ORDINANCE NO. 448-2026
(CITY OF STAR 797 N. PLUMMER ROAD ANNEXATION)

AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO; MORE GENERALLY LOCATED AT 797 N. PLUMMER ROAD IN STAR, IDAHO; THE PROPERTY IS OWNED BY THE CITY OF STAR; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS PUBLIC/SEMIPUBLIC (PS) OF APPROXIMATELY 11.34 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 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 September 15, 2026 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 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 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

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 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

km ENGINEERING

October 1, 2026
Project No. 25-209

Exhibit A
Legal Description for
Annexation and Rezone to PS

Lot 2, Block 1 of Stevens Subdivision (Book 64, Pages 6531-6532, records of Ada County, Idaho) and portions of the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of said Section 8, Township 4 North, Range 1 West, B.M., Ada County, Idaho and being more particularly described as follows:

BEGINNING at an aluminum cap marking the East 1/4 corner of said Section 8 which bears N00°28'22"E a distance of 2,639.25 feet from and aluminum cap marking the Southeast corner of said Section 8, thence following the easterly line of said Northeast 1/4 of the Southeast 1/4 of Section 8, S00°28'22"W a distance of 211.85 feet to the northerly subdivision boundary of Streamview Subdivision (Book 93, Pages 11197-11198, records of Ada County, Idaho);
Thence leaving said easterly line and following said northerly subdivision boundary (and the southerly line of said Lot 2, Block 1), N88°52'43"W a distance of 544.19 feet to a 5/8-inch rebar;
Thence leaving said northerly subdivision boundary (and said southerly line of Lot 2, Block 1) and following the easterly line(s) of said Lot 2, Block 1 the following five (5) courses:

1. N07°25'52"E a distance of 213.26 feet to a 1/2-inch rebar;
2. S88°51'50"E a distance of 48.11 feet to a 1/2-inch rebar;
3. N04°43'15"W a distance of 239.23 feet to a 1/2-inch rebar;
4. N34°26'14"W a distance of 103.39 feet to a 1/2-inch rebar;
5. N00°30'29"E a distance of 406.36 feet to a 5/8-inch rebar on the southerly line of Lot 1, Block 27 of Rockbridge Subdivision Phase 8 (Book 110, Pages 15856-15859, records of Ada County, Idaho);

Thence leaving said easterly line(s) and following said southerly line(s) (and the northerly line(s) of said Lot 2, Block 1) the following two (2) courses:

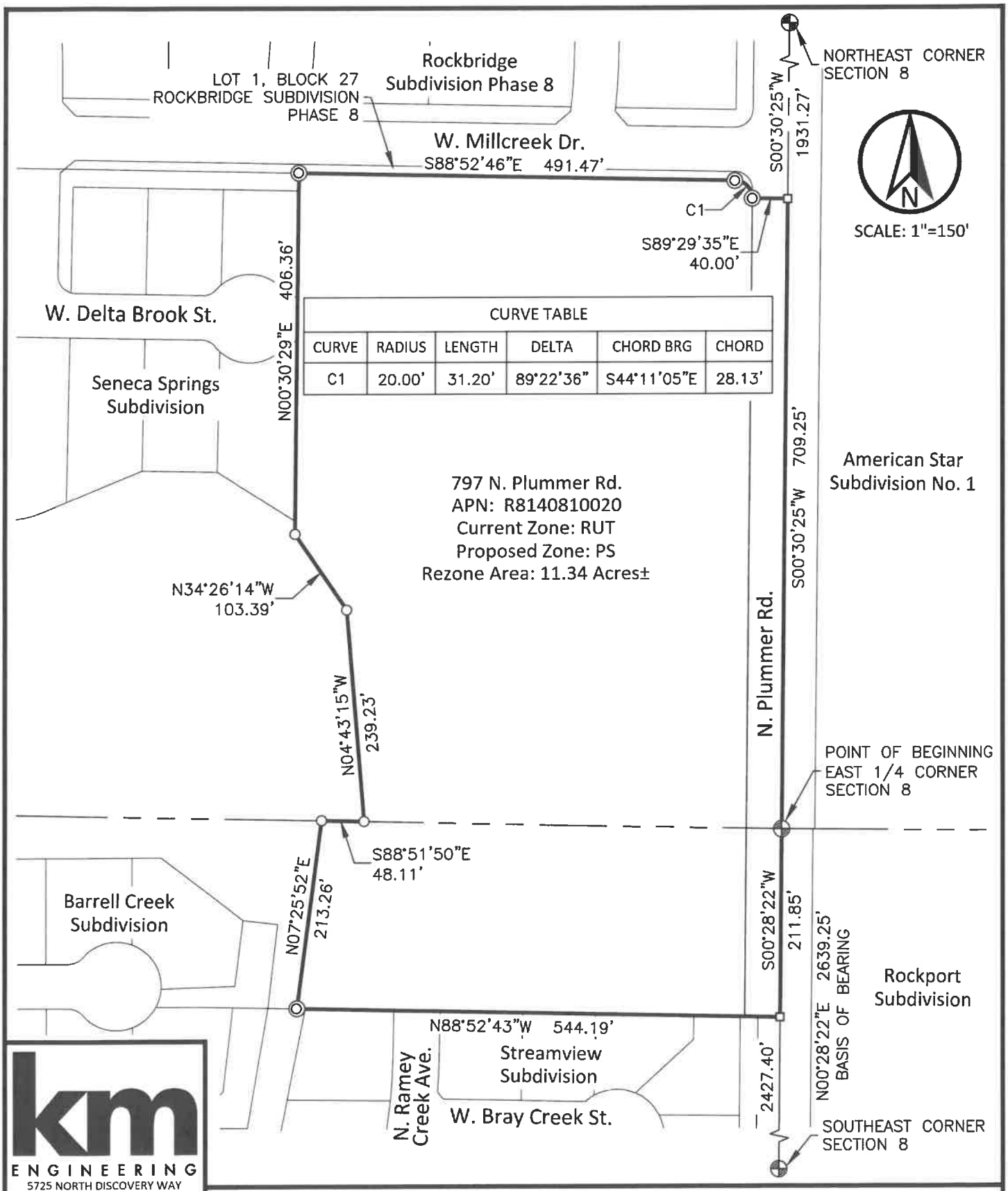
1. S88°52'46"E a distance of 491.47 feet to a 5/8-inch rebar;
2. 31.20 feet along the arc of a curve to the right, said curve having a radius of 20.00 feet, a delta angle of 89°22'26", a chord bearing of S44°11'05"E and a chord distance of 28.13 feet to a 5/8-inch rebar;

