

ORDINANCE NO. 403-2024  
(MARY & JOSEPH WATSON ANNEXATION)

AN ORDINANCE ANNEXING TO THE CITY OF STAR CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF CANYON COUNTY, IDAHO; MORE SPECIFICALLY LOCATED ON STUMP LANE, IN STAR, IDAHO (CANYON COUNTY PARCEL R34001010) AND CONTIGUOUS TO THE CITY OF STAR; THE PROPERTY IS OWNED BY MARY AND JOSEPH WATSON; ESTABLISHING THE ZONING CLASSIFICATION OF THE ANNEXED PROPERTY AS RURAL RESIDENTIAL WITH A DEVELOPMENT AGREEMENT (RR-DA), OF APPROXIMATELY 7.17 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 Canyon 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 April 16, 2024 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 Rural Residential with a Development Agreement (RR-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 Canyon 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 Rural Residential with a Development Agreement (RR-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 Rural Residential with a Development Agreement (RR-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 Canyon 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 \_\_\_\_\_, 2024.

CITY OF STAR  
Ada and Canyon County, Idaho

BY: \_\_\_\_\_  
Trevor A. Chadwick, Mayor

ATTEST:

\_\_\_\_\_  
Jacob M. Qualls, City Clerk

# EXHIBIT A

A parcel of land lying in the SW 1/4 NE 1/4 of Section 12, T.4N., R.2W., B.M., Canyon County, Idaho, said parcel being more particularly described as follows:

Commencing at the iron pin marking the Center 1/4 corner of Section 12, T.4N., R.2W., B.M., Canyon County, Idaho; thence  
N.00°18'17"E., 989.14 feet along the west line of said NE 1/4 to an iron pin marking the point of beginning;  
Thence along the following courses and distances to iron pins:  
Continuing N.00°18'17"E. 329.66 feet (formerly shown of record as 329.71 feet) to the northwest corner of said SW 1/4 NE 1/4; thence  
N. 89°29'53"E. (formerly shown of record as N.89°29'21"E.) 743.33 feet along the north line of said SW 1/4 NE 1/4; thence  
S.00°21'31"W. 214.30 feet (formerly shown of record as 214.27 feet); thence  
S. 89°54'50"E. (formerly shown of record as S.89°55'22"E.) 599.63 feet to the east line of said SW 1/4 NE 1/4; thence along said east line, S.00°21'46"W. 109.22 feet (formerly shown of records as 109.20 feet); thence  
S.89°29'55"W. (formerly shown of record as S.89°30'27"W.) 1342.70 feet to the Point of Beginning.

TOGETHER WITH AND SUBJECT TO:

A certain Right-of-Way conveyed by Thomas J. Shaffer and Etta Shaffer, Husband and Wife, by Quitclaim Deed Dated July 25, 1936, Recorded August 19, 1936 in Book 128 of Deeds, Page 145, Records of Canyon County, Idaho, being the-following described right of way to-wit:  
Beginning at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 12, Township 4 North, Range 2 West of the Boise Meridian, Running thence west along the Quarter section line 1420 feet; thence North 18 feet; thence East 1420 feet; thence South 18 feet, to the Place of Beginning.

AND TOGETHER WITH AND SUBJECT TO:

A certain Right-of Way easement in favor of B. Eugene Hawker and Donna M. Hawker, husband and wife, their heirs and assigns, with the full and free right, in common with parties of the first part and their heirs and assigns, in, to, over, and upon the following described property:

Beginning at the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 12, Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, running thence North 1320 feet; running thence East 33 feet; running thence South 1320 feet; running thence West 33 feet to the Place of Beginning;

Authentic  
Joseph N. Watson 11/21/23

Authentic  
Mary A. Watson 11/21/23



GRAPHIC SCALE  
(IN FEET)  
1 inch = 50 ft

**CERTIFICATE OF SURVEYOR**  
THIS IS TO CERTIFY THAT I, JAMES J. HOWARD, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF IDAHO, HEREBY ATTEST THAT THIS IS A REASONABLY ACCURATE REPRESENTATION OF SURVEY AS MADE BY ME AND IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT - IDAHO CODE 55-1601 THROUGH 55-1612.



NOTE:  
REFERENCE SURVEY  
RO57200414595  
FOR JEFF STORCAN

**LEGEND**  
PROPERTY BOUNDARY  
FENCE LINE  
FOUND 5/8" PIN  
SET 1/2" X 2" IRON PIN  
W/CLIP TANKED 1 1/2" 2471

RECORDED

11 8 31 AM 23 NOV 1007

G NOEL HALES  
CANYON CNTY RECORDER

11/21/23

Mary A. Watson

INDEX NO. 484-12-180-000

RECORD OF SURVEY FOR  
JANET MEEKS

LYING IN THE SW 1/4 NE 1/4, SECTION 12,  
T.4N., R.2W., B.M., CANYON COUNTY, IDAHO

J.J. HOWARD  
ENGINEERING / SURVEYING



DATE: 6/04/04  
SCALE: 1" = 50'  
SHEET: 1 OF 1  
DRAWING NO.: 424-12-180-000

20043377

Joseph N. Watson

Authentic

DDI 0001 NAD2011 CENTER POINTS DWG

