



028

ORDINANCE NO. 749

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY SITUATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO, AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF EAGLE, TO THE CITY OF EAGLE, IDAHO; CHANGING THE ZONING CLASSIFICATION OF SAID REAL PROPERTY DESCRIBED HEREIN FROM RUT (RURAL-URBAN TRANSITION) TO R-3-DA-P (RESIDENTIAL WITH A DEVELOPMENT AGREEMENT-PUD); AMENDING THE ZONING MAP OF THE CITY OF EAGLE TO REFLECT SAID CHANGE; DIRECTING THAT COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Eagle, 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, the owner of the real property situated in the unincorporated area of Ada County and particularly described in Exhibit "A" of this ordinance has requested, in writing, annexation of said real property to the City of Eagle; and

WHEREAS, the owner of the real property situated within the City of Eagle and particularly described in Exhibit "A" of this ordinance has requested, in writing, a rezone from RUT to R-3-DA-P; and

WHEREAS, the property described in Exhibit "A" is identified by the Ada County Assessor's Office as parcel numbers S0402427815 and S0402436004; and

WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on October 7, 2013, as required by Section 67-6525, Idaho Code, and made a recommendation to the Mayor and Council; and

WHEREAS, the Eagle City Council, pursuant to public notice as required by law, held a public hearing on November 12, 2013, on the proposed annexation and zoning for the real property described in Exhibit "A" as required by Section 67-6525, Idaho Code, made findings and determined that the requested annexation should be granted and that a zoning classification of R-2-DA for the property described in Exhibit "A" is appropriate to meet the requirements of Idaho Code, Eagle City Code and the Eagle Comprehensive Plan and should be granted.

COPY

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

Section 1: The Eagle City Council hereby finds and declares that the real property particularly described in Exhibit "A", attached hereto and incorporated herein by reference, 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 owner of said property has 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, particularly described in Exhibit "A" and as generally shown on Exhibit "B", attached here to and included herein by reference, is hereby annexed to the incorporated territorial limits of the City of Eagle, Idaho.

Section 3: The City Council hereby finds and determines that the real property particularly described in Exhibit "A" and generally as shown on Exhibit "B", attached hereto and incorporated by reference, is hereby removed from the RUT (Rural-Urban Transition) zoning classification and is hereby included in the R-3-DA-P (Residential with a development agreement-PUD) zoning classification all pursuant to the Zoning Ordinance of the City of Eagle. The City Council further finds and determines that said zone change is in accordance with the Eagle Comprehensive Plan and relevant City Codes and that the Zoning Map of the City is hereby amended to include the real property described in Exhibit "A" in the R-3-DA-P zoning district.

Section 4: 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 Eagle.

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.

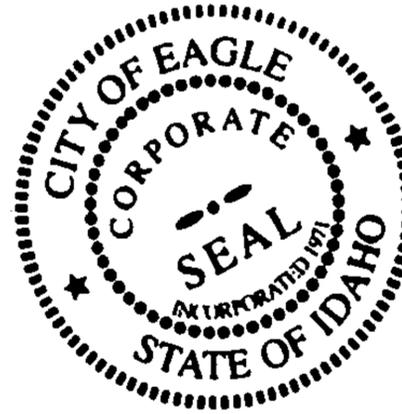
DATED this 9th day of February 2016.

CITY COUNCIL OF THE CITY OF EAGLE
Ada County, Idaho

Stan Ridgeway
Stan Ridgeway, Mayor

ATTEST:

Sharon K. Bergmann
Sharon K. Bergmann, Eagle City Clerk



STATE OF IDAHO)

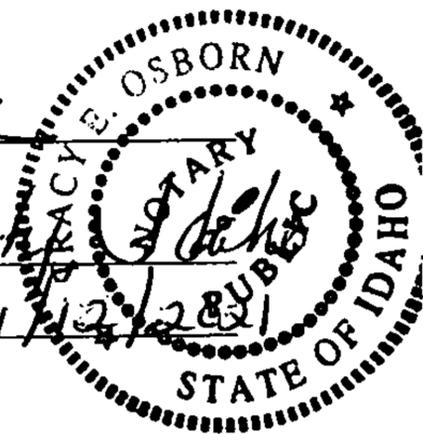
: ss.

County of Ada)

On this 11 day of February, in the year 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared STAN RIDGEWAY, known to me to be the MAYOR of said municipal corporation that executed this instrument and the persons who executed the said instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year first written.

Tracy E. Osborn
Notary Public
Residing at: Ada County
My Commission Expires: 01/12/2021



RECEIVED & FILED
CITY OF EAGLE

JUL 25 2013

File: _____
Route to: _____



THE LAND GROUP, INC.

