ORDINANCE NO. 449-2026
(CITY OF STAR FREEDOM PARK-MAIN STREET ANNEXATION/REZONE)

AN ORDINANCE ANNEXING TO THE CITY OF STAR AND REZONING CERTAIN REAL PROPERTIES LOCATED IN THE INCORPORATED AND UNINCORPORATED AREAS OF STAR, ADA COUNTY, IDAHO; MORE GENERALLY LOCATED AT 894, 949, 960 AND 1000 S. MAIN STREET; THE PROPERTIERS ARE OWNED BY THE CITY OF STAR; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED AND REZONED PROPERTIES AS PUBLIC/SEMIPUBLIC (PS) OF APPROXIMATELY 82.93 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 properties situated in the unincorporated areas of Ada County and incorporated areas of the City of Star and particularly described in Section 2 of this Ordinance have requested, in writing, annexation and rezone of said real properties to the City of Star; and

WHEREAS, the Mayor and Council held a public hearing on September 15, 2026 on the proposed annexation and rezone of the properties described in Section 2 below, as required by Section 67-6525, Idaho Code, and determined that the requested annexation and rezone should be granted and that the annexed and rezoned properties should be zoned Public/Semipublic (PS), 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 properties situated in the unincorporated areas of Ada County and incorporated areas of the City of Star and particularly described in Section 2 of this Ordinance have requested, in writing, annexation and rezone of said real properties to the City of Star; and

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, and the real properties, described in the attached "Exhibit A", including adjacent right of way, situated in Star, Idaho, is hereby rezoned. 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 Public/Semipublic (PS) 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 Public/Semipublic (PS) 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"
City of Star – Freedom Park
Annexation Legal Description

Project No. 10-24-094 *October 29, 2024*

A tract of land situate in the southwest quarter of Section 17, Township 4 North, Range 1 West, Boise Meridian, City of Star, County of Ada, State of Idaho, and being more particularly described as follows:

Commencing at the north quarter corner of said Section 17;

thence from said Point of Commencement, North 89°05'09" West, coincident with the north line of said Section 17, a distance of 1,327.61 feet to the west sixteenth corner on the north line of said Section 17; thence leaving said north line, South 00°34'03" West, coincident with the east line of the west half of the northwest quarter of said Section 17, a distance of 2,633.89 feet to the center-west sixteenth corner of said Section 17; thence South 00°42'15" West, coincident with the east line of the west half of the southwest quarter of said Section 17, a distance of 891.33 feet to an angle point on the southerly boundary line of Lot 76 as shown on the Plat of Dickson's Subdivision recorded in Book 3 of Plats, at Page 133, Ada County Records, said point also being the **Point of Beginning** of this description;

thence from said **Point of Beginning**, leaving the southerly line of said Lot 76, continuing South 00°42'15" West, coincident with the east line of the west half of the southwest quarter of said Section 17, a distance of 330.52 feet to the point of the ordinary high water mark on the north bank of the Boise River as said ordinary high water mark was described in the State of Idaho Disclaimer of Interest No. 112 recorded as Instrument No. 95039926, Official Records of Ada County; thence leaving said east line, coincident with said ordinary high water mark the following four (4) consecutive courses and distances:

1. South 82°31'30" West, a distance of 78.62 feet,
2. North 88°45'25" West, a distance of 85.41 feet,
3. South 85°49'21" West, a distance of 117.08 feet, and
4. North 84°16'04" West, a distance of 194.50 feet to a point on the southerly line of the aforesaid Lot 76;

thence coincident with said southerly line, the following two (2) consecutive courses and distances:

1. North 68°08'20" East, a distance of 249.08 feet, and

2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5752 W www.jub.com P 208.376.7330

2. North 46°20'42" East, a distance of 340.75 feet to the **Point of Beginning**;

Containing an area of 1.54 acres of land, more or less.

The above-described tract of land is shown on Exhibit "B" attached hereto and made a part hereof.

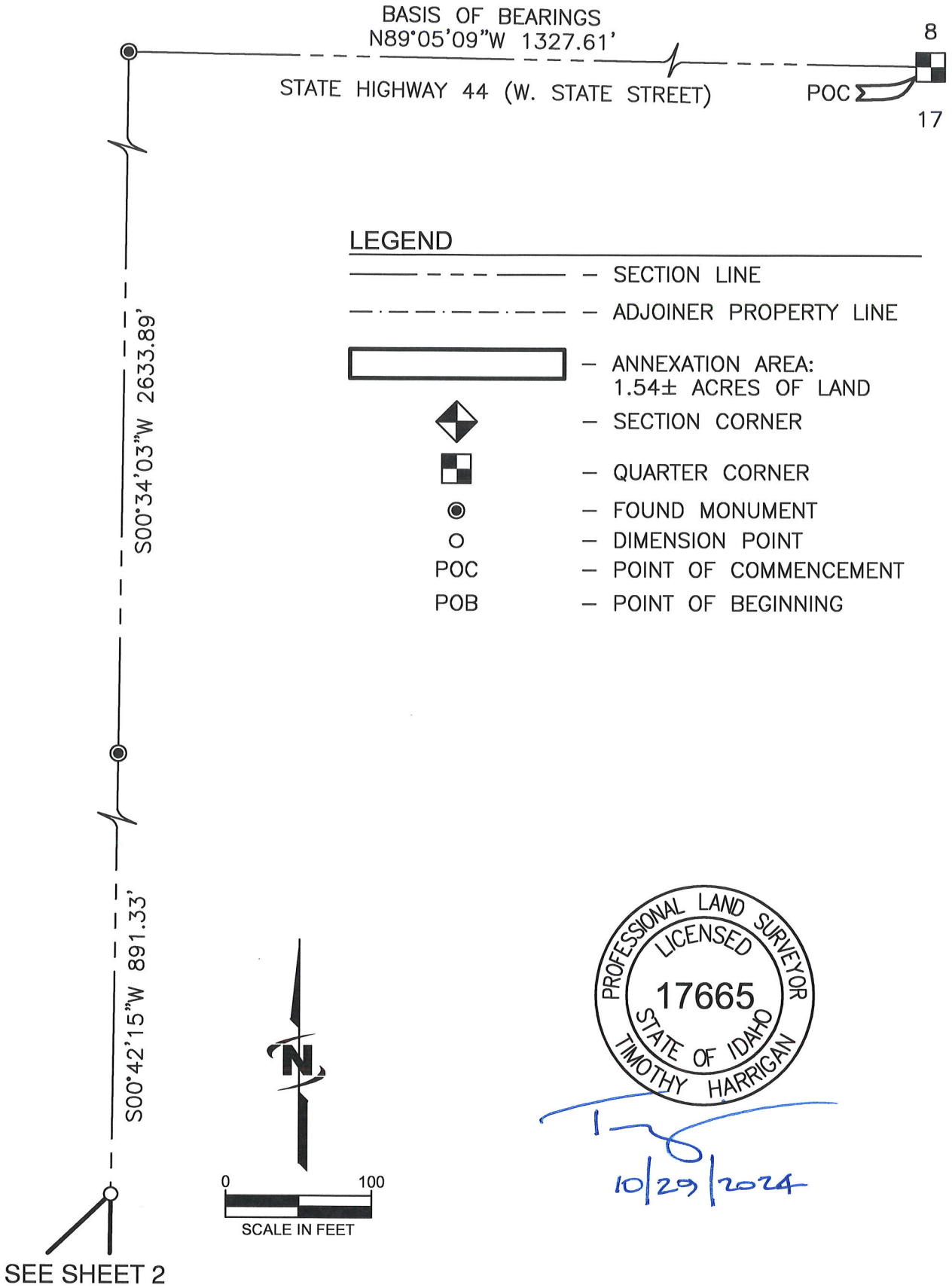
End of Description.

