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TECHNICAL SUPPORT

ADA COUNTY RECORDER J. DAVID NAVARRO  
BOISE IDAHO 02/05/09 10:38 AM  
DEPUTY Lisa Irby  
RECORDED - REQUEST OF  
Kuna City

AMOUNT .00 6



(14)

**ORDINANCE NO. 2009-09**

**AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY, NOW KNOWN AS PARCELS S1312212400, R7135690180 AND S1312417410, 750 W. HUBBARD, KUNA, IDAHO, SITUATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO, AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, TO THE CITY OF KUNA, IDAHO; ESTABLISHING THE ZONING CLASSIFICATION OF SAID REAL PROPERTY; DIRECTING THAT COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City of Kuna, Idaho is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized to annex to and incorporate within the boundaries of the City contiguous real property in the manner provided by Section 50-222, Idaho Code; and

WHEREAS, Powder River, LLC, owners of the parcel of real property situate in the unincorporated area of Ada County and particularly described in Section 2 of this ordinance has requested, in writing, annexation of said real property to the City of Kuna; and

WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on December 9, 2008, as required by Section 67-6525, Idaho Code, where it was recommended to the Mayor and Council that the annexation and zoning request be approved with a zoning classification of PUD, Planned Unit Development; and

WHEREAS, the Kuna City Council, pursuant to public notice as required by law, held a public hearing on January 6, 2009 on the proposed annexation and zoning for the real property described in Section 2 below, as required by Section 67-6525, Idaho Code, made findings and determined that the requested annexation should be granted with a zoning classification of PUD, Planned Unit Development; and

WHEREAS, the zoning classification of PUD is appropriate to meet the requirements of the Kuna City Code and should be granted.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO, as follows:

Section 1: The Kuna City Council hereby finds and declares that the real property described below is contiguous to the City, that said property can be reasonably assumed to be used for the orderly development of the City, and that

the owners of said property have requested, in writing, annexation thereof to the City.

Section 2: The real property, all situated in Ada County, Idaho, adjacent and contiguous to the City, commonly known as Parcels S1312212400, R7135690180 and S1312417410 and more particularly described in "Exhibit A"- Legal Description and "Exhibit B"- Site Map, attached hereto and incorporated herein by reference as if fully set forth below, is annexed to and incorporated in the incorporated territorial limits of the City of Kuna, Idaho.

Section 3: From and after the effective date of this Ordinance, all property and persons within the boundaries and territory described above shall be subject to all ordinances, resolutions, police regulations, taxation, and other powers of the City of Kuna.

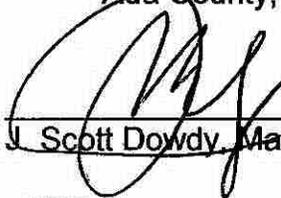
Section 4: The zoning land use classifications of the land described in Section 2 above is hereby established as PUD, Planned Unit Development as provided by the Zoning Ordinance of the City. The Zoning Map of the City is hereby amended to include the real property described in Section 2 above in the PUD zoning land use classification.

Section 5: 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 Idaho 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.

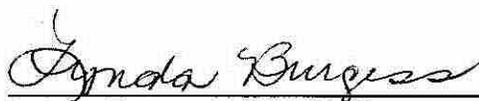
Section 6: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 3rd day of February, 2009.

CITY OF KUNA  
Ada County, Idaho

  
\_\_\_\_\_  
J. Scott Dowdy, Mayor

ATTEST:

  
\_\_\_\_\_  
Lynda Burgess, City Clerk





IDAHO  
SURVEY  
GROUP

FEB 09 2009

TECHNICAL SUPPORT

1450 East Watertower St.  
Suite 150  
Meridian, Idaho 83642

Phone (208) 846-8570  
Fax (208) 884-5399

Project No. 05-348

March 22, 2007

Revised October 3, 2007

**Vineyard Annexation  
Description**

A parcel of land located in the NW 1/4, NE 1/4, and SE 1/4 of Section 12, T.2N., R.1W., B.M., Ada County, Idaho, more particularly described as follows: **BEGINNING** at the 1/4 corner common to Section 1 and the said Section 12, from which the Northeast corner of said Section 12 bears South 88°31'57" East, 2636.76 feet;

Thence South 88°31'57" East, 216.42 feet;

Thence South 01°28'03" West, 40.00 feet to a point in the center of the Mason Creek Feeder;

Thence along said centerline the following courses:

Thence 112.73 feet along the arc of a non-tangent curve to the left, having a radius of 237.00 feet, a central angle of 27°15'10", and a long chord bearing South 68°51'18" East, 111.67 feet;

Thence South 82°28'54" East, 54.00 feet;

