CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department

MEETING DATE: **September 15, 2026 – PUBLIC HEARING**

FILE(S) #: AZ26096 – Annexation & Zoning 797 N. Plummer Road

OWNER/APPLICANT/REPRESENTATIVE

Applicant/Owner:
City of Star

REQUEST

Request: The City of Star is Annexing and Zoning City owned property at 797 N. Plummer Road, Star, Idaho with a zoning designation of Public/Semipublic (PS).

PROPERTY INFORMATION

Property Location: The subject property is generally located on the southwest corner of N. Plummer Road and W. Millcreek Drive in Star, Idaho. Ada County Parcel No. R8140810020.

Existing Site Characteristics: The property currently contains an existing single-family dwelling and agricultural land that will be the site of a future city park.

APPLICATION REQUIREMENTS

Neighborhood Meeting Held	August 20, 2026
Application Accepted	August 21, 2026
Residents within 300' Notified	August 26, 2026
Legal Notice Published	August 27, 2026
Property Posted	September 4, 2026

HISTORY

There is no record of previous land use applications associated with this parcel.

ZONING ORDINANCE STANDARDS / COMPREHENSIVE PLAN

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

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.

PROJECT OVERVIEW
COMPREHENSIVE PLAN & DEVELOPMENT CODE COMPLIANCE

ANNEXATION/ZONING:

The Annexation and Zoning request of the approximate 10.5-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 future city park.

PUBLIC RESPONSES

No public comments have been received to date.

STAFF ANALYSIS & RECOMMENDATIONS

Based upon the information provided to staff in the application, the proposed annexation and zoning request meets the requirements, standards and intent as they relate to the Comprehensive Plan and Unified Development Code.

The Council should consider the entire record and testimony presented at their scheduled public hearing prior to rendering its decision on the matter. Should the Council vote to approve the applications, either as presented or with added or revised conditions of approval, Council shall direct staff to draft findings of fact and conclusions of law for the Council to consider at a future date. A development agreement will not be required for this annexation request.

FINDINGS

The Council may **approve**, **conditionally approve**, **deny** or **table** this request. In order to approve these applications, the Unified Development Code requires that Council must find the following:

ANNEXATION/REZONE FINDINGS:

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

   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:

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

   The goal of the Comprehensive Plan for Land Use is to encourage 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. The Council must find compliance with the Comprehensive Plan.

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

   The Council must find that the proposal complies with the proposed district and purpose statement. The purpose of the public/semi public districts is to provide to 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.

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

   The Council must find that there is no indication from the material submitted by any political agency stating that this 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.

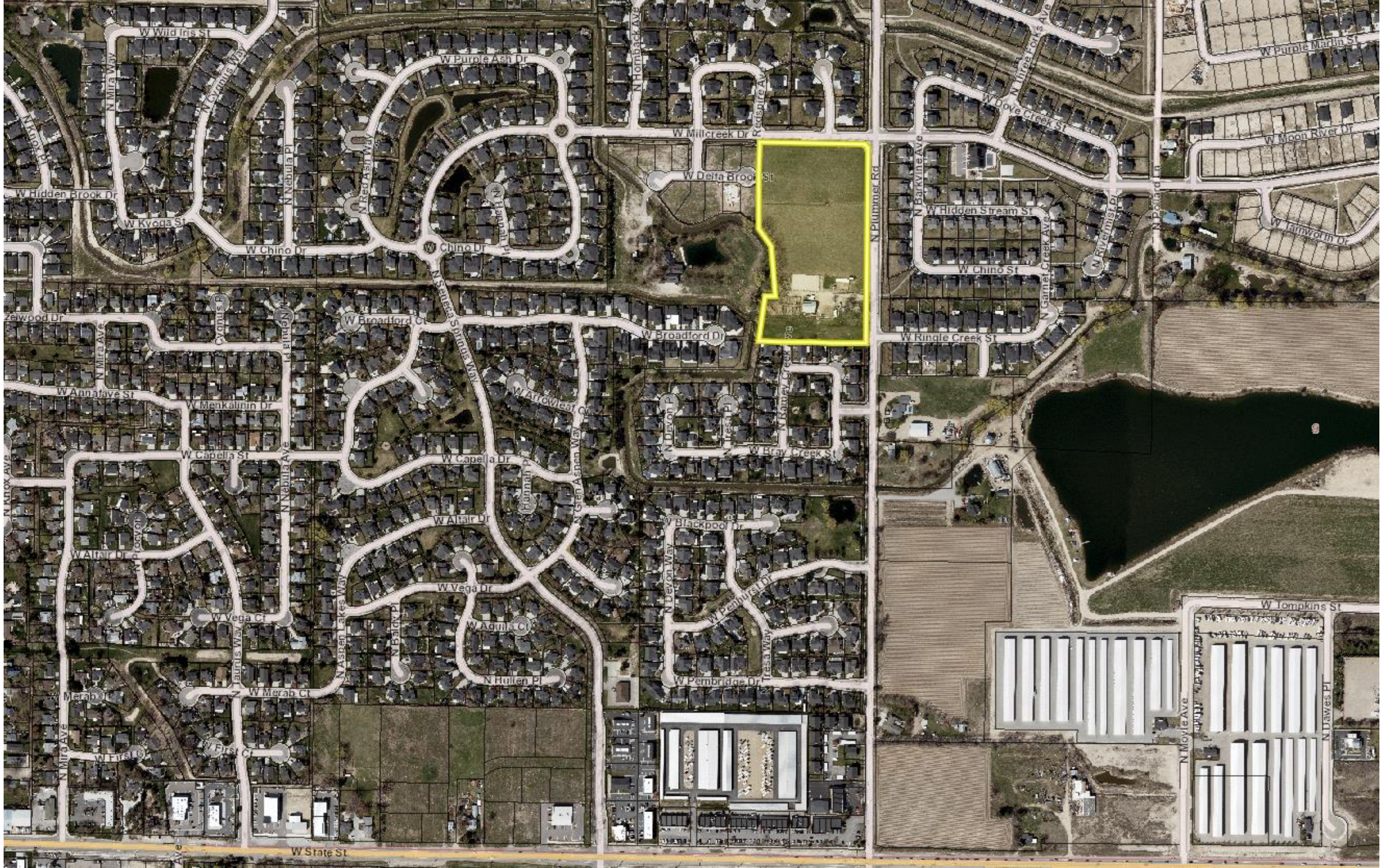
   The Council must find that it has not been presented with any information from agencies having jurisdiction that public services will be adversely impacted other than traffic, which will continue to be impacted as the City grows.

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

The Council must find that this annexation is reasonably necessary for the orderly development of the City.

COUNCIL DECISION

The Star City Council _____ File Numbers AZ26096 for 797 N. Plummer Road Annexation on _____ ____, 2026.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N Pollard Ln
N Nebula Pl
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N Hornback Ave
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