Thence leaving said southerly line(s) (and the northerly line(s) of said Lot 2, Block 1), S89°29'35"E a distance of 40.00 feet to the easterly line of said Southeast 1/4 of the Northeast 1/4 of Section 8;
Thence following said easterly line, S00°30'25"W a distance of 709.25 feet to the **POINT OF BEGINNING**.

Said description contains a total of 11.34 acres, more or less.

Attached hereto is **Exhibit B** and by this reference is made a part hereof.





km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: October 2026

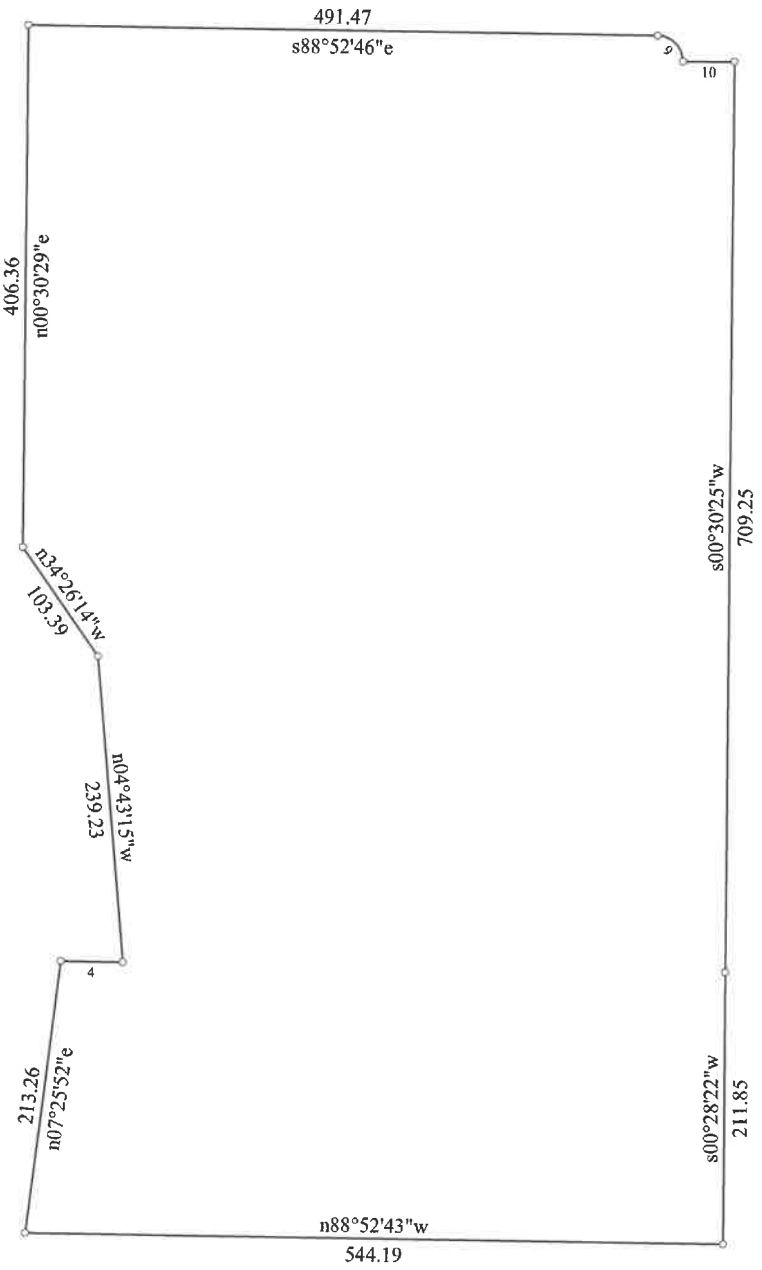
PROJECT: 25-209

SHEET: 1 OF 1

Exhibit B
Annexation and Rezone to PS

Lot 2, Block 1 of Stevens Subdivision and portions of the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 of Section 8, T4N, R1W, B.M., Ada County, Idaho

P:\25-209\SURVEY\CAD\EXHIBITS\261001 ANNEXATION AND REZONE 25-209.DWG, AARON BALLARD, 10/1/2026, DWG TO PDF.PC3, ----



Title: Annexation and Rezone to PS		Date: 10-01-2026
Scale: 1 inch = 150 feet	File:	

Tract 1: 11.343 Acres: 494122 Sq Feet: Closure = n01.5720w 0.00 Feet: Precision =1/856098: Perimeter = 3038 Feet

001=s00.2822w 211.85	005=n04.4315w 239.23	009: Rt, R=20.00, Delta=89.2226 Bng=s44.1105e, Chd=28.13
002=n88.5243w 544.19	006=n34.2614w 103.39	010=s89.2935e 40.00
003=n07.2552e 213.26	007=n00.3029e 406.36	011=s00.3025w 709.25
004=s88.5150e 48.11	008=s88.5246e 491.47	