J-U-B ENGINEERS, Inc.
This description was prepared by me or under my supervision. If any portion of this description is modified or removed (including, but not limited to, the graphic portion shown on the attached Exhibit "B") without the written consent of Timothy Harrigan, PLS, all professional liability associated with this document is hereby declared null and void.



Timothy Harrigan, PLS 17665

10/29/2024
Date



PROFESSIONAL LAND SURVEYOR
LICENSED
17665
STATE OF IDAHO
TIMOTHY HARRIGAN

10/29/2024

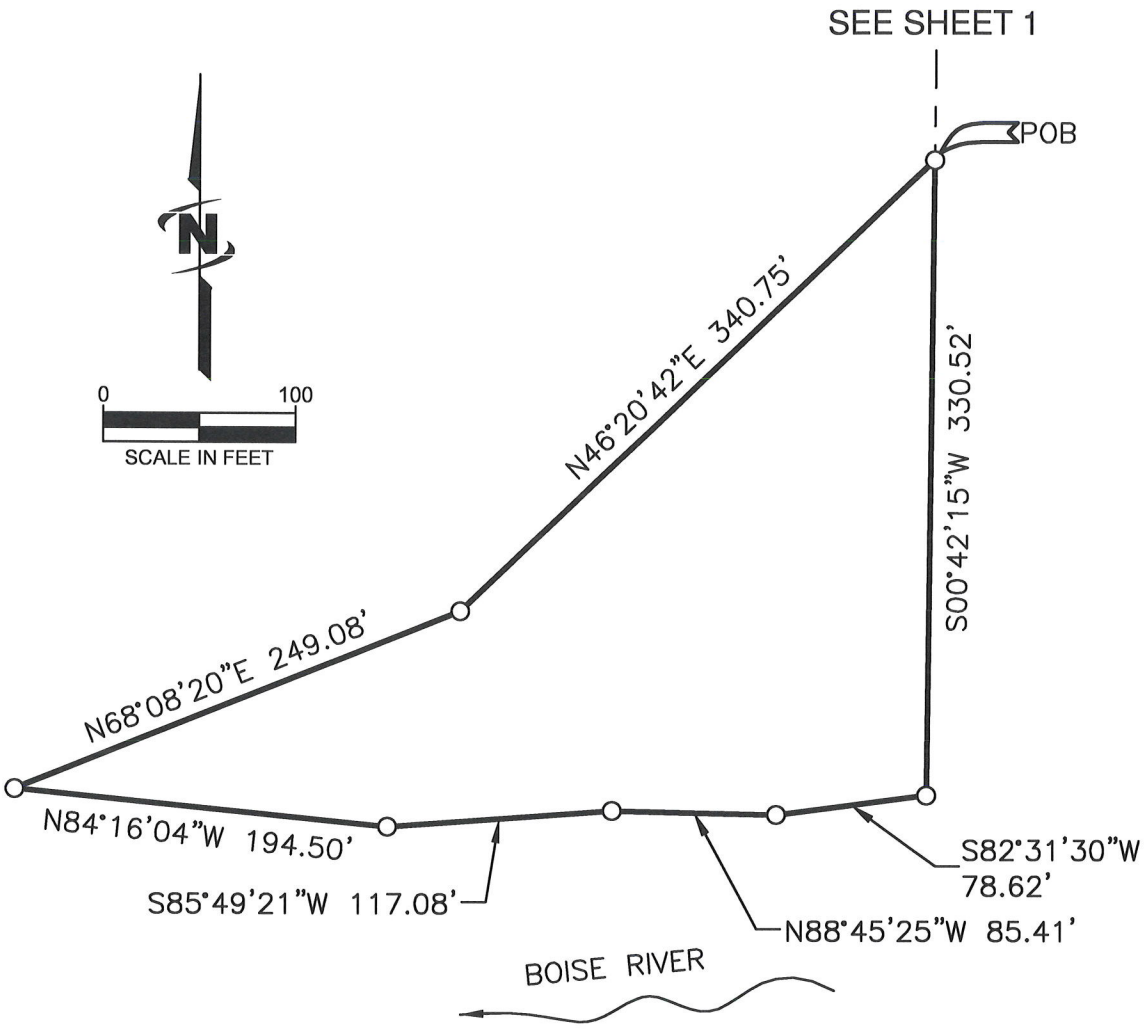
EXHIBIT "B"

PRJ NO: 10-24-094

J-U-B ENGINEERS, INC.

CITY OF STAR - FREEDOM PARK
ANNEXATION LEGAL DESCRIPTION

SITUATE IN THE SOUTHWEST QUARTER OF SECTION 17, T4N, R1W, BOISE MERIDIAN, CITY OF STAR, COUNTY OF ADA, STATE OF IDAHO



PROFESSIONAL LAND SURVEYOR
LICENSED
17665
STATE OF IDAHO
TIMOTHY HARRIGAN

10/29/2024

EXHIBIT "B"

PRJ NO: 10-24-094

J-U-B ENGINEERS, INC.

CITY OF STAR - FREEDOM PARK
ANNEXATION LEGAL DESCRIPTION

SITUATE IN THE SOUTHWEST QUARTER OF SECTION 17, T4N, R1W,
BOISE MERIDIAN, CITY OF STAR, COUNTY OF ADA, STATE OF IDAHO

SHEET
2 OF 2

City of Star – Freedom Park
Legal Description

Project No. 10-24-094 *April 14, 2026*

A tract of land situated in Section 17, Township 4 North, Range 1 West, Boise Meridian, City of Star, County of Ada, State of Idaho, and being more particularly described as follows:

Commencing at the north quarter corner of said Section 17;

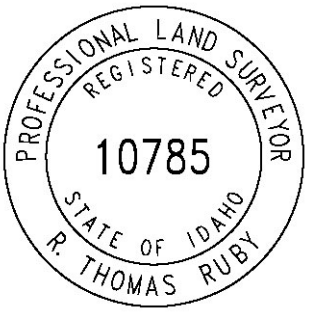
thence from said Point of Commencement, North 89°05'09" West, coincident with the north line of said Section 17, a distance of 1,327.61 feet to the west sixteenth corner on the north line of said Section 17;

thence leaving said north line, South 00°34'03" West, coincident with the west line of the east half of the northwest quarter of said Section 17, a distance of 2,633.89 feet to the center-west sixteenth corner of said Section 17, said corner also being the **Point of Beginning** of this description;

thence from said **Point of Beginning**, North 00°34'03" East, reversing course, coincident with said west line, a distance of 517.94 feet to the northwesterly corner of Lot 8, Block 35 as shown on the Plat of Parkstone Subdivision No. 14, recorded in Book 122 of Plats, at Pages 19230 through 19233, Ada County Records;

thence leaving said east line, coincident with the northerly lines of said Lot 8, the following twenty-eight (28) consecutive courses and distances:

