

Ordinance Number 157
Annexation and Zone Classification of Properties
A portion of Section 19, Township 51 North, Range 5 West, B.M. Kootenai
County, Idaho

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AN ORDINANCE OF THE CITY OF HAUSER, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR ANNEXATION OF PROPERTY CONSISTING OF APPROXIMATELY THE LEGAL DESCRIPTION OF THE PROPERTY IS IN SECTION 19, TOWNSHIP 51 NORTH, RANGE 5 WEST, B.M. KOOTENAI COUNTY, IDAHO. THE PARCEL NUMBER IS 51N05W-19-5180 AND ZONING OF SAID ANNEXED PROPERTY AND IS ZONED AS HIGHWAY CORRIDOR ZONING DISTRICT AND THE ANNEXATION OF PROPERTY IN SECTION 19, TOWNSHIP 51 NORTH, RANGE 5 WEST, B.M. KOOTENAI COUNTY, IDAHO PARCEL NUMBERS 51N05W-19-4870 AND 51N05W-19-5020 AND SAID PROPERTIES ARE ZONED AS HAUSER HILLS ZONING DISTRICT, PROVIDING FOR THE AMENDMENT TO THE OFFICIAL ZONING MAP, AND PROVIDING FOR AN EFFECTIVE DATE HEREOF:

WHEREAS, the owners of the real property described in Section 1 of this ordinance have petitioned the City Council of the City of Hauser, Idaho for annexation of said properties and

WHEREAS, public hearings were held before both the Planning and Zoning Commission on November 24, 2009 and the City Council on December 9, 2009, in accordance with law, testimony taken, findings of fact and conclusions of law reached; and

WHEREAS, the City Council, based upon the recommendation of the Planning and Zoning Commission and upon its own fact finding, determined that said annexation is provided for under existing law in that the land in questions adjoins the corporate limits, that the proposed zoning is suitable and compatible with surrounding land uses and provisions of the Hauser Comprehensive Plan and that said land uses would fit in with the general development of the City and would be in the best interest of the City of Hauser.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HAUSER, KOOTENAI COUNTY, IDAHO AS FOLLOWS:

Section 1: that the land located west of Cloverleaf and legally described in this Section is hereby annexed into the City of Hauser:

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TECHNICAL SUPPORT

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A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT CENTER QUARTER CORNER OF SAID SECTION 19, THENCE NORTH 88°14' 58" WEST, 25.00 FEET ALONG THE WEST CENTERLINE OF SAID SECTION 19 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CLOVERLEAF ROAD. THENCE SOUTH 00°39'41" EAST, 521.54 FEET PARALLEL WITH AND 25 FOOT WESTERLY OF THE SOUTH CENTERLINE OF SAID SECTION 19 TO THE TRUE POINT-OF-BEGINNING FOR THIS DESCRIBED PARCEL OF LAND;

THENCE FROM SAID TRUE POINT-OF-BEGINNING, CONTINUING ALONG SAID 25.0 FOOT OFFSET LINE SOUTH 00°39'41" EAST, 369.45 FEET TO A POINT;

THENCE NORTH 87°55'08" WEST, 177.97 FEET PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER TO A POINT;

THENCE SOUTH 00°39'41" EAST, 428.00 FEET PARALLEL WITH THE SOUTH CENTERLINE OF SAID SECTION 19 TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER;

THENCE NORTH 87°55' 08" WEST, 1074.16 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER;

THENCE NORTH 00° 28'52" WEST, 797.33 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER TO A POINT;

THENCE SOUTH 87° 55' 08" EAST, 1249.62 FEET TO THE TRUE POINT-OF-BEGINNING FOR THIS DESCRIBED PARCEL OF LAND.

SAID DESCRIBED PARCEL CONTAINING 21.127 ACRES (920,283 SQUARE FEET), MORE OR LESS.

The aforementioned parcel(s) shall be zoned Highway Corridor Zoning District.