Thence 141.21 feet along the arc of a curve to the right, having a radius of 190.00 feet, a central angle of 42°34'55", and a long chord bearing South 61°11'28" East, 137.98 feet;

Thence South 39°54'02" East, 114.00 feet;

Thence 104.67 feet along the arc of a curve to the right, having a radius of 507.00 feet, a central angle of 11°49'43", and a long chord bearing South 33°59'12" East, 104.48 feet;

Thence departing said centerline South 89°34'48" East, 41.68 feet to the Southwest corner of Lot 12, Block 2 of said Poppy Field Subdivision;

Thence along the easterly boundary of said Lot 13, Block 2 of said Poppy Field Subdivision the following courses:

Thence 167.62 feet along the arc of a non-tangent curve to the right, having a radius of 544.00 feet, a central angle of 17°39'17", and a long chord bearing South 17°08'55" East, 166.96 feet;

Thence South 08°19'17" East, 715.90 feet;

Thence South 05°11'27" East, 100.01 feet;

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Thence 351.91 feet along the arc of a curve to the left, having a radius of 868.00 feet, a central angle of  $23^{\circ}13'45''$ , and a long chord bearing South  $16^{\circ}48'19''$  East, 349.50 feet;

Thence South  $28^{\circ}25'12''$  East, 236.82 feet;

Thence South  $24^{\circ}20'40''$  East, 112.32 feet;

Thence 167.43 feet along the arc of a curve to the left, having a radius of 113.00 feet, a central angle of  $84^{\circ}53'37''$ , and a long chord bearing South  $66^{\circ}47'28''$  East, 152.53 feet;

Thence North  $70^{\circ}45'43''$  East, 78.54 feet to a point on the East boundary of said Poppy Field Subdivision;

Thence South  $00^{\circ}27'12''$  West, 732.22 feet to the Southeast corner of said Poppy Field Subdivision;

Thence South  $89^{\circ}25'28''$  East, 1320.66 feet to the East 1/4 corner of said Section 12;

Thence along the East line of said section South  $00^{\circ}22'43''$  West, 679.43 feet;

Thence departing said line North  $89^{\circ}37'17''$  West, 208.77 feet;

Thence South  $00^{\circ}22'43''$  West, 208.71 feet;

Thence South  $89^{\circ}37'17''$  East, 208.77 feet to a point on said East Section line;

Thence along said line South  $00^{\circ}22'43''$  West, 1547.26 feet;

Thence departing said line North  $89^{\circ}37'15''$  West, 238.36 feet;

Thence South  $1^{\circ}05'05''$  West, 220.43 feet to a point on the South line of said Section 12;

Thence along said line North  $88^{\circ}54'55''$  West, 136.19 feet;

Thence North  $1^{\circ}05'05''$  East, 208.71 feet;

Thence North  $88^{\circ}54'55''$  West, 208.71 feet;

Thence South  $1^{\circ}05'05''$  West, 208.71 feet to a point on said South line of said Section 12;

Thence North  $88^{\circ}54'55''$  West, 2058.75 feet to the South 1/4 corner of said Section 12;

Thence North  $00^{\circ}29'28''$  East, 2635.28 feet to the center of said Section 12;

Thence continuing along the North-South mid-section line North  $00^{\circ}26'46''$  East, 1119.79 feet to a point which bears South  $00^{\circ}26'46''$  West, 230.07 feet from the C-N 1/16 corner of said Section 12;

Thence North 89°01'39" West, 157.43 feet to a point in the center of the Painter Lateral;

Thence along the center of said lateral North 75°49'02" West, 345.63 feet;

Thence 109.27 feet along the arc of a curve to the right, having a radius of 122.00 feet, a central angle of 51°19'00", and a long chord bearing North 50°09'32" West, 105.65 feet;

Thence North 24°30'02" West, 274.53 feet;

Thence North 25°10'02" West, 494.78 feet;

Thence North 25°20'02" West, 299.24 feet;

Thence North 24°20'02" West, 187.48 feet;

Thence 69.71 feet along the arc of a curve to the left, having a radius of 150.00 feet, a central angle of 26°37'35", and a long chord bearing North 37°38'50" West, 69.08 feet;

Thence North 50°57'37" West, 385.49 feet to a point on the North boundary of said Section 12;