1. South 89°25'49" East, a distance of 118.97 feet,
2. North 54°36'37" East, a distance of 20.00 feet,
3. along the arc of a non-tangent curve to the left, concave northeasterly, having a radius of 80.00 feet, through a central angle of 31°02'07", an arc length of 43.33 feet, and a chord bearing South 50°54'26" East, a distance of 42.81 feet,
4. South 23°34'30" West, a distance of 26.19 feet,
5. South 00°34'11" West, a distance of 92.05 feet,
6. South 44°10'22" East, a distance of 71.50 feet,
7. North 84°39'33" East, a distance of 131.73 feet,
8. South 89°10'22" East, a distance of 270.00 feet,
9. South 83°25'06" East, a distance of 90.46 feet,
10. South 73°12'49" East, a distance of 67.68 feet,
11. South 65°49'27" East, a distance of 40.78 feet,
12. South 42°41'35" East, a distance of 169.76 feet,
13. South 40°03'42" East, a distance of 215.85 feet,
14. North 49°56'18" East, a distance of 45.00 feet,
15. EAST, a distance of 206.86 feet,
16. North 35°26'01" East, a distance of 11.60 feet,
17. North 19°07'57" West, a distance of 135.81 feet,
18. along the arc of a non-tangent curve to the left, concave northwesterly, having a radius of 90.00 feet, through a central angle of 31°54'29", an arc length of 50.12 feet, and a chord bearing North 59°22'30" East, a distance of 49.48 feet,
19. North 31°51'51" East, a distance of 24.95 feet,
20. North 43°25'20" East, a distance of 338.60 feet,



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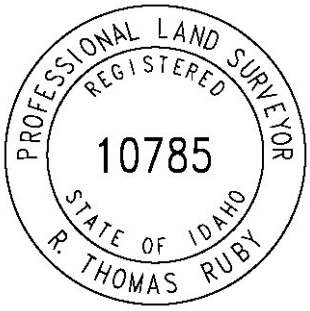
21. South 46°34’40” East, a distance of 20.00 feet,
22. South 00°55’40” West, a distance of 227.74 feet,
23. South 20°11’21” East, a distance of 262.15 feet,
24. North 69°48’39” East, a distance of 174.44 feet,
25. North 84°44’58” East, a distance of 355.49 feet,
26. South 77°07’41” East, a distance of 425.54 feet,
27. North 20°12’54” East, a distance of 100.00 feet, and
28. North 83°13’40” East, a distance of 169.02 feet, to the northeasterly corner of said Lot 8;

thence leaving said northerly lines, coincident with the easterly lines of said Lot 8, the following six (6) consecutive courses and distances:

1. South 30°25’37” East, a distance of 184.30 feet,
2. South 14°53’13” East, a distance of 228.55 feet,
3. South 07°17’52” West, a distance of 111.88 feet,
4. South 21°06’49” West, a distance of 160.43 feet,
5. South 45°05’34” West, a distance of 117.33 feet, and
6. South 40°37’59” West, a distance of 145.39 feet, to the southeasterly corner of said Lot 8;

thence leaving said easterly lines, coincident with the southeasterly lines of said Lot 8, the following twelve (12) consecutive courses and distances:

1. North 72°17’50” West, a distance of 125.85 feet,
2. South 62°03’04” West, a distance of 76.86 feet,
3. South 73°23’01” West, a distance of 104.38 feet,
4. South 86°06’21” West, a distance of 173.18 feet,
5. North 71°11’16” West, a distance of 351.09 feet,
6. North 85°36’14” West, a distance of 274.30 feet,
7. South 72°01’10” West, a distance of 358.18 feet,
8. South 66°38’19” West, a distance of 114.56 feet,
9. South 64°10’58” West, a distance of 614.36 feet,
10. South 68°10’42” West, a distance of 119.65 feet,
11. South 76°56’03” West, a distance of 304.78 feet, and
12. South 81°22’02” West, a distance of 234.01 feet to the east line of Government Lot 3 of said Section 17;



thence leaving said southeasterly lines of Lot 8, North 00°42’15” East, coincident with said east line, a distance of 330.52 feet to an angle point on the southerly boundary line of Lot 76 as shown on the Plat of Dickson’s Subdivision recorded in Book 3 of Plats, at Page 133, Ada County Records;

thence coincident with the northerly lines of said tract, the following two (2) consecutive courses and distances:

1. South 46°20’42” West, a distance of 340.75 feet, and
2. South 68°08’20” West, a distance of 249.08 feet to southerly line of the tract of land described in the Warranty Deed recorded as Instrument No. 113128828, Official Records of Ada County

thence leaving said northerly line, coincident with the respective southerly, westerly, and northerly lines of said tract, following ten (10) consecutive courses and distances:

1. North 68°20’09” West, a distance of 44.69 feet,
2. North 26°31’22” West, a distance of 35.53 feet
3. South 85°52’35” West, a distance of 126.87 feet,
4. South 48°16’28” West, a distance of 48.26 feet,
5. South 41°40’20” West, a distance of 88.06 feet,
6. South 48°34’06” West, a distance of 111.52 feet,
7. North 06°42’11” West, a distance of 147.50 feet,
8. North 02°58’40” West, a distance of 274.43 feet,
9. North 88°20’08” East, a distance of 60.00 feet, and
10. North 34°50’05” East, a distance of 148.34 feet to the southerly line of the tract of land described in the Warranty Deed recorded as Instrument No. 113036385, Official Records of Ada County;

thence leaving said northerly line, North 57°15’12” East, coincident with the southerly line of said tract, a distance of 25.43 feet;

thence leaving said southerly line, North 73°45’42” East, a distance of 94.03 feet to the northerly line of said Warranty Deed Instrument No. 109066132;

thence North 79°36’41” East, coincident with said northerly line, a distance of 86.17 feet to a point on the northerly line of said Lot 76 shown on said Plat of Dickson’s Subdivision;

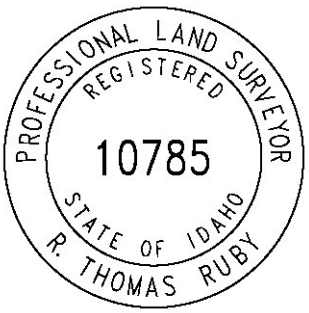
thence leaving said northerly line, coincident with said northerly lines of Lot 76, North 79°36’41” East, a distance of 44.89 feet to a point on the easterly right of-way line of South Main Street shown on Record of Survey recorded as Instrument No. 2014-092149;

thence North 00°37’05” East, coincident with said easterly right-of-way line, a distance of 518.14 feet;

