

Re-recorded to correct  
legal description  
Instrument # 2016-012802

2016-012991

RECORDED

04/07/2016 08:45 AM



00224327201600129910040041

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=4 SDUPUIS

NO FEE

ORDINANCE

CALDWELL CITY OF

149

**BILL NO. 8  
ORDINANCE NO. 3034**

**AN ORDINANCE DETERMINING THAT CERTAIN LAND LAYS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO, AND THAT SAID LANDS SHOULD BE ANNEXED TO THE CITY OF CALDWELL, IDAHO, AS PART OF THE M-1 (LIGHT INDUSTRIAL) ZONE; DECLARING SAID LANDS BY PROPER LEGAL DESCRIPTION AS DESCRIBED BELOW TO BE A PART OF THE CITY OF CALDWELL, CANYON COUNTY, IDAHO; DIRECTING THE CITY ENGINEER AND PLANNING AND ZONING DIRECTOR TO ADD SAID PROPERTY TO THE OFFICIAL MAPS OF THE CITY OF CALDWELL, IDAHO; REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT HERewith; AND DIRECTING THE CLERK OF THE CITY OF CALDWELL TO FILE A CERTIFIED COPY OF THE ORDINANCE AND MAP OF THE AREA TO BE ANNEXED WITH CANYON COUNTY, STATE OF IDAHO AND THE IDAHO STATE TAX COMMISSION, PURSUANT TO IDAHO CODE, SECTION 63-215.**

**BE IT ORDAINED, BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO:**

**Section 1.** That the Caldwell City Council, upon recommendation of the Caldwell Hearing Examiner and following the public notice and hearing procedures set forth in Section 10-01-07, Zoning Ordinance No. 1451, approved Case No. ANN-15-07 (Betty Adams Annexation) at a public hearing held April 4<sup>th</sup>, 2016.

**Section 2.** The parcel is contiguous to the City of Caldwell, Idaho and the applicant has requested that said following described property should be annexed into the City of Caldwell as M-1 (Light Industrial):

A parcel of land located in the NE ¼ of Section 1, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows;

**BEGINNING** at the NE corner of said Section 1; thence S 0°15'54" W, 60.00 feet along the East boundary of said Section 1 to a point on the South right-of-way of Ustick Road; thence continuing S 0°15'54" W, 715.00 feet along said East boundary of Section 1 to a point in the centerline of Indian Creek; thence N 84°44'06" W, 135.53 feet along said centerline of Indian Creek; thence N 17°06'04" E, 285.33 feet; thence N 28°05'07" E, 60.00 feet; thence N 63°17'07" W, 60.00 feet; thence S 26°42'53" W, 412.23 feet to a point in the centerline of Indian Creek; thence S 81°25'54" W, 36.38 feet along said centerline of Indian Creek; thence S 82°38'18" W, 74.31 feet along said centerline of Indian Creek to a point on the northeasterly right-of-way of the Oregon Shortline Railroad; thence N 46°14'48" W, 112.00 feet along said northeasterly right-of-way of the Oregon Shortline Railroad to a point in the centerline of the Notus Canal; thence N 43°58'27" E, 433.06 feet along said centerline of the Notus Canal; thence continuing along said centerline of the Notus Canal, 283.26 feet along the arc of a curve to the left, with a central angle of 36°03'59", a radius of 450.00 feet, and a chord which bears N 25°56'25" E, 278.61 feet; thence N 7°54'28" E, 94.38 feet along said centerline of the Notus Canal to a point on said South right-of-way of Ustick Road; thence continuing N 7°54'28" E, 60.57 feet to a point on the North boundary of said Section 1; thence S 89°54'29" E, 12.00 feet along said North boundary of Section 1, also being the centerline of Ustick Road to the **POINT OF BEGINNING**.

This Parcel contains 2.56 acres, more or less.

**SCANNED**



**Section 3.** That the City Engineer and the Planning and Zoning Director of the City of Caldwell, Idaho, are hereby instructed to so designate the same above described property on the official zoning map and other area maps of the City of Caldwell, Idaho as M-1 (Light Industrial).

