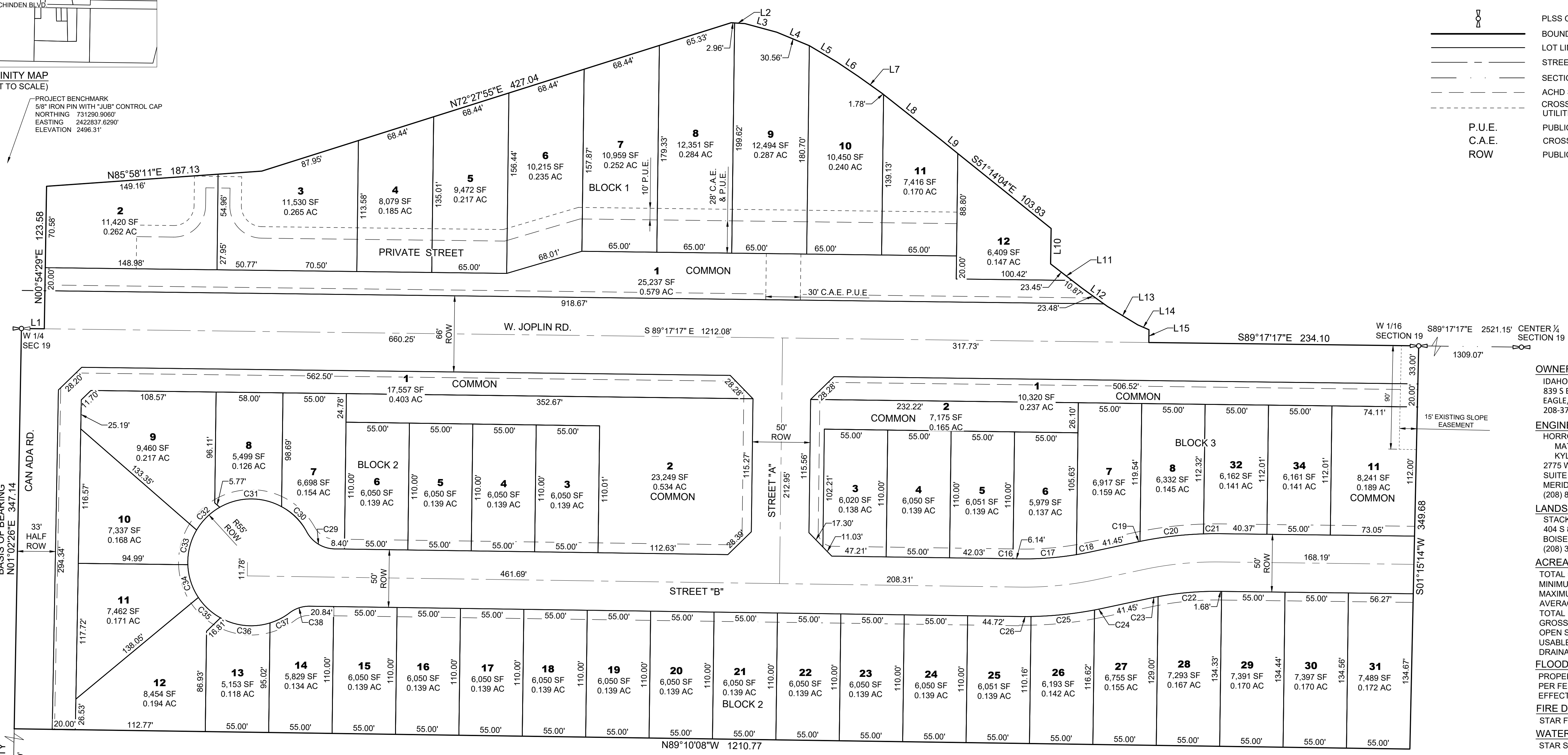
IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

REVISIONS

REV #	DATE	DESCRIPTION
1	07/24/24	

DRAWING INFO

DATE	DESIGNED	MDK	DRAWN	MDK	CHECKED	MSKG	PROJECT
03/14/24							ID-8727-23



OWNERS/DEVELOPERS:
IDAHO HOLDINGS, LLC
839 S BRIDGEWAY PLACE
EAGLE, ID 83616
208-377-5700

ENGINEER/PLANNER
HORROCKS ENGINEERS
MATHEW GRAHAM, P.E.
KYLE GOCHNOUR, PLS
2775 W NAVIGATOR DR.,
SUITE 210
MERIDIAN, ID 83642
(208) 895-2520