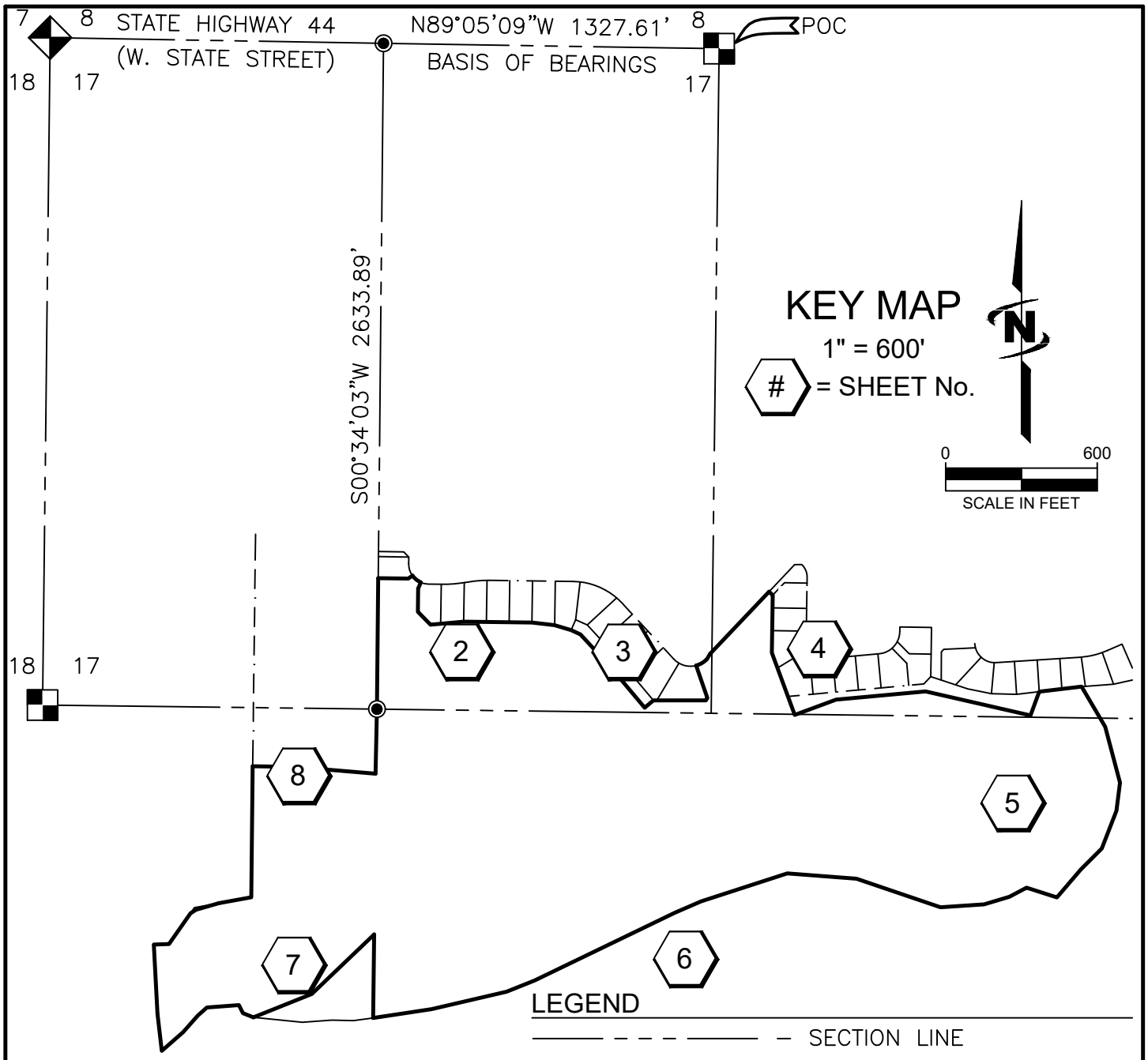
thence leaving said easterly right-of-way line, following three (3) consecutive courses and distances:

1. South 89°02’20” East, a distance of 170.55 feet,
2. South 85°09’22” East, a distance of 316.30 feet, and
3. North 01°16’14” East, a distance of 255.54 feet to the **Point of Beginning**;

Containing an area of 81.39 acres of land, more or less.



J-U-B ENGINEERS, Inc.
This description was prepared by me or under my immediate supervision. If any portion of this description is modified or removed without the written consent of R. Thomas Ruby, PLS, all professional liability associated with this document is hereby declared null and void.



LEGEND

——— – – – ———	– SECTION LINE
—·——·——·——	– ADJOINER PARCEL LINE
▭	– REZONE AREA: 81.39± ACRES OF LAND
◆	– SECTION CORNER
◪	– QUARTER CORNER
◉	– FOUND MONUMENT
○	– DIMENSION POINT
POC	– POINT OF COMMENCEMENT
POB	– POINT OF BEGINNING

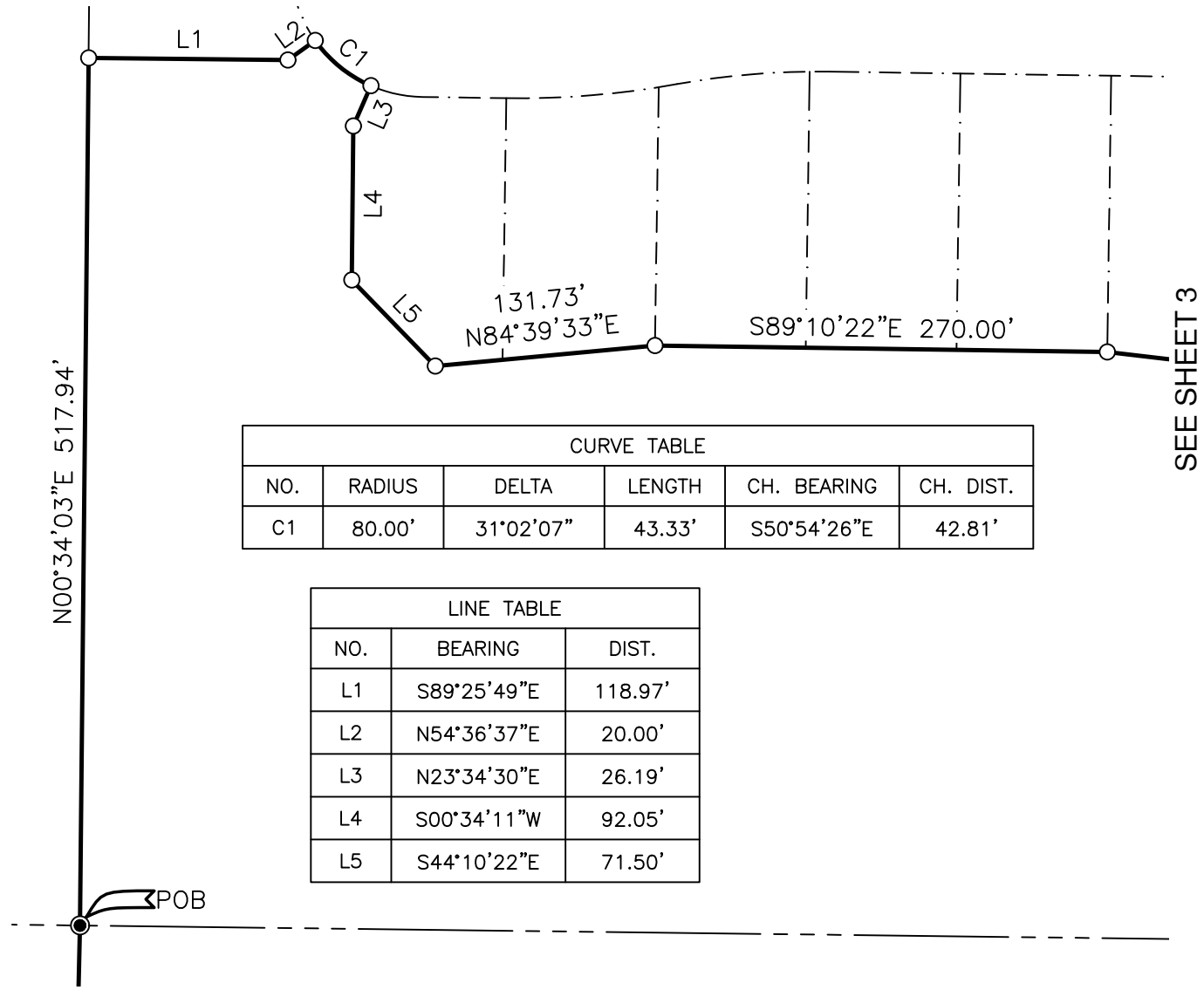
PROFESSIONAL LAND SURVEYOR
REGISTERED
10785
STATE OF IDAHO
R. THOMAS RUBY

PRJ NO: 10-24-094

J-U-B ENGINEERS, INC.

