FINDINGS OF FACT AND CONCLUSIONS OF LAW
ANNEXATION & ZONING CITY OF STAR 2361 N. POLLARD ROAD
FILE NO. AZ-26095

The above-entitled Annexation & Zoning land use application came before the Star City Council for their action on October 6, 2026, at which time public testimony was taken, and the public hearing was closed. The Star City Council, having requested and taken oral and written testimony, and having duly considered the matter, does hereby make the following Findings of Fact and Conclusions of Law.

Procedural History:

A. *Project Summary:*

The City of Star is Annexing and Zoning City owned property at 2361 N. Pollard Road, Star, Idaho with a zoning designation of Public/Semipublic (PS).

B. *Application Submittal:*

A neighborhood meeting was held on August 20, 2026, in compliance with the application submittal requirement of the Star Unified Development Code (Section 8-1 A-6 C). The Land Use application was deemed complete on August 21, 2026.

C. *Notice of Public Hearing:*

Notice of Public Hearing on the application for the City of Star Council was published in accordance with the requirements of Title 67, Chapter 65, Idaho Code and the Star Unified Development Code on September 11, 2026. Notice of this public hearing was mailed to property owners within three-hundred feet (300') of the subject property in accordance with the requirements of Title 67, Chapter 65, Idaho Code and Star Unified Development Code on September 14, 2026. The property was posted in accordance with the Star Unified Development Code on September 4, 2026.

D. *History of Previous Actions:*

The city does not have any previous land use history for this parcel.

E. *Development Features*:

ANNEXATION/ZONING:

ANNEXATION/ZONING:

The Annexation and Zoning request of the approximate 2-acre parcel from RUT to Public/Semi Public (PS) will allow for the property to be part of the City of Star for the creation of a police substation utilizing the existing structure and land while providing public protection to this part of the City.

F. Staff received the following letters & emails for the development:

No public comments have been received to date.

G. ***Comprehensive Plan and Unified Development Code Provisions:***

Comprehensive Plan:

8.2.3 Land Use Map Designations:

Public Use/Parks/Open Space

Suitable primarily for the development of such uses as golf courses, parks, recreation facilities, greenways, schools, cemeteries, and public service facilities such as government offices. All development within this land use is encouraged to be designed to accommodate the different needs, interests, and age levels of residents in matters concerning both recreation and civil activities.

Open space should be designed to capitalize on and expand the open space areas around natural features and environmentally sensitive areas. Priorities for preservation include: the most sensitive resources – floodways and floodplains (including riparian and wetland areas), slopes in excess of 25%, locally significant features, and scenic viewpoints. Fragmentation of open space areas should be minimized so that resource areas are able to be managed and viewed as an integrated network. Open space areas along the Boise River should be designed to function as part of a larger regional open space network. Where possible, open space should be located to be contiguous to public lands and existing open space areas.

13.3 Goal:

The City of Star will strategically and proactively manage and develop its park system to meet the current and future population needs. Attention and effort shall be focused on acquiring, enhancing, and protecting a diverse recreational area for the enjoyment and enrichment by all citizens of Star.

13.4 Objectives:

A. Encourage the development of the city parks and recreation areas for the enjoyment of all residents.

B. Provide accessible recreational opportunities for the disabled and other segments of the community with special needs.

C. Involve volunteers and other support groups in coordinating and implementing recreational programming.

D. Create ample areas and facilities for our citizens' diverse indoor and outdoor recreational interests.

E. Encourage the development of parks and recreational programs which meet the different community needs.

F. Encourage the preservation of existing trees and natural vegetation wherever practical.

Unified Development Code:

8-1B-1: ANNEXATION AND ZONING; REZONE:

A. Process:

Annexation, Deannexation, and Zoning or Rezone Initiated By Property Owner: The applicant shall complete a pre-application conference with the administrator prior to submittal of an application for an annexation and zoning and/or rezone. An application and fees shall be submitted to the administrator on forms provided by the city.

B. Standards:

1. The subject property shall meet the minimum dimensional standards and/or density standards of the proper district.

2. The city shall require a development agreement in conjunction with the annexation and zoning, or rezone, pursuant to Idaho Code section 67-6511A, which may include a concept plan. In addition to other processes permitted by city and state code, exceptions or waivers of

standards, other than use, may be permitted through execution of a development agreement. A development agreement, building elevations, including front and rear (when backing up to a collector or arterial street), and concept plan shall be required for any annexation or rezone to a commercial, mixed-use or residential zone or use, or land which includes steep slope (land over 25%) or floodway. An application for annexation or rezone shall not be accepted until any required traffic impact study is submitted and accepted by the appropriate transportation authority, or a letter from the transportation authority waiving said study is received by the administrator. A hearing date before the Council shall not be scheduled until any required traffic impact study has been approved and the transportation authority has issued a staff report on the development application. The administrator may waive these requirements in certain circumstances.

3. The termination of a development agreement shall result in the reversal of the official zoning map amendment approval and applicable development approval for any undeveloped portion of property subject to the development agreement. The undeveloped property subject to the development agreement shall be rezoned to the district classification as designated by the development agreement. When no designation is provided, the property shall revert to its original zoning or, if the original designation no longer exists, to the closest current equivalent zoning as determined by the current Comprehensive Plan Land Use Map designation.

4. An amendment or termination of a previously recorded development agreement shall be recorded in the office of the county recorder by the clerk.

5. An approved development agreement must be executed within one hundred eighty (180) days of the issuance of a final written decision approving the development agreement. A one-time administrative extension of maximum thirty (30) days may be granted by the zoning administrator. Additional extensions may be approved by majority vote of the city council. Failure to execute the development agreement within the required timeframe will result in the denial of all related applications.