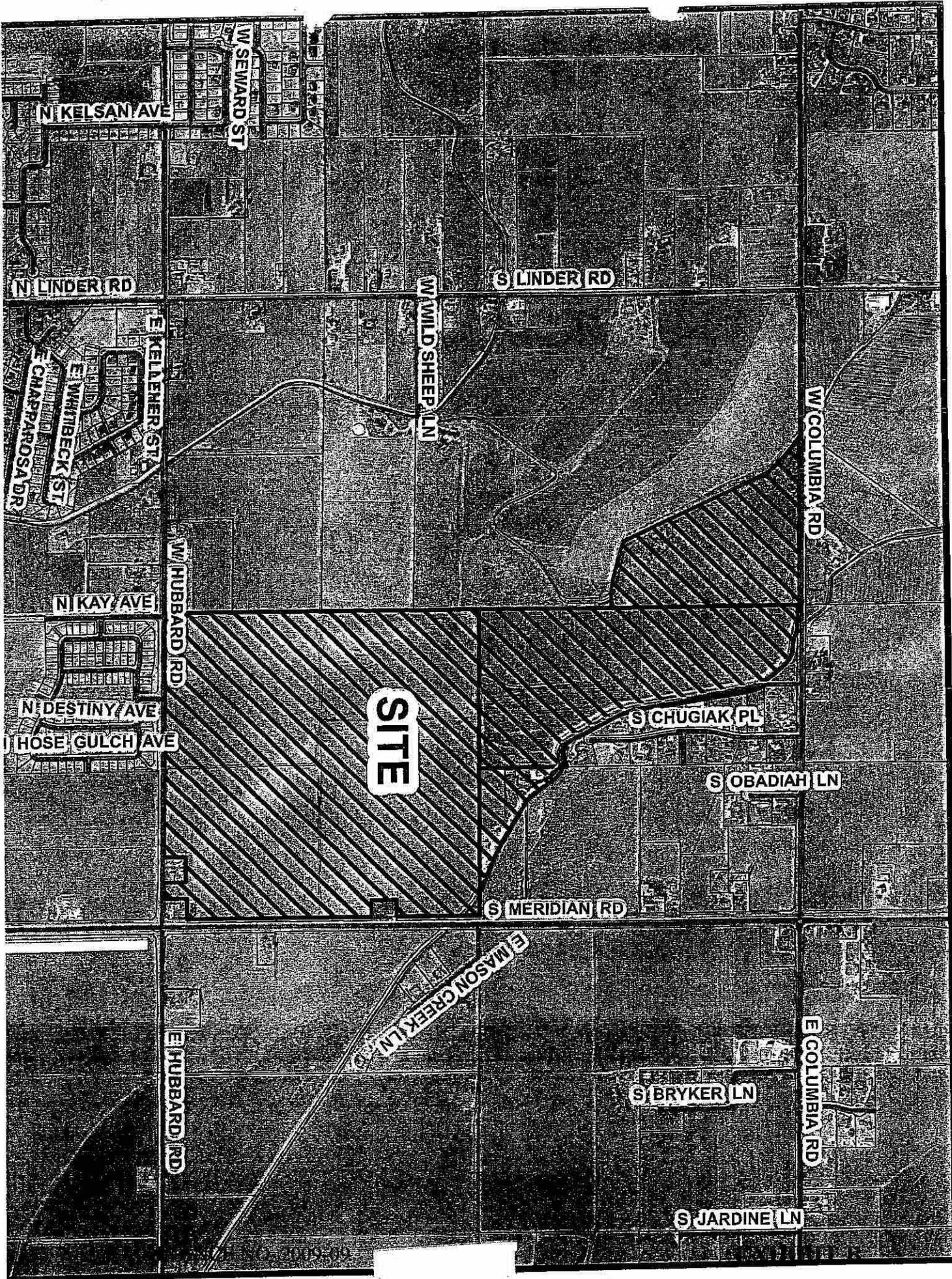
Thence along said North boundary South 89°32'42" East, 1457.15 feet to the Point of Beginning. Containing 246.73 acres, more or less.

Prepared By:  
Idaho Survey Group, P.C.



D. Terry Peugh, PLS

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**SITE**

N KELSAN AVE

W SEWARD ST

N LINDER RD

S LINDER RD

W WILD SHEEP LN

W COLUMBIA RD

E KELLENER ST  
E WHITBECK ST  
E CHARBAROSA DR

N KAY AVE

W HUBBARD RD

N DESTINY AVE

HOSE GULCH AVE

S CHUGIAK PL

S OBADIAH LN

S MERIDIAN RD

E MASON CREEK LN

E HUBBARD RD

S BRYKER LN

E COLUMBIA RD

S JARDINE LN

# ORDINANCE NO. 2009-09A EXHIBIT B

W COLUMBIA RD

E COLUMBIA RD

S1312212400

S ROCKY MOUNTAIN LN

S CHUGIAK PL

S OBADIAH LN

R7,135690180

S MERIDIAN RD

## SUBJECT PROPERTY

S1312417410

W WILD SHEEP LN



W HUBBARD RD

E HUBBARD RD

E MYSTERY DR

N KUNA MERIDIAN RD

N DESTINY AVE

N HOSE GULCH AVE

0 125 250 500



Feet