Date: June 27, 2013
Project No. 113017

**LANEWOOD SUBDIVISION NO. 2
ANNEXATION DESCRIPTION**

A parcel of land located in the West 1/2 of the SE 1/4 of Section 2,
T. 4 N., R. 1 W., B. M., Ada County, Idaho, more particularly described as follows:

Commencing at the Section Corner common to Sections 1, 2, 11 and 12 of said
T. 4 N., R. 1 W.;

Thence North 89°19'36" West, 2644.52 feet on the Section Line common to said
Sections 2 and 11 to the 1/4 Section Corner common to Sections 2 and 11;

Thence North 01°00'54" East, 504.60 feet on the north-south mid-section line of
said Section 2 to the northerly most point on the boundary line of that ACHD right-of-
way parcel described in Warranty Deed Instrument Number 95033831 of Ada County
Records, said point being the **REAL POINT OF BEGINNING**;

Thence continuing North 01°00'54" East, 823.43 feet on the north-south mid-
section line of said Section 2 to the center-south 1/16th section corner of said Section 2;

Thence continuing North 01°00'54" East, 19.81 feet on the north-south
mid-section line of said Section 2 to the southwest corner of that parcel of land as shown
on Record-of-Survey Number 6581 of Ada County Records;

Thence on the exterior boundary line of said Record-of-Survey Number 6581
Parcel for the following courses and distances:

Thence South 89°40'56" East, 89.61 feet to a point in a drain ditch;

Thence North 30°42'04" East, 203.10 feet along said drain ditch;

Thence North 66°45'04" East, 202.00 feet along said drain ditch;

Thence North 82°24'04" East, 120.83 feet along said drain ditch;

Thence North 32°12'04" East, 123.58 feet along said drain ditch;

Thence North 05°36'04" East, 169.00 feet along said drain ditch;





THE LAND GROUP, INC.

Thence North 29°02'54" West, 208.77 feet along said drain ditch;

Thence leaving said drain ditch, South 86°52'06" West, 467.96 feet to a point on the north-south mid-section line of said section 2;

Thence North 01°00'54" East, 608.55 feet on the north-south mid-section line of said Section 2 to the Center 1/4 Section Corner of said Section 2;

Thence leaving said mid-section line, South 89°16'02" East, 1319.88 feet on the east-west mid-section line of said Section 2 to the Center-East 1/16th Section Corner of said Section 2;

Thence South 00°57'50" West, 1327.34 feet on the north-south 1/16th section line of the SE 1/4 of said Section 2 to the Southeast 1/16th Section Corner of said Section 2;

Thence South 00°57'50" West, 1327.34 feet on said north-south 1/16th section line to the East 1/16th Section Corner common to said Sections 2 and 11;

Thence North 89°19'36" West, 710.67 feet on the section line common to said Sections 2 and 11 to a point of curve on the centerline of Floating Feather Road, as same centerline is described in said Warranty Deed Instrument Number 95033831;

Thence 392.09 feet on the arc of a curve to the right, said curve having a radius of 430.00 feet, a central angle of 52°14'42" and a chord distance of 378.65 feet which bears North 63°12'15" West (formerly described as North 63°09'37" West) on said centerline;

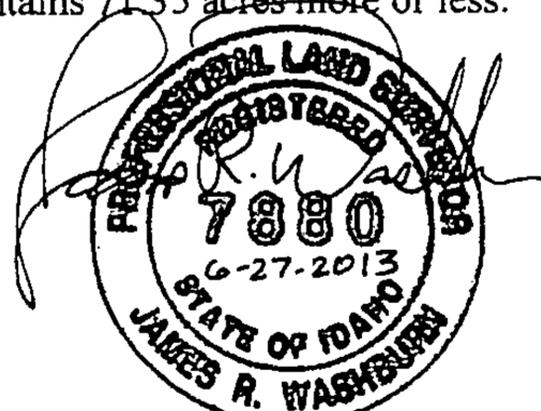
Thence North 37°04'54" West, 254.42 feet (formerly described as North 37°02'16" West) on said centerline to a point of curve;

Thence 153.03 feet on the arc of a curve to the left, said curve having a radius of 430.00 feet, a central angle of 20°23'27" and a chord distance of 152.22 feet which bears North 47°16'37" West to a point on the north-south mid-section line of said Section 2;

Thence North 01°00'54" East, 34.77 feet on said north-south mid-section line of Section 2 to the real point of beginning. Said parcel contains 71.35 acres more or less.