In addition, that the land located west of Cloverleaf and legally described in this Section below is hereby annexed into the City of Hauser

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TECHNICAL SUPPORT

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 51 NORTH, RANGE 5 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT CENTER QUARTER CORNER OF SAID SECTION 19, THENCE NORTH 88°14' 58" WEST, 25.00 FEET ALONG THE WEST CENTERLINE OF SAID SECTION 19 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CLOVERLEAF ROAD. SAID POINT ALSO BEING THE TRUE POINT-OF-BEGINNING FOR THIS DESCRIBED PARCEL OF LAND;

THENCE FROM SAID TRUE POINT-OF-BEGINNING, CONTINUING ALONG SAID WEST CENTERLINE OF SECTION, NORTH 88°14' 58" WEST, 1247.54 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19;

THENCE SOUTH 00° 27'55" EAST, 514.25 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER TO A POINT;

THENCE SOUTH 87° 55' 08" EAST, 1249.62 FEET TO A POINT 25.0 FEET WESTERLY OF THE SOUTH CENTERLINE OF SAID SECTION 19;

THENCE NORTH 00°39'41" WEST, 521.54 FEET PARALLEL WITH AND 25.0 FEET WESTERLY OF SAID SOUTH CENTERLINE OF SAID SECTION 19 TO THE TRUE POINT-OF-BEGINNING FOR THIS DESCRIBED PARCEL OF LAND.

SAID DESCRIBED PARCEL CONTAINING 14.831 ACRES (646,021 SQUARE FEET), MORE OR LESS.

The aforementioned parcel shall be zoned Hauser Hills Zoning District.

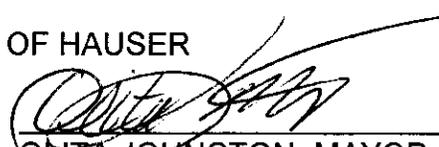
Section 2: The official Zoning Map of the City of Hauser shall be modified to include the lands described in Section 1 and to reflect the zoning applied thereto.

Section 3: That this Ordinance shall take effect and be in full force and effect upon its passage, approval and publication according to the law.

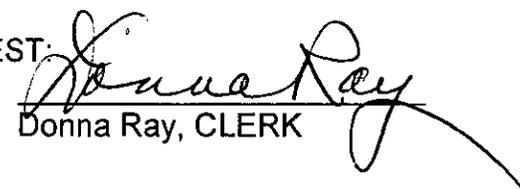
Enacted as an ordinance of the City of Hauser, Idaho, at a meeting of the City Council held on December 9, 2009.

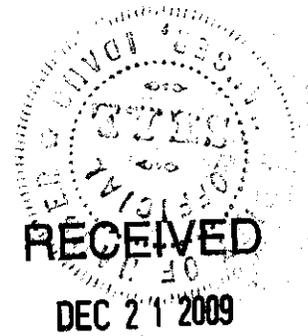
CITY OF HAUSER

BY:


OLITA JOHNSTON, MAYOR

ATTEST:


Donna Ray, CLERK



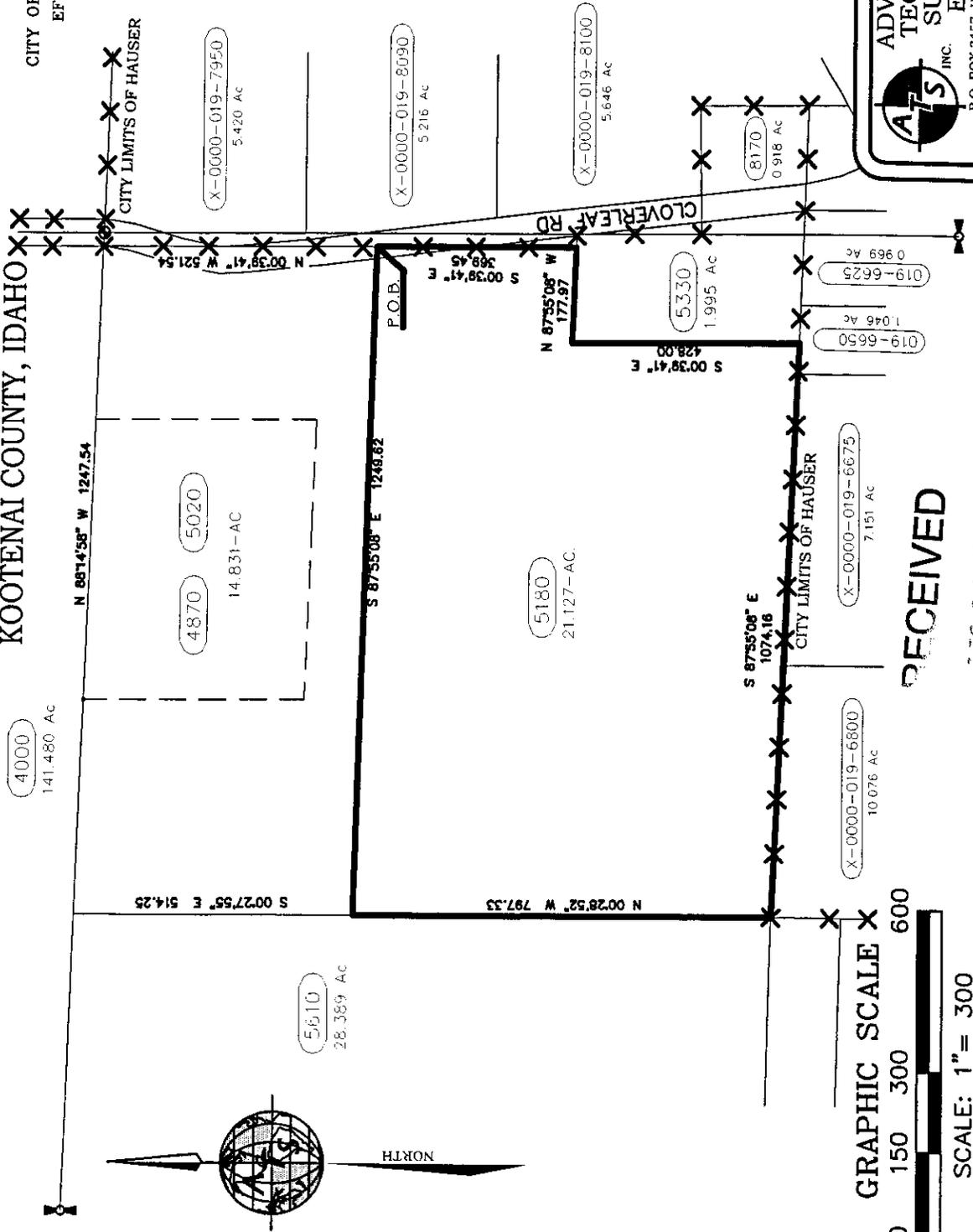
TECHNICAL SUPPORT

255

ANNEXATION EXHIBIT

NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 19, TOWNSHIP 51 NORTH, RANGE 05 WEST, B.M.,
KOOTENAI COUNTY, IDAHO

CITY OF HAUSER ORDINANCE NO. 157
EFFECTIVE DATE: 12/09/2009



LEGEND

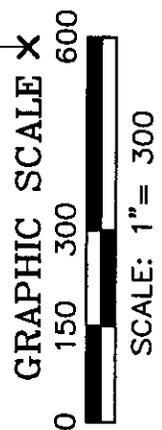
- (M) MEASURED
- (R) REFERENCE
- (C) COMPUTED
- SET 5/8" BY 30" REBAR WITH PLASTIC CAP
- MARKED "A" S.F.L.S. # 8962
- FOUND MONUMENT AS NOTED
- COMPUTED POINT (NOTHING FOUND OR SET)
- ⊕ SECTION CORNER
- ⊕ QUARTER CORNER
- ⊕ CENTER QUARTER CORNER
- X— EXISTING CITY LIMITS

ATS INC.
ADVANCED TECHNOLOGY & SURVEYING & ENGINEERING
 P. O. BOX 3457, HAYDEN IDAHO, 83635
 • PH. (208)-772-2745 • FAX (208)-762-7731 •