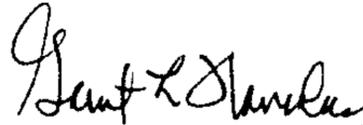
**Section 4.** All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

**Section 5.** This ordinance shall be in full force and in effect from and after its passage, approval and publication, according to law.

**Section 6.** The Clerk of the City of Caldwell, Idaho shall, within 10 days following the effective date of this ordinance, duly file a certified copy of this ordinance and a map prepared in a draftsman-like manner plainly and clearly designating the boundaries of the City of Caldwell, including the land herein annexed, with the following officials of the County of Canyon, State of Idaho, to-wit: the Recorder, Auditor, Treasurer and Assessor and shall file simultaneously a certified copy of this ordinance with the State Tax Commission of the State of Idaho, all in compliance with Idaho Code 63-215.

**PASSED BY THE COUNCIL OF THE CITY OF CALDWELL, IDAHO,** this 4<sup>th</sup> day of April, 2016.

**APPROVED BY THE MAYOR OF THE CITY OF CALDWELL, IDAHO,** this 4<sup>th</sup> day of April, 2016.



Mayor Garret L. Nancolas

ATTEST:

  
City Clerk, Deputy



ORDINANCES OF THE CITY OF CALDWELL  
NOTICE OF ADOPTION AND SUMMARY OF  
**ORDINANCE NO. 3034**  
REGARDING ANNEXATION AND ZONE DESIGNATION  
OF CERTAIN PROPERTY

This ordinance provides for annexation of a parcel of land to be annexed into the City of Caldwell as M-1 (Light Industrial) zoning.

A parcel of land located in the NE ¼ of Section 1, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows;

COMMENCING at the NE corner of said Section 1; thence S 0°15'54" W, 60.00 feet along the East boundary of said Section 1 to a point on the South right-of-way of Ustick Road, said point being the **POINT OF BEGINNING**, thence continuing S 0°15'54" W, 715.00 feet along said East boundary of Section 1 to a point in the centerline of Indian Creek; thence N 84°44'06" W, 135.53 feet along said centerline of Indian Creek; thence N 17°06'04" E, 285.33 feet; thence N 28°05'07" E, 60.00 feet; thence N 63°17'07" W, 60.00 feet; thence S 26°42'53" W, 412.23 feet to a point in the centerline of Indian Creek; thence S 81°25'54" W, 36.38 feet along said centerline of Indian Creek; thence S 82°38'18" W, 74.31 feet along said centerline of Indian Creek to a point on the northeasterly right-of-way of the Oregon Shortline Railroad; thence N 46°14'48" W, 112.00 feet along said northeasterly right-of-way of the Oregon Shortline Railroad to a point in the centerline of the Notus Canal; thence N 43°58'27" E, 433.06 feet along said centerline of the Notus Canal; thence continuing along said centerline of the Notus Canal, 283.26 feet along the arc of a curve to the left, with a central angle of 36°03'59", a radius of 450.00 feet, and a chord which bears N 25°56'25" E, 278.61 feet; thence N 7°54'28" E, 94.38 feet along said centerline of the Notus Canal to a point on said South right-of-way of Ustick Road; thence S 89°54'29" E, 20.05 feet along said South right-of-way of Ustick Road to the **POINT OF BEGINNING**. This Parcel contains 2.54 acres, more or less.

The Ordinance includes a provision to amend the official maps of the City by designating the above-described property as M-1 and providing an effective date, which shall be when published in the Idaho Press Tribune on the 11<sup>th</sup> day of April 2016. Ordinance No. 3034 was passed by the Council and approved by the Mayor on the 4<sup>th</sup> day of April 2016. The full text of the Ordinance is available at Caldwell City Hall, 411 Blaine Street, Caldwell, Idaho. The Mayor and City Council approved the foregoing summary for publication pursuant to Idaho Code 50-901A on the 4<sup>th</sup> day of April 2016.