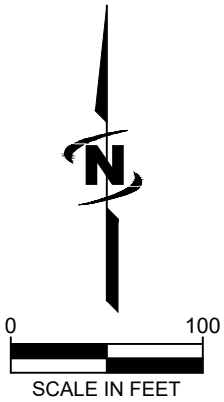
CITY OF STAR - FREEDOM PARK

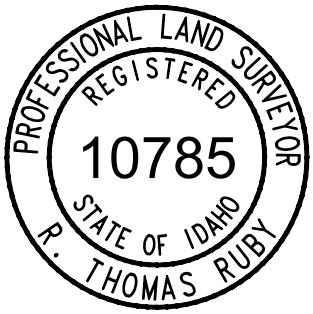
SITUATE IN SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, CITY OF STAR, COUNTY OF ADA, STATE OF IDAHO



CURVE TABLE					
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C1	80.00'	31°02'07"	43.33'	S50°54'26"E	42.81'

LINE TABLE		
NO.	BEARING	DIST.
L1	S89°25'49"E	118.97'
L2	N54°36'37"E	20.00'
L3	N23°34'30"E	26.19'
L4	S00°34'11"W	92.05'
L5	S44°10'22"E	71.50'



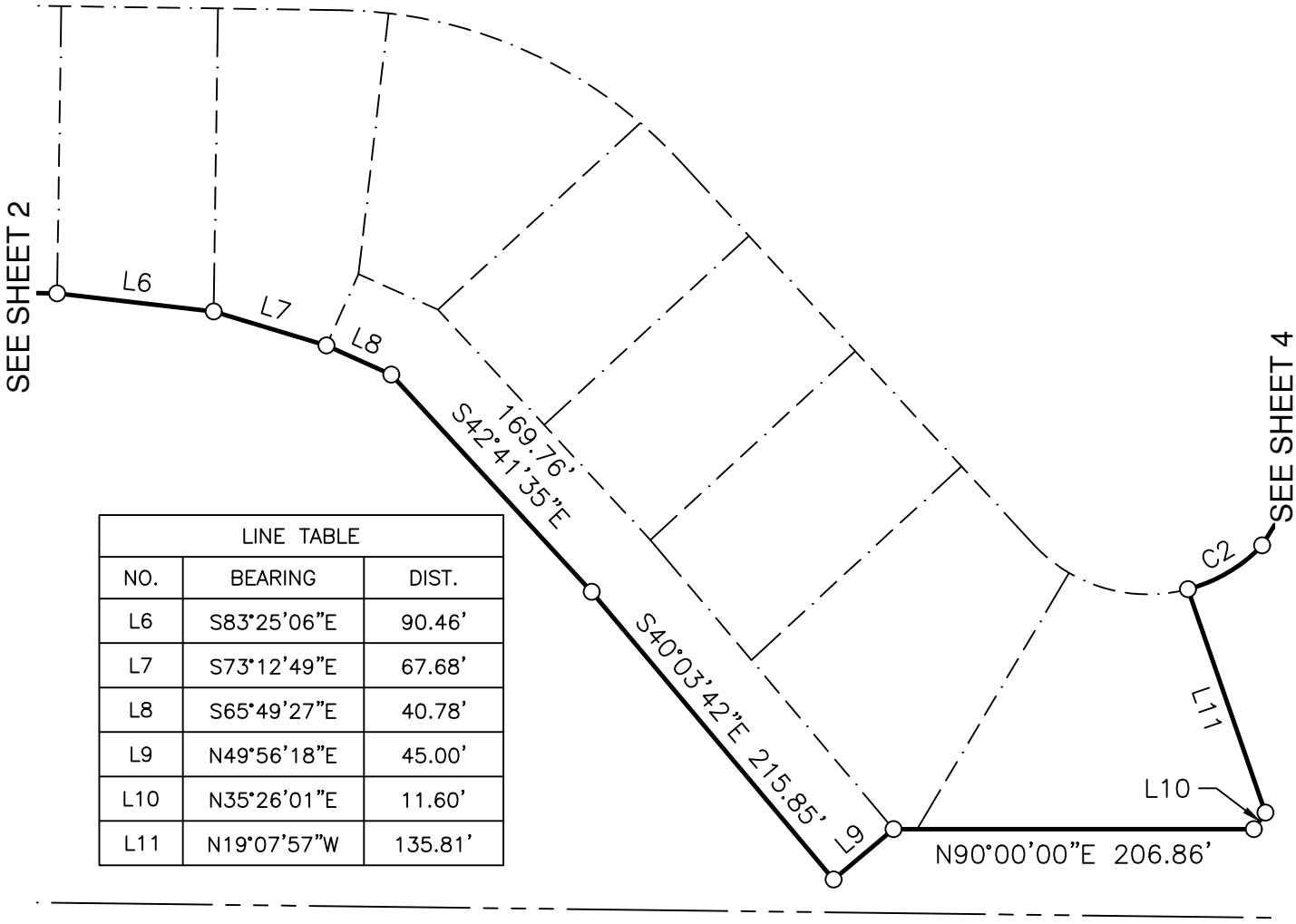


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J-U-B ENGINEERS, INC.

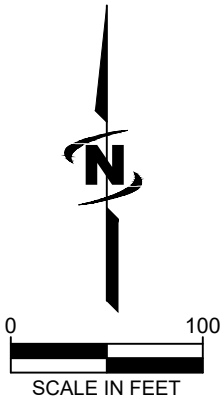
CITY OF STAR - FREEDOM PARK

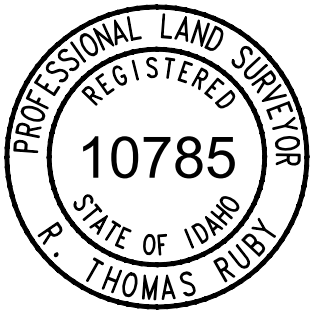
SITUATE IN SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, CITY OF STAR, COUNTY OF ADA, STATE OF IDAHO



LINE TABLE		
NO.	BEARING	DIST.
L6	S83°25'06"E	90.46'
L7	S73°12'49"E	67.68'
L8	S65°49'27"E	40.78'
L9	N49°56'18"E	45.00'
L10	N35°26'01"E	11.60'
L11	N19°07'57"W	135.81'

CURVE TABLE					
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C2	90.00'	31°54'29"	50.12'	N59°22'30"E	49.48'