SCALE: 1"=300
 CHECKED BY: MM
 DATE: 11-11-2009
 DRAWN BY: MBM
 DATE: 11-11-2009
 DWG: HAUSER
 PROJ: 09-055

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21 2009

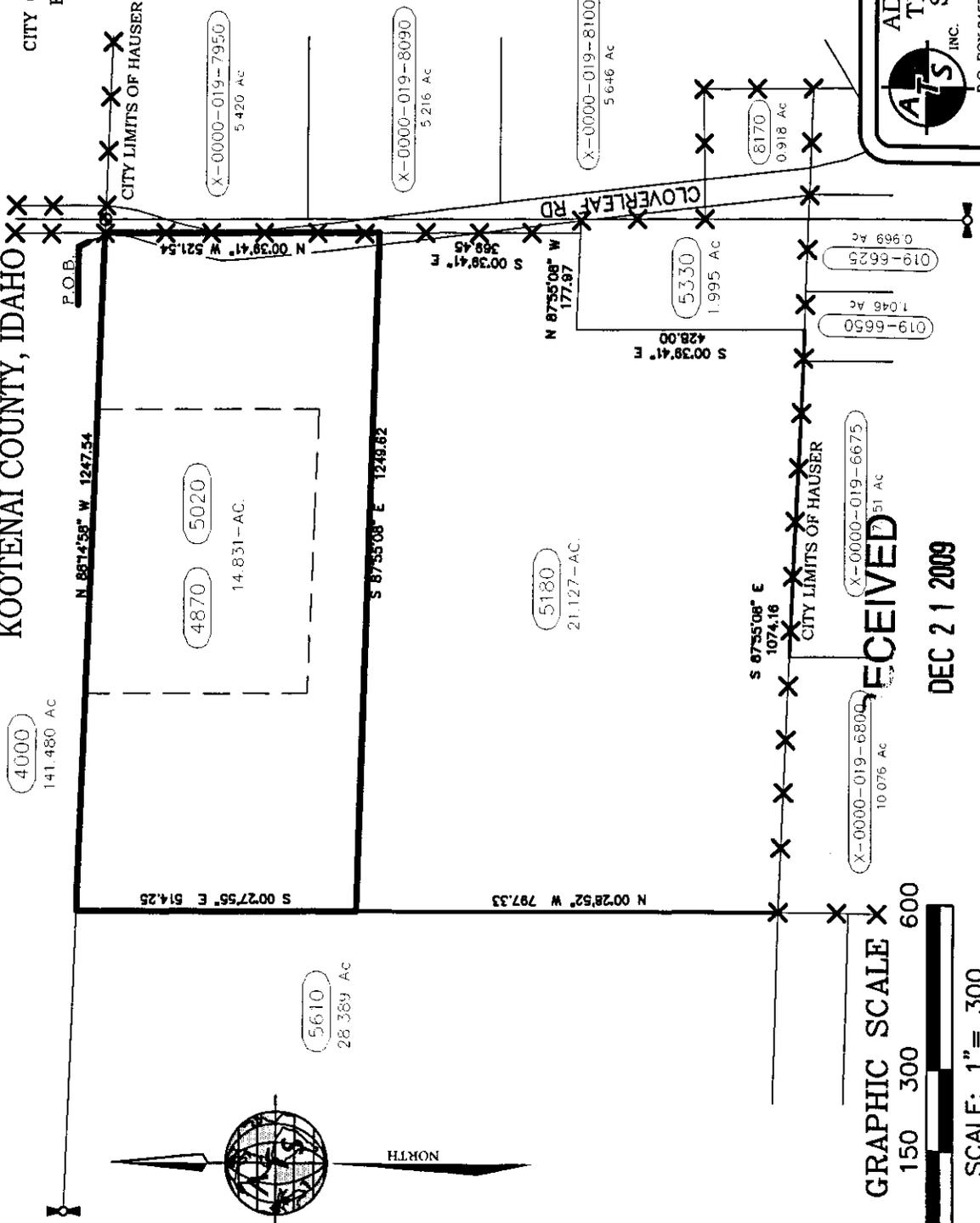


SUPPORT

ANNEXATION EXHIBIT

NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF
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KOOTENAI COUNTY, IDAHO

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SCALE: 1" = 300'
CHECKED BY: MM
DATE: 11-11-2009
DRAWN BY: MEM
DATE: 11-11-2009
DWG: HARD COPY
PROJ: 09-003