6. Applicant may be responsible to participate in reimbursement costs associated with traffic studies, in ITD proportionate share and/or additional mitigation contributions that may be established with transportation authorities, relative to traffic signals, access, or construction improvements associated with State Highways 16, 20/26 & 44, and/or with funding of police and fire protection as it relates to residential growth impacts, through mitigation measures as may be adopted by Council.

C. Required Findings: The council shall review the application at the public hearing. In order to grant an annexation and zoning or rezone, the council shall make the following findings:

1. The map amendment complies with the applicable provisions of the comprehensive plan;

2. The map amendment complies with the regulations outlined for the proposed district;

3. The map amendment shall not be materially detrimental to the public health, safety, and welfare; and

4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city.

5. The annexation (as applicable) is in the best interest of city.

D. Exclusion or deannexation/disannexation of land(s). Applications to exclude or deannex or disannex land from within the incorporated limits of the city shall be processed in the same manner as applications to annex. The council may choose to grant or deny such applications to deannex, in its sole discretion, as provided in Idaho Code section 50-225. Decisions to grant or deny any application for exclusion, deannexation/disannexation do not require that the council articulate or provide findings justifying its decision.

8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED:

The following zoning districts are hereby established for the interpretation of this title, the zoning districts have been formulated to realize the general purposes as set forth in this title. In addition, the specific purpose of each zoning district shall be as follows:

(PS) PUBLIC/SEMIPUBLIC: To provide for the development of such uses as golf courses, parks, recreation facilities, greenways, schools, cemeteries, and public service facilities such as government offices and utilities. All development within this land use is encouraged to be designed to accommodate the different needs, interests, and age levels of residents in matters concerning both recreation and civil activities.

8-3A-3: USES WITHIN ZONING DISTRICTS

The following table lists principal permitted (P), accessory uses (A), conditional (C), or prohibited (N) uses.

ZONING DISTRICT USES	**PS**
Parks, public and private	P

8-1B-1C ANNEXATION/REZONE FINDINGS:

1. The map amendment complies with the applicable provisions of the Comprehensive Plan.

   The Council finds that the purpose of the Star Comprehensive Plan is to promote the health, safety, and general welfare of the people of the City of Star and its Impact Area. Some of the prime objectives of the Comprehensive Plan include:

   - ✓ *Protection of property rights.*
   - ✓ *Adequate public facilities and services are provided to the people at reasonable cost.*

- ✓ *Ensure the local economy is protected.*
- ✓ *Encourage the development of the city parks and recreation areas for the enjoyment of all residents.*
- ✓ *Create ample areas and facilities for our citizens' diverse indoor and outdoor recreational interest.*
- ✓ *Preserve and protect open space, unique natural areas, wetlands, water and woodland resources, and scenic views.*
- ✓ *Ensure development is commensurate with the physical characteristics of the land.*

The goal of the Comprehensive Plan is to strategically and proactively manage and develop its park system to meet the current and future population needs. Attention and effort shall be focused on acquiring, enhancing, and protecting a diverse recreational area for the enjoyment and enrichment of all citizens of Star. The Council finds that this annexation and zoning is in compliance with these goals within the Comprehensive Plan.

2. The map amendment complies with the regulations outlined for the proposed district, specifically, the purposes statement.

   The Council finds that the Public/Semi Public District is intended to provide for the development of such uses as golf courses, parks, recreation facilities, greenways, schools, cemeteries, and public service facilities such as government offices and utilities. All development within this land use is encouraged to be designed to accommodate the different needs, interests, and age levels of residents in matters concerning both recreation and civil activities. Council finds that this request is consistent with this purpose statement.

3. The map amendment shall not be materially detrimental to the public health, safety, and welfare; and

   The Council finds that there is no indication from the material and testimony submitted that the annexation and zoning of this property will be materially detrimental to the public health, safety or welfare.

4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts.

   The Council finds that the City has not been presented with any information from agencies having jurisdiction that public services will be adversely impacted other than traffic, which will continue to be impacted as the City grows.

5. The annexation is in the best interest of the city.

   The Council finds that the annexation and zoning of the subject property is reasonably necessary for the continued, orderly development of the City.

Public Hearing of the Council:

a. A public hearing on the application was heard by the City Council on October 6, 2026, at which time testimony was heard, and the public hearing was closed. The City Council made their decision at that time.

b. Oral testimony (In-favor, Against or Neutral) regarding the application was presented to the City Council by:

- Shawn L. Nickel, Community Development Director
- Sandy Blackwell

c. Public sign-ins that did not testify (In-favor, Against or Neutral):

- None

d. Written testimony in favor of or opposing the application was presented to the City Council at the hearing by:

- None

Deliberations and Conclusions of Law:

The Council reviewed the particular facts and circumstances of this proposed annexation and zoning request in accordance with the City of Star Title 8 (Unified Development Code), deliberated on the matter, resulting in review of the record, including the staff report, and discussions on the annexation and zoning of the property. Council concluded that the Applicant's request meets the requirements and findings for annexation and zoning. Council hereby incorporates the staff report dated October 6, 2026 into the official decision as part of these Findings of Fact, Conclusions of Law.

Statement of Compliance:

Council finds the Applicant has met all requirements of the Unified Development Code and the intent and purpose of the Comprehensive Plan and Map requirements.

Council Decision:

The Council voted 4-0 to approve the Annexation and Zoning for the City of Star 2361 N. Pollard Road on October 6, 2026.

Dated this 17th day of November, 2026.

Star, Idaho

By: _____
Trevor A. Chadwick, Mayor

ATTEST:

_____
Shelly Tilton, City Clerk