

**ORDINANCE NO. 379-2022**  
**(MEDICI VISTA 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 AT 4401 N. POLLARD LANE, IN STAR, IDAHO (ADA COUNTY PARCELS S0333212580) AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTY IS OWNED BY BRUCE A. BENTE; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RESIDENTIAL WITH A DEVELOPMENT AGREEMENT (R-1-DA) OF APPROXIMATELY 13.13 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-1-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-1-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-1-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



Mike Homan  
Date: 9/2/22  
Job No: 6622

## ANNEXATION DESCRIPTION R-1-DA Zoning

A Parcel of Land being a Portion of the NE 1/4 of the NW 1/4 of Section 33, Township 5 North, Range 1 West, Boise Meridian, Ada County Idaho, as shown on Record of Survey No. 1956, as filed for record in the Office of the Ada County Recorder, Boise Idaho, in Book G of surveys at page 1984 and more particularly described as follows:

**COMMENCING** at an iron pin marking the North 1/4 Corner of said Section 33;

Thence along the Northerly boundary of the NE 1/4 of the NW 1/4 of said Section 33, North 89°10'05" West, 1314.72 feet to a Brass Cap marking the Northwest corner of the NE 1/4 of the NW 1/4 Corner of said Section 33, (West 1/16 corner common to Sections 28 and 33), said point also being the **POINT OF BEGINNING**;

Thence along the Westerly boundary of the NE 1/4 of the NW 1/4 of said Section 33, South 00°00'30" West, 1323.78 feet to a 5/8" iron pin marking the Southwest corner of the NE 1/4 of the NW 1/4 of said Section 33, (Northwest 1/16 corner);

Thence along the southerly boundary of the NE 1/4 of the NW 1/4 of said Section 33, South 89°18'17" East, 414.79 feet to an iron pin;

Thence leaving the Southerly boundary of the NE 1/4 of the NW 1/4 of said Section 33, North 12°05'44" East, 549.47 feet to an iron pin;

Thence North 02°09'10" West, 228.68 feet to an iron pin;

Thence North 52°41'38" West, 125.40 feet to an iron pin;

Thence North 27°08'44" West, 108.16 feet to an iron pin;

Thence North 09°04'31" West, 158.18 feet to an iron pin;

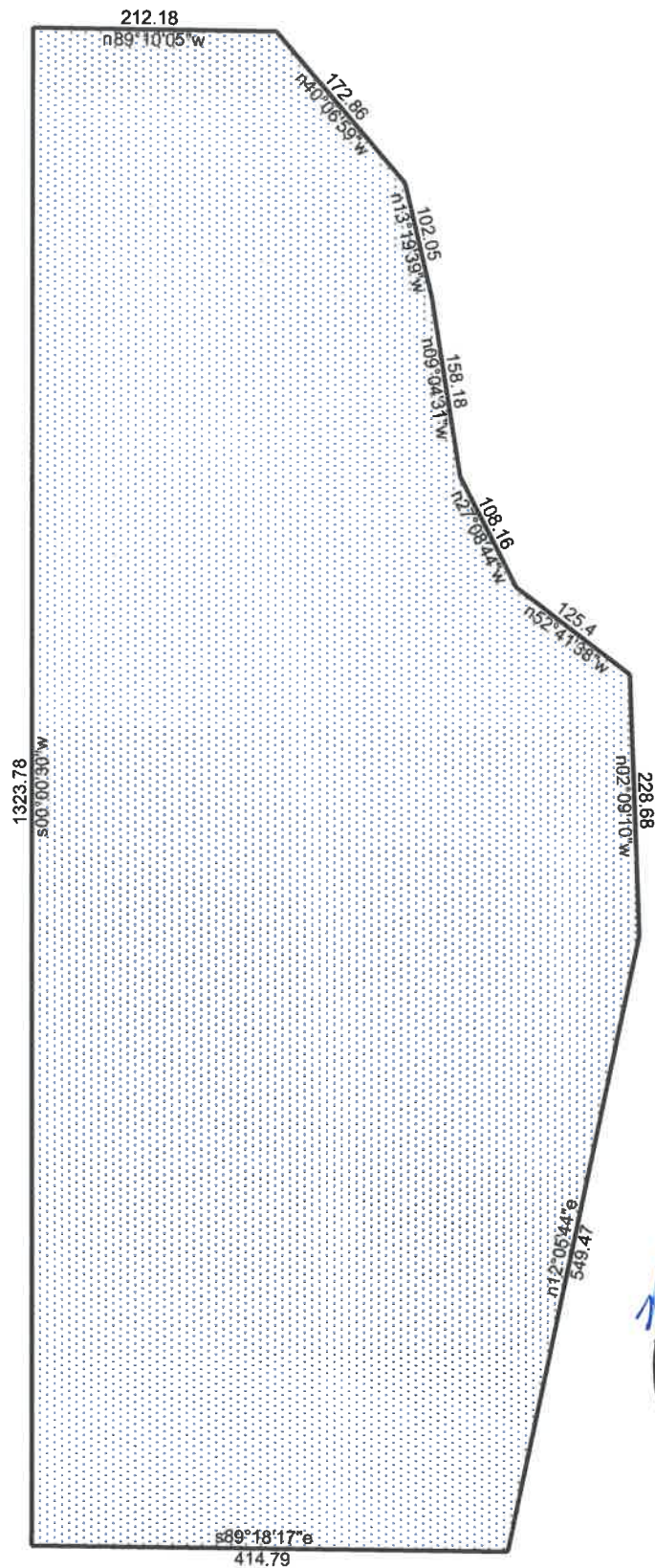
Thence North 13°19'39" West, 102.05 feet to an iron pin;

Thence North 40°06'59" West, 172.86 feet to an iron pin marking the Northerly boundary of the NE 1/4 of the NW 1/4 of said Section 33;

Thence along the Northerly boundary of the NE 1/4 of the NW 1/4 of said Section 33, North 89°10'05" West, 212.18 feet to the **POINT OF BEGINNING**:

This parcel contains 13.13 acres more or less.





## 6622 POLLARD ANNEXATION

9/2/2022

Scale: 1 inch= 160 feet

File:

Tract 1: 13.1313 Acres, Closure: n85.4432w 0.01 ft. (1/390064), Perimeter=3396 ft.

01 s00.0030w 1323.78  
02 s89.1817e 414.79  
03 n12.0544e 549.47  
04 n02.0910w 228.68  
05 n52.4138w 125.4  
06 n27.0844w 108.16  
07 n09.0431w 158.18

08 n13.1939w 102.05  
09 n40.0659w 172.86  
10 n89.1005w 212.18