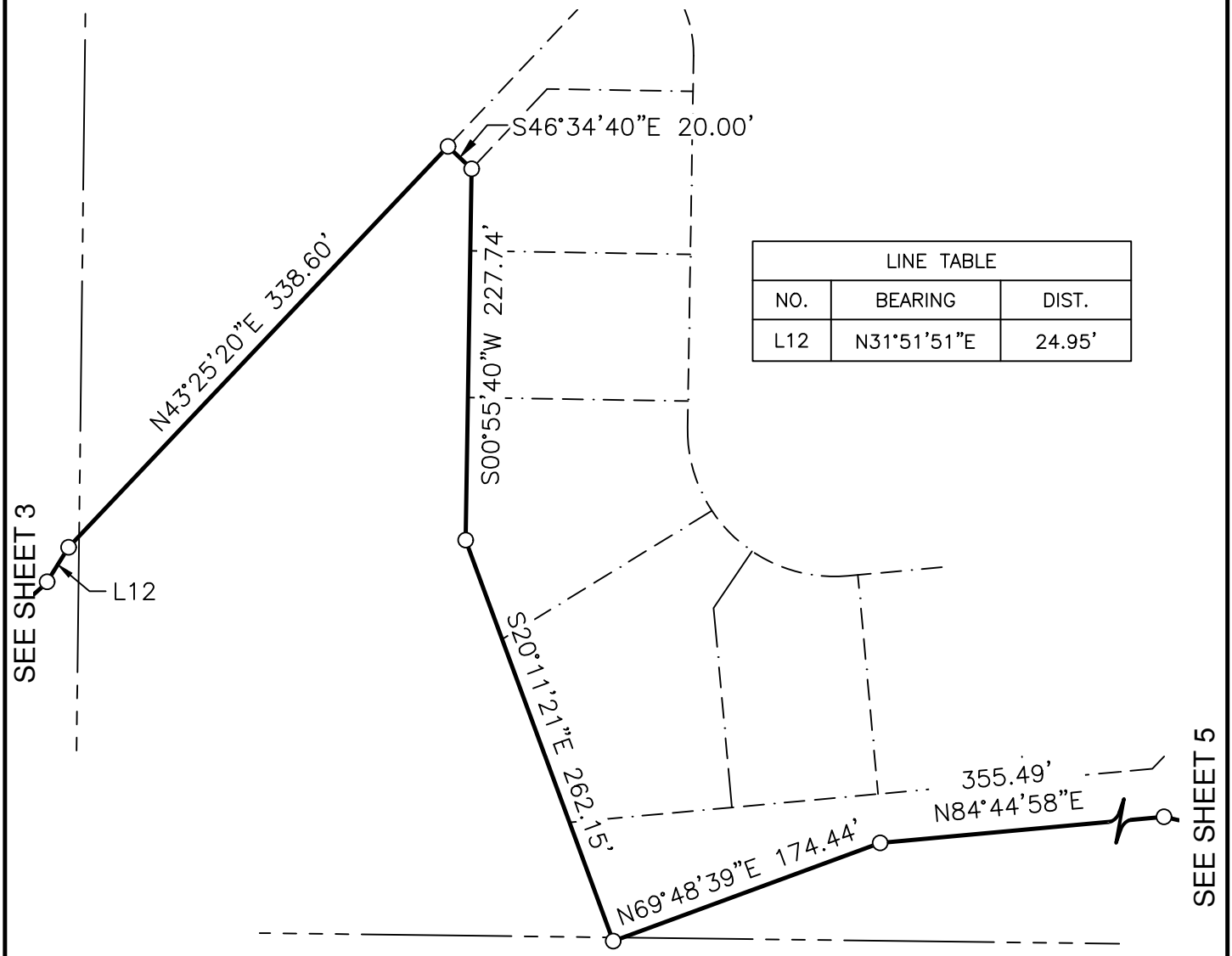


PRJ NO: 10-24-094

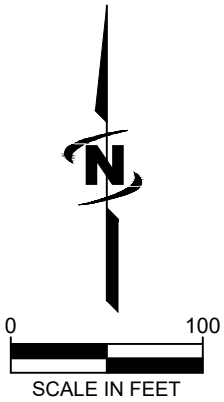
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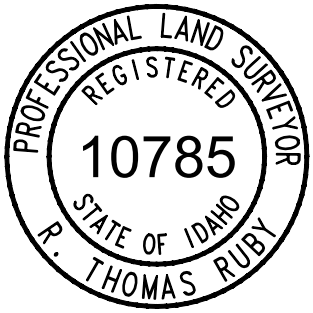
CITY OF STAR - FREEDOM PARK

SITUATE IN SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, CITY OF STAR, COUNTY OF ADA, STATE OF IDAHO



LINE TABLE		
NO.	BEARING	DIST.
L12	N31°51'51"E	24.95'