LANDSCAPE ARCHITECT
STACK ROCK GROUP
404 S 8TH ST., SUITE 300A1
BOISE, ID 83702
(208) 345-0500

ACREAGE SUMMARY
TOTAL = 13.53 ACRES
MINIMUM LOT SIZE: 5153 SF
MAXIMUM LOT SIZE: 12494 SF
AVERAGE RESIDENTIAL LOT SIZE: 7855 SF
TOTAL BUILDABLE LOTS: 48
GROSS DENSITY 3.54 LOT/AC
OPEN SPACE AREA: 2.11 AC/15%
USABLE OPEN SPACE AREA: 1.91 AC/14%
DRAINAGE AREA: 0.21 AC

FLOOD PLAIN
PROPERTY IS ZONED X
PER FEMA FLOOD PANEL 16001C0120J
EFFECTIVE DATE: JUNE 19, 2020

FIRE DISTRICT
STAR FIRE DISTRICT

WATER PROVIDER
STAR SEWER & WATER DISTRICT

SEWER PROVIDER
STAR SEWER & WATER DISTRICT

STORM WATER RETENTION
ALL STORM WATER TO BE RETAINED IN SURFACE OR SUB-SURFACE RETENTION BASINS

IRRIGATION DISTRICT
PIONEER IRRIGATION DISTRICT

ROADWAY JURISDICTION
CANYON HIGHWAY DISTRICT NO. 4
ADA COUNTY HIGHWAY DISTRICT

ZONING
AG WITH REZONE TO R3

SHEET INDEX

PP1.0	OVERALL SITE AND SURVEY DATA AND LOT DIMENSIONS
PP2.0	NATURAL FEATURES & UTILITIES
PP3.0	TYPICAL STREET CROSS SECTIONS
PP4.0	PRELIMINARY GRADING AND DRAINAGE PLAN

BASIS OF BEARING
N01°02'26"E ALONG THE WEST LINE FROM THE SOUTH 1/16 CORNER TO THE WEST QUARTER CORNER OF SECTION 19.

PROJECT BENCHMARK
A 5/8" IRON PIN WITH "JUB" CONTROL CAP IN THE NORTH WEST CORNER OF PROJECT.
NORTHING 731290.9067
EASTING 2422837.6290
ELEVATION 2496.31'

- NOTES**
- ALL BUILDING SETBACK DISTANCES AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE DEVELOPMENT AGREEMENT WITH THE CITY OF STAR, INSTRUMENT NO. _____.
 - COMMON LOTS, AS SHOWN, WILL BE USED FOR OPEN SPACE, WALKING PATHS, AND STORM WATER FACILITIES TO BENEFIT RESIDENTS OF THE COMMUNITY AND GUESTS. ALL COMMON LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - PRESSURE IRRIGATION WILL BE SUPPLIED TO EACH LOT AND CONNECTED TO AN OFF SITE PRIVATE PRESSURE IRRIGATION SYSTEM.
 - STORM DRAINAGE WILL BE DESIGNED IN ACCORDANCE WITH ALL CITY OF STAR STORMWATER DESIGN STANDARDS AND REQUIREMENTS.
 - ALL PROPOSED SEWER MAINS WILL CONNECT TO AND DISCHARGE INTO THE STAR SEWER AND WATER DISTRICT.
 - WATER WILL BE PROVIDED BY THE STAR SEWER AND WATER DISTRICT.
 - PUBLIC UTILITY AND IRRIGATION EASEMENTS WILL BE AS FOLLOWS:
 - 10 FOOT WIDE ADJACENT TO THE SUBDIVISION BOUNDARY AND PUBLIC RIGHT-OF-WAY
 - 5 FOOT WIDE ON EACH SIDE OF INTERIOR LOT LINES
 - 5 FOOT WIDE REAR LOT LINES
 - ALL OTHER EASEMENTS ARE AS SHOWN
 - EASEMENTS FOR WATER AND SEWER WILL BE PROVIDED AS REQUIRED BY THE STAR SEWER AND WATER DISTRICT FOR AREAS OUTSIDE THE PUBLIC RIGHT-OF-WAY.
 - NO PORTION OF THE SITE IS LOCATED IN A FEMA DESIGNATED FLOOD PLAIN OR FLOODWAY ZONE.
 - PRIVATE DRAINAGE SYSTEMS AND COMMON SITE IMPROVEMENTS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - ALL PUBLIC ROADS AND RIGHT-OF-WAY WILL BE DEDICATED TO ADA COUNTY HIGHWAY DISTRICT.
 - THE SUBDIVISION FINISHED SURFACE ELEVATION IS PLANNED TO BE INCREASED TO ENSURE MINIMUM COVER FOR FUTURE SEWER MAINS. THE ELEVATION INCREASE VARIES AND IS ANTICIPATED TO BE AN INCREASE BETWEEN APPROXIMATELY 0' AND 4' FEET AS NEEDED. ALL STORMWATER IS PLANNED TO BE RETAINED WITH THE USE OF SURFACE AND SUB-SURFACE INFILTRATION FACILITIES. STORMWATER RUNOFF IS EXPECTED ALONG THE FRONT OF EACH LOT INTO THE STREET BUT HOMEOWNERS WILL BE EXPECTED TO RETAIN AS MUCH STORMWATER AS POSSIBLE IN THE BACK OF EACH LOT. THE PROJECT DESIGN WILL ENSURE JURISDICTIONAL MINIMUM DESIGN REQUIREMENTS ARE MET AND/OR EXCEEDED.

CURVE TABLE

CURVE #	Δ	ARC LENGTH	RADIUS	DIRECTION	DISTANCE
C16	002°42'14"	12.98'	274.95'	S 89°10'09"E	12.97'
C17	010°13'59"	49.12'	275.00'	N 85°42'52"E	49.05'
C18	002°38'31"	12.68'	275.00'	N 79°16'36"E	12.68'
C19	000°23'12"	2.19'	325.00'	N 78°08'57"E	2.19'
C20	009°47'28"	55.54'	325.00'	N 83°14'17"E	55.47'
C21	002°34'45"	14.63'	325.00'	N 89°25'23"E	14.63'
C22	011°10'45"	53.66'	275.00'	S 85°07'24"W	53.57'
C23	001°34'41"	7.57'	275.00'	S 78°44'41"W	7.57'
C24	001°17'28"	7.32'	325.00'	S 78°36'04"W	7.32'
C25	009°46'20"	55.43'	325.00'	S 84°07'58"W	55.36'
C26	001°48'43"	10.28'	325.00'	S 89°55'30"W	10.28'
C27	012°52'31"	67.41'	300.00'	N 84°23'36"E	67.27'
C28	012°45'26"	66.80'	300.00'	N 84°20'03"E	66.66'
C29	060°37'31"	29.63'	28.00'	S 58°51'23"E	28.28'
C30	036°19'49"	31.60'	49.83'	S 44°57'06"E	31.07'
C31	058°20'22"	56.00'	55.00'	N 89°28'15"E	53.61'
C32	029°38'36"	28.46'	55.00'	N 45°28'46"E	28.14'
C33	032°47'15"	31.47'	55.00'	N 14°15'51"E	31.05'
C34	031°28'43"	30.22'	55.00'	N 17°52'09"W	29.84'

CURVE TABLE

CURVE #	Δ	ARC LENGTH	RADIUS	DIRECTION	DISTANCE
C35	027°24'23"	26.31'	55.00'	N 47°18'42"W	26.06'
C36	046°17'46"	44.44'	55.00'	N 84°09'46"W	43.24'
C37	022°03'20"	19.21'	49.90'	S 62°41'39"W	19.09'
C38	038°07'55"	18.63'	28.00'	S 71°45'54"W	18.29'

LINE TABLE

LINE #	DISTANCE	DIRECTION
L1	19.81'	S 89°19'01"E
L2	11.89'	S 86°25'57"E
L3	28.68'	S 74°52'47"E
L4	30.56'	S 67°31'21"E
L5	28.01'	S 59°20'29"E
L6	22.11'	S 56°07'33"E
L7	25.24'	S 54°29'42"E
L8	65.38'	S 51°43'50"E
L9	18.61'	S 50°53'16"E
L10	30.70'	S 00°51'30"W
L11	34.32'	S 52°19'29"E
L12	27.28'	S 54°17'55"E
L13	30.79'	S 58°43'32"E
L14	10.57'	S 66°35'42"E
L15	11.09'	S 00°38'22"W

JOPLIN RIM SUBDIVISION
ADA COUNTY, IDAHO
PRELIMINARY PLAT
OVERALL SITE AND SURVEY DATA AND LOT DIMENSIONS

PP1.0

PAGE 1 OF 4

EXHIBIT C

Conceptual Home Renderings

- Minimum Lot Size: **5,153 SF**
- Maximum Lot Size: **12,494 SF**

