

ORDINANCE NO. 380-2023
(MEDICI HILLS 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 N. HIGHWAY 16, IN STAR, IDAHO (ADA COUNTY PARCEL S0328346600) AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTY IS OWNED BY MEDICI HILLS JOINT VENTURE; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RESIDENTIAL WITH A DEVELOPMENT AGREEMENT (R-2-DA) OF APPROXIMATELY 48.73 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. 370-2022, adopted on July 19, 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 February 7, 2023 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-2-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-2-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-2-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 _____, 2023.

CITY OF STAR
Ada and Canyon County, Idaho

BY: _____
Trevor A. Chadwick, Mayor

ATTEST:

Jacob M. Qualls, City Clerk



EXHIBIT A

Client: Womer Engineering
Date: June 14, 2023
Job No.: 6221
RE: Medici Hills Subdivision

ANNEXATION DESCRIPTION R-2-DA Zoning

A parcel of land being a portion of the E 1/2 SW 1/4 and a portion of the NW 1/4 SE 1/4 of Section 28, Township 5 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

Commencing at a Found Aluminum Cap stamped "PLS 12460" marking the S1/4 corner of said Section 28, said corner bears S. $88^{\circ}43'52''$ E., a distance of 1317.36 feet from a Found Brass Cap stamped "RMB 878 1969" marking the W1/16 corner of said Section 28;

Thence along the South boundary of said E 1/2 SW 1/4, N. $88^{\circ}43'52''$ W., a distance of 102.43 feet to the Westerly Right of Way of State Highway 16 marked with a 5/8 inch iron pin stamped "PLS 3624", also being the POINT OF BEGINNING;

Thence continuing along said South boundary, N. $88^{\circ}43'52''$ W., a distance of 1214.93 feet to a Found Brass Cap stamped "RMB 878 1969" marking the W1/16 corner of said Section 28 and the Southeast corner of Hillsdale Estates Subdivision No. 1 as found in Book 68, Page 6982 Records of Ada County;

Thence, leaving said South boundary and along the W1/16 Section line and the East Boundary of said Hillsdale Estates Subdivision No. 1, N. $00^{\circ}15'42''$ E., a distance of 1700.51 feet to a point on the Southerly Right of Way of West Deep Canyon Drive.

Thence leaving said W1/16 Section line and said East Boundary of Hillsdale Estates Subdivision No. 1 and along said Southerly Right of Way of West Deep Canyon Drive the following courses and distance, S. $82^{\circ}34'40''$ E., a distance of 251.47 feet to the beginning of a curve left marked with a found 5/8 inch iron pin stamped "PLS 2824";

Thence continuing, a distance of 270.97 feet along the arc of said curve left, having a radius of 573.64 feet, a central angle of $27^{\circ}03'54''$, the long chord of which bears N. $84^{\circ}01'32''$ E., a distance of 268.46 feet to a point on said Southerly Right of Way;

Thence continuing, N. $70^{\circ}29'35''$ E., a distance of 111.92 feet to the beginning of a curve right marked with a found 5/8 inch iron pin stamped "PLS 2824";

Thence continuing, a distance of 382.67 feet along the arc of said curve right, having a radius of 425.00 feet, a central angle of $51^{\circ}35'19''$, the long chord of which bears S. $83^{\circ}47'44''$ E., a distance of 369.87 feet to a found 5/8 inch iron pin stamped "PLS 3624";

Thence continuing, S. $57^{\circ}59'04''$ E., a distance of 174.72 feet to the beginning of a curve left marked with a found 5/8 inch iron pin stamped "PLS 2824";

Thence continuing, a distance of 187.39 feet along the arc of said curve left, having a radius of 575.07 feet, a central angle of $18^{\circ}40'12''$, the long chord of which bears S. $67^{\circ}19'11''$ E., a distance of 186.56 feet to a found 5/8 inch iron pin stamped "PLS 2824";

Thence continuing, S. $76^{\circ}39'17''$ E., a distance of 30.16 feet to the beginning of a curve left, also being a point on the Westerly Right of Way of Emmett Highway.