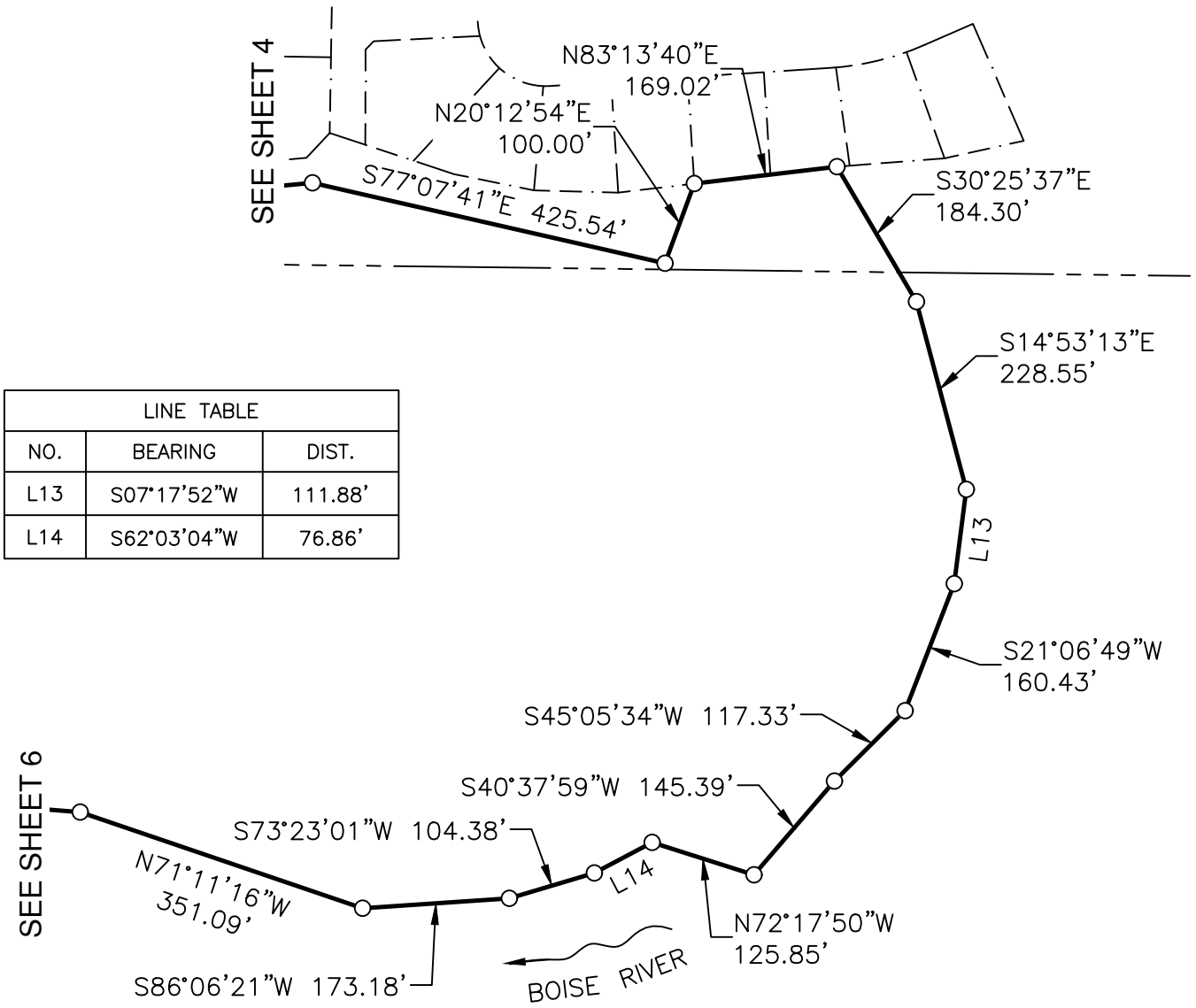


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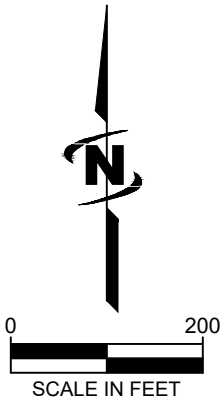
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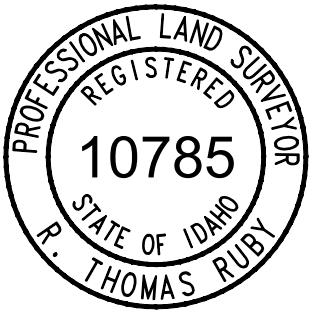
CITY OF STAR - FREEDOM PARK

SITUATE IN SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, CITY OF STAR, COUNTY OF ADA, STATE OF IDAHO



LINE TABLE		
NO.	BEARING	DIST.
L13	S07°17'52"W	111.88'
L14	S62°03'04"W	76.86'



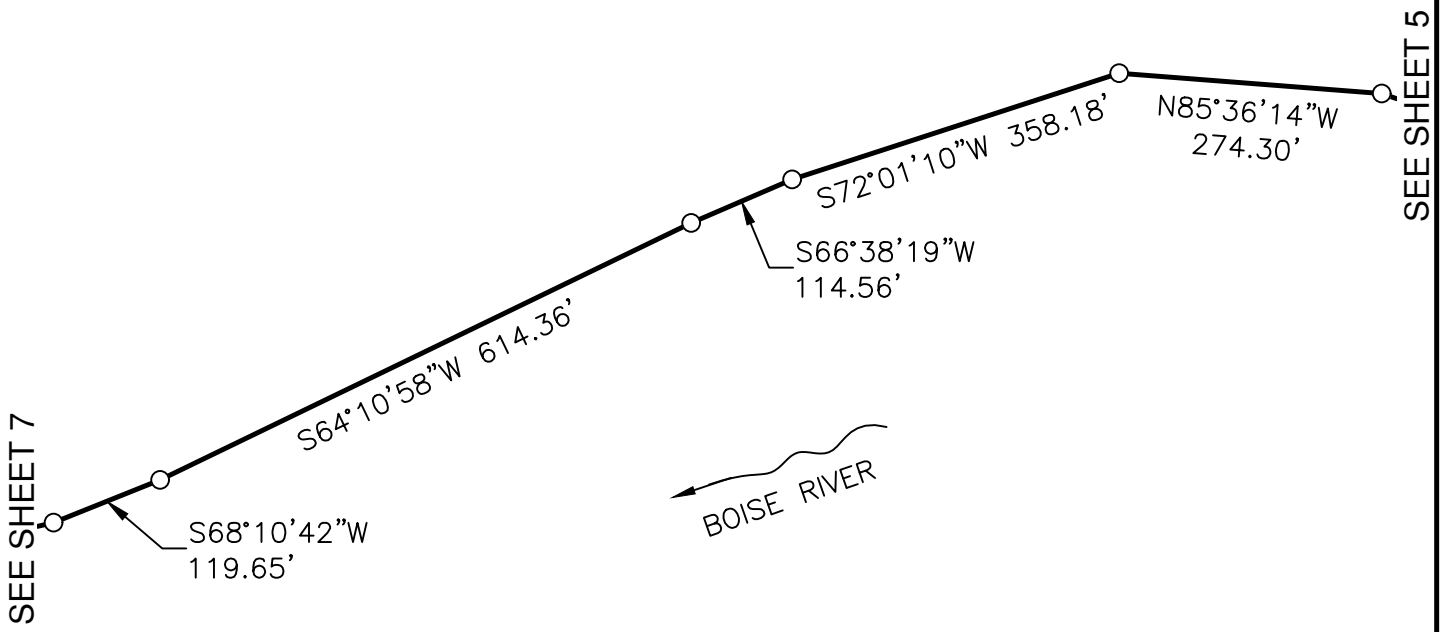


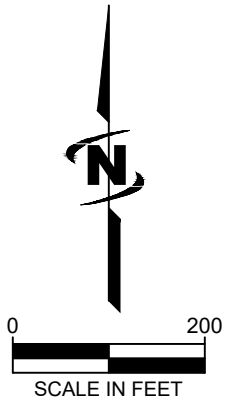
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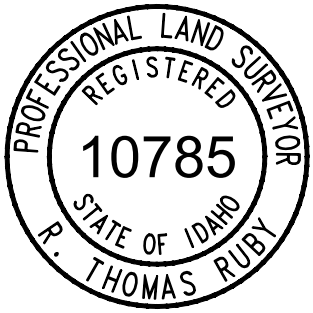
J-U-B ENGINEERS, INC.