**PREPARED BY:
THE LAND GROUP, INC.**

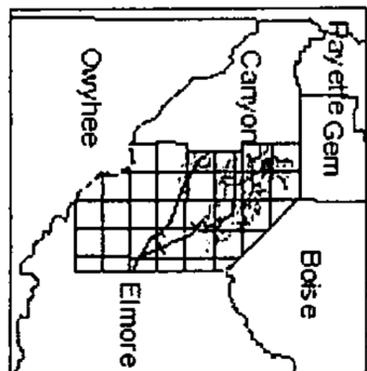
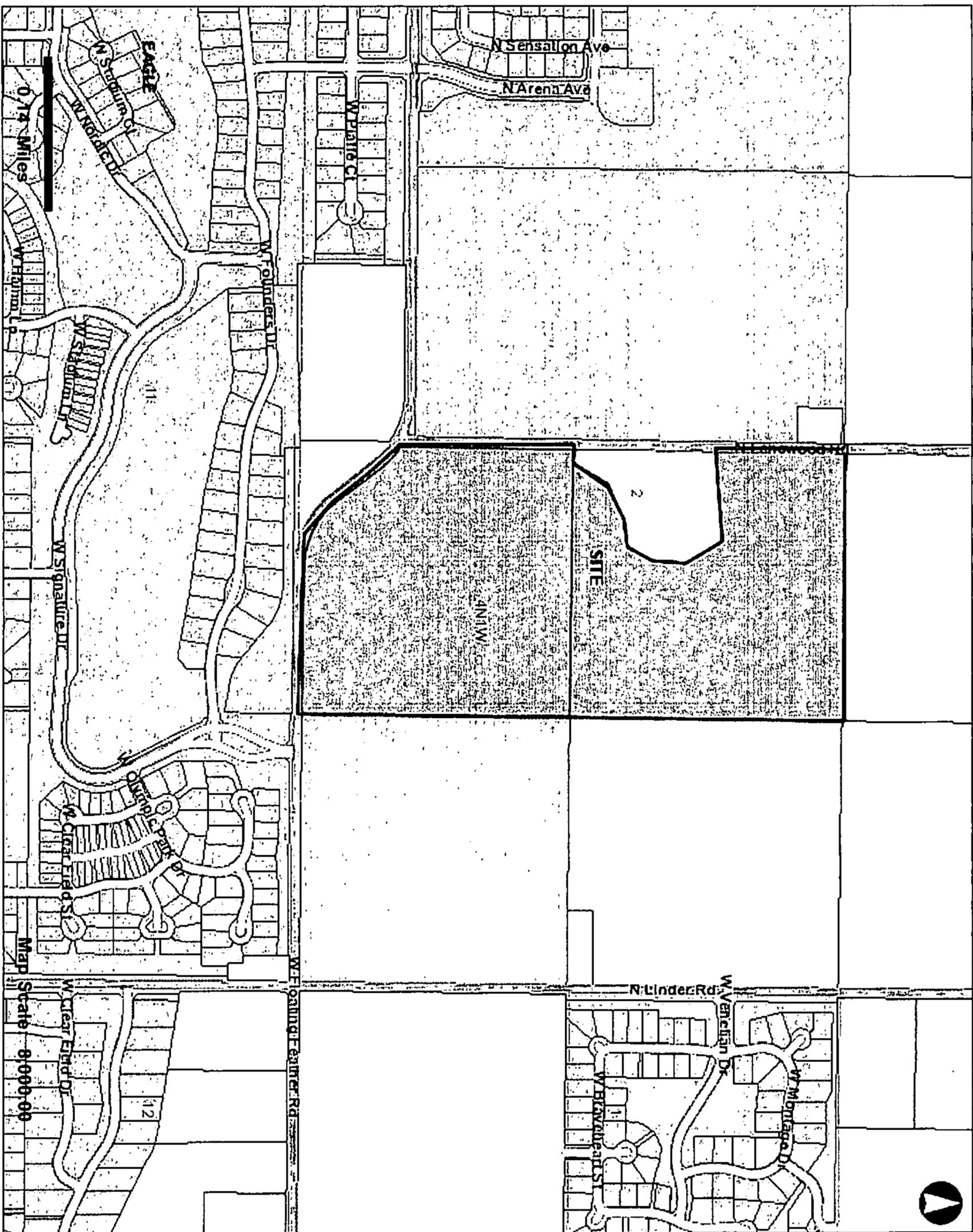
James R. Washburn, PLS



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Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



- Legend**
- + Railroad
 - Parks
 - City Limits
 - <all other val>
 - BOISE
 - EAGLE
 - GARDEN CIT
 - KUNA
 - MERIDIAN
 - STAR
 - Townships
 - Sections
 - Condos
 - Parcels

0.174 Miles

Map Scale 8,000:00

1/22/2016

EXHIBIT "B"