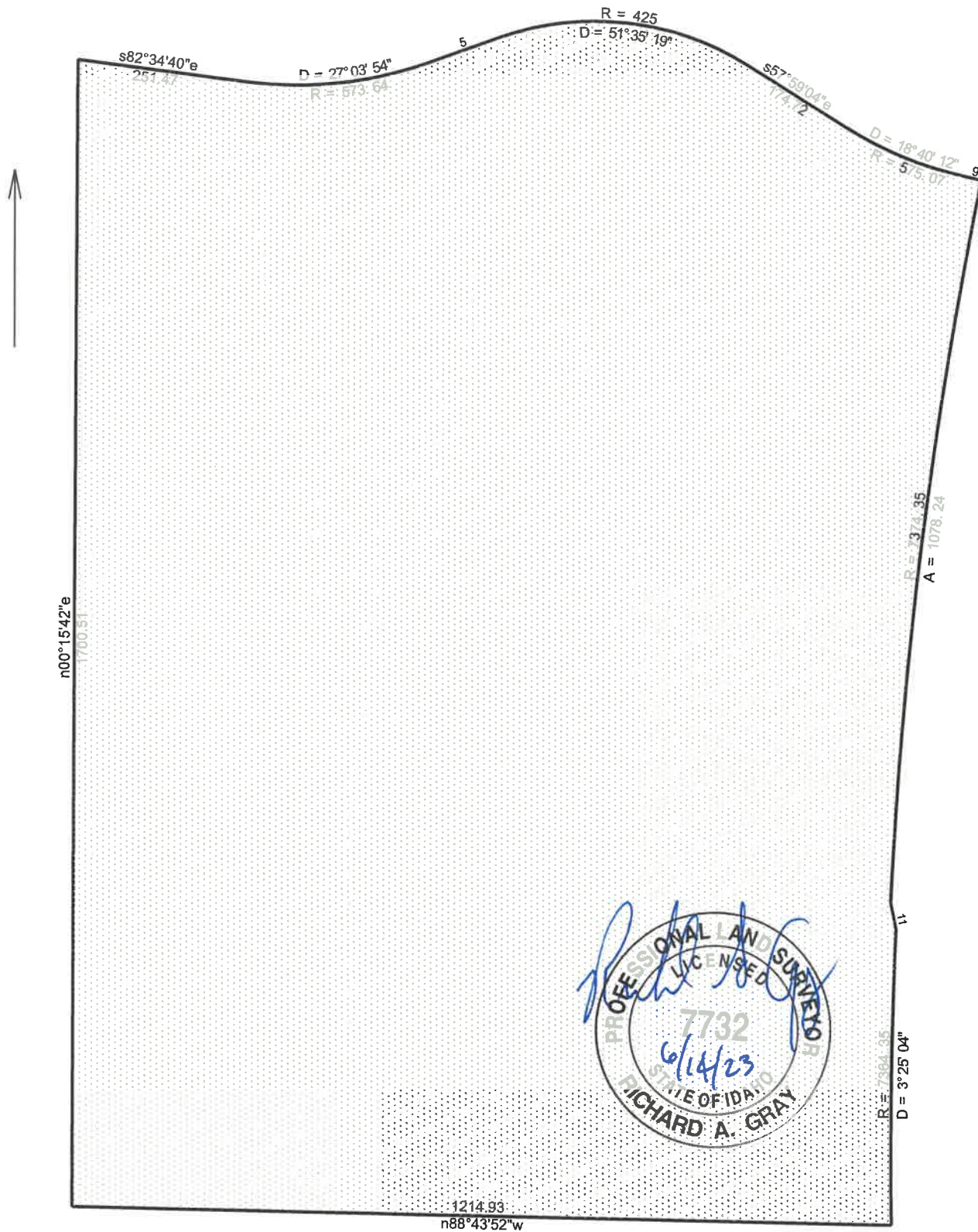
Thence leaving said Southerly Right of Way of West Deep Canyon Drive and along said Westerly Right of Way of Emmett Highway the following courses and distances, a distance of 1078.24 feet along the arc of said curve left, having a radius of 7374.35 feet, a central angle of $08^{\circ} 22' 39''$, the long chord of which bears S. $07^{\circ} 06' 54''$ W., a distance of 1077.28 feet;

Thence continuing, S. $11^{\circ} 13' 29''$ E., a distance of 41.35 feet to the beginning of a curve left marked with a found bent 5/8 inch iron pin stamped "PLS 3624";

Thence continuing, a distance of 439.30 feet along the arc of said curve left, having a radius of 7364.35 feet, a central angle of $03^{\circ} 25' 04''$, the long chord of which bears S. $00^{\circ} 54' 19''$ W., a distance of 439.24 feet to the POINT OF BEGINNING.

This parcel contains 48.73 acres more or less.





6221 Annexation Description

6/14/2023

Scale: 1 inch= 220 feet

File: 6221 Corrected Bounday Description 6-14-23.ndp

Tract 1: 48.7385 Acres, Closure: s00.0743w 0.01 ft. (1/622643), Perimeter=5884 ft.

01 n88.4352w 1214.93
 02 n00.1542e 1700.51
 03 s82.3440e 251.47
 04 Lt, r=573.64, delta=027.0354, chord=n84.0132e 268.46
 05 n70.2935e 111.92
 06 Rt, r=425.00, delta=051.3519, chord=s83.4744e 369.87
 07 s57.5904e 174.72
 08 Lt, r=575.07, delta=018.4012, chord=s67.1911e 186.56
 09 s76.3917e 30.16

10 Lt, r=7374.35, delta=008.2239, arc=1078.24, chord=s07.0654w 1077.28
 11 s11.1329e 41.35
 12 Lt, r=7364.35, delta=003.2504, chord=s00.5419w 439.23