CITY OF STAR - FREEDOM PARK

SITUATE IN SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, CITY OF STAR, COUNTY OF ADA, STATE OF IDAHO







PRJ NO: 10-24-094

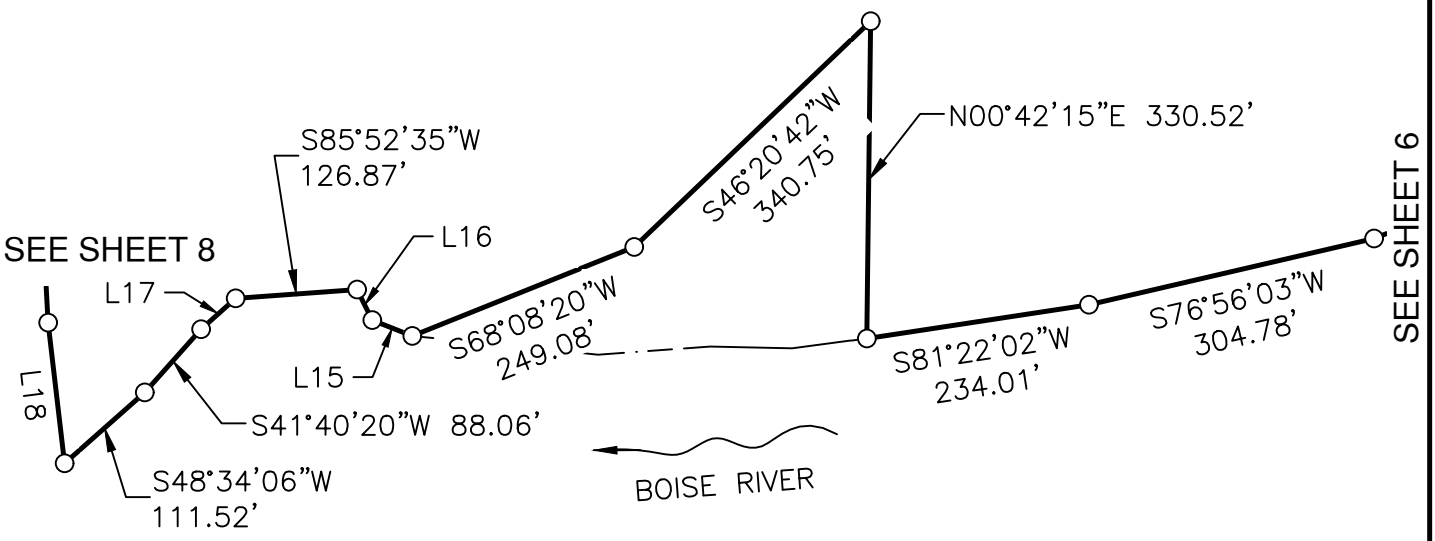
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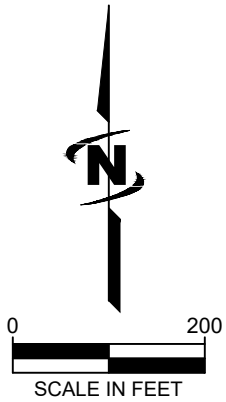
CITY OF STAR - FREEDOM PARK

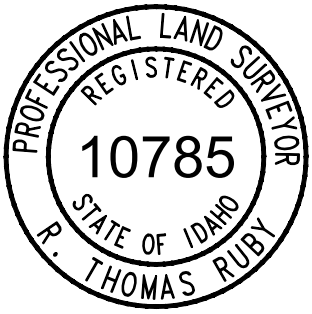
SITUATE IN SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, CITY OF STAR, COUNTY OF ADA, STATE OF IDAHO

SHEET
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LINE TABLE		
NO.	BEARING	DIST.
L15	N68°20'09"W	44.69'
L16	N26°31'22"W	35.53'
L17	S48°16'28"W	48.26'
L18	N06°42'11"W	147.50'





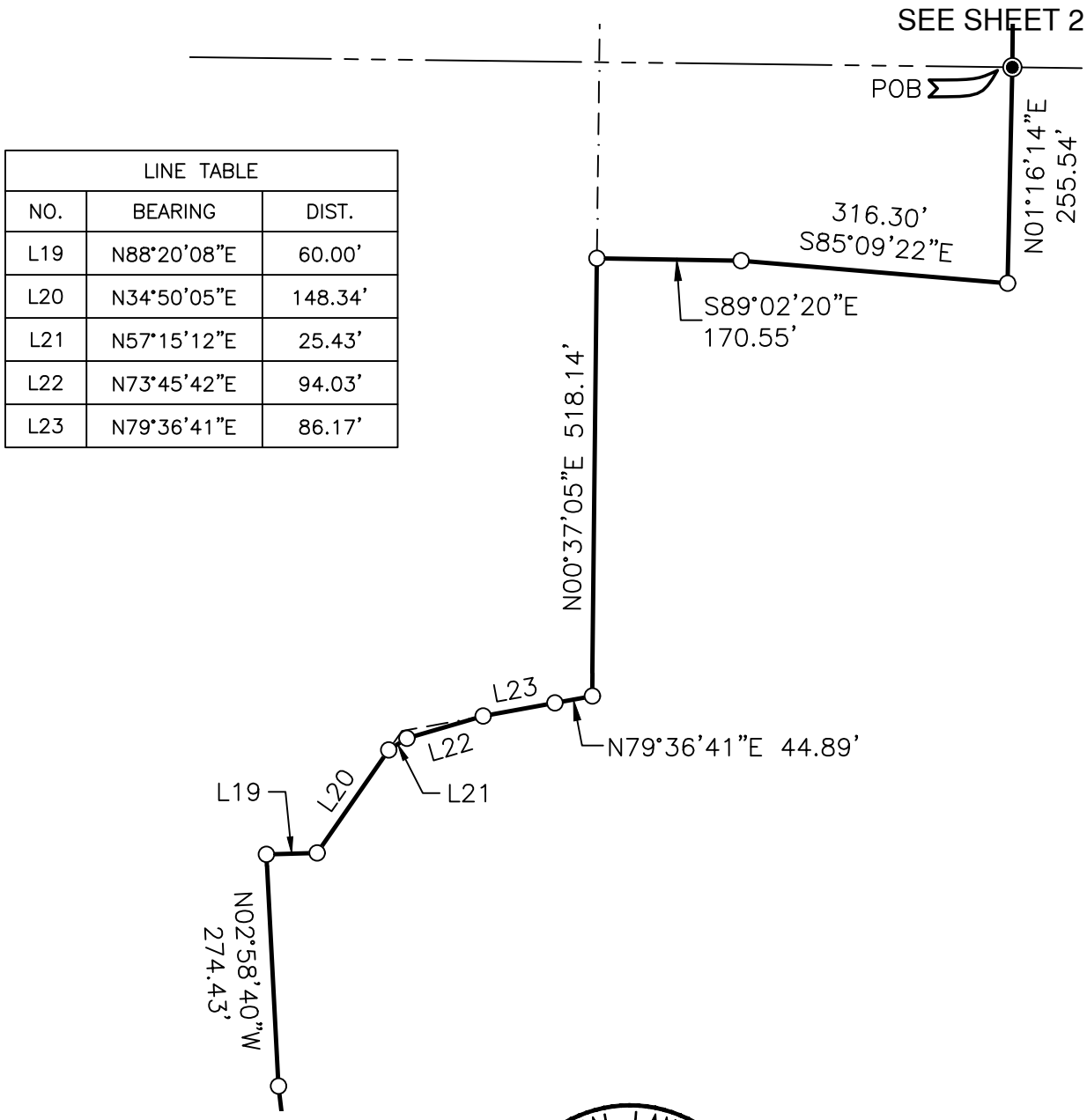


PRJ NO: 10-24-094

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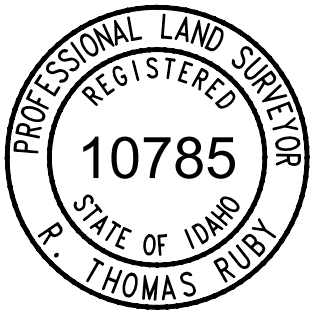
CITY OF STAR - FREEDOM PARK

SITUATE IN SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, CITY OF STAR, COUNTY OF ADA, STATE OF IDAHO



LINE TABLE		
NO.	BEARING	DIST.
L19	N88°20'08"E	60.00'
L20	N34°50'05"E	148.34'
L21	N57°15'12"E	25.43'
L22	N73°45'42"E	94.03'
L23	N79°36'41"E	86.17'





PRJ NO: 10-24-094

J-U-B ENGINEERS, INC.

CITY OF STAR - FREEDOM PARK

SITUATE IN SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, CITY OF STAR, COUNTY OF ADA, STATE OF IDAHO

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