Mayor Garret L. Nancolas

ATTEST: City Clerk

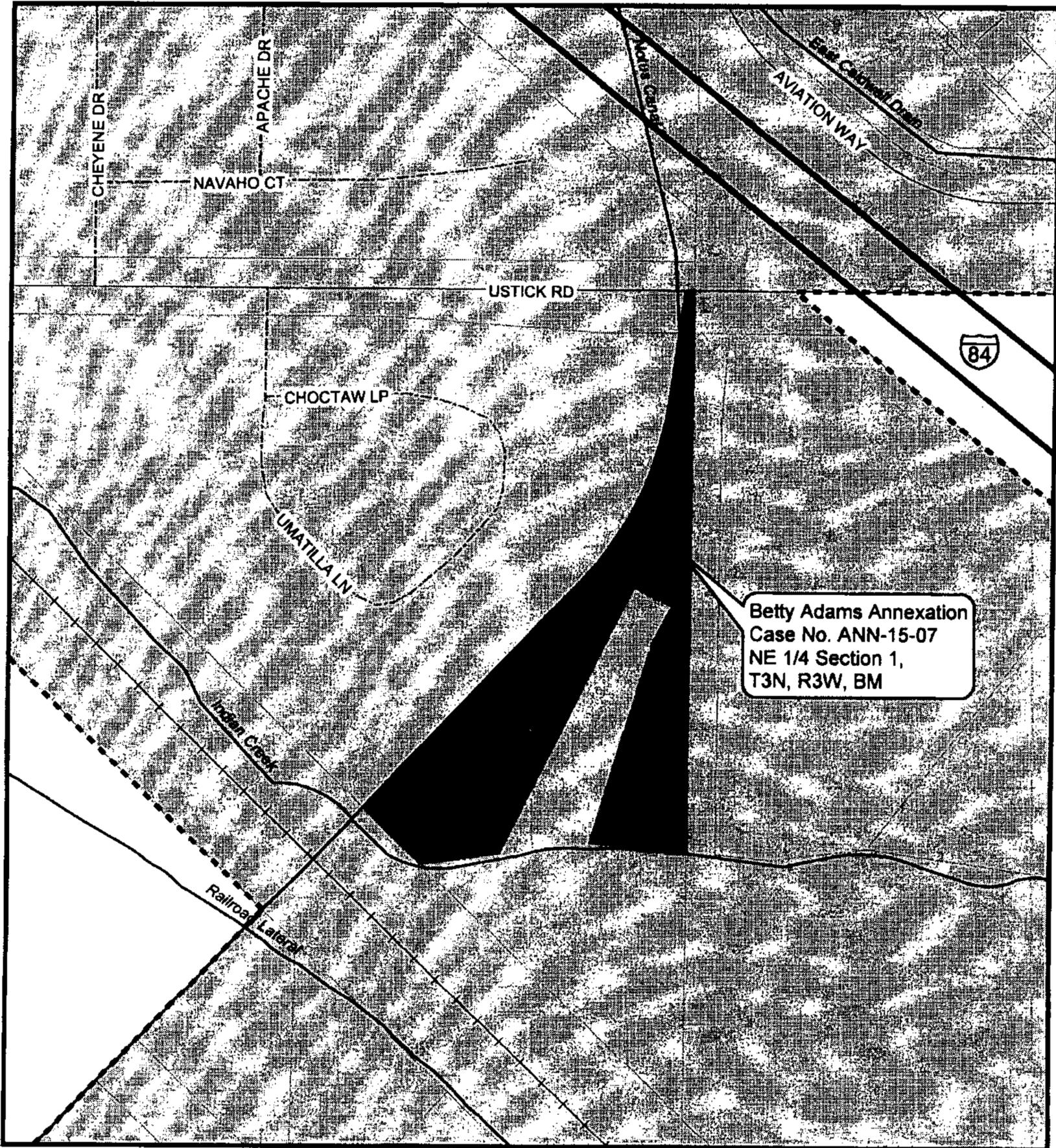
STATEMENT OF LEGAL ADVISOR

I have reviewed the foregoing summary and believe that it provides a true and complete summary of Ordinance No. 3034 and provides adequate notice to the public as to the contents of such ordinance.

DATED this 4<sup>th</sup> day of April 2016.  
Mark Hilty, Attorney for City of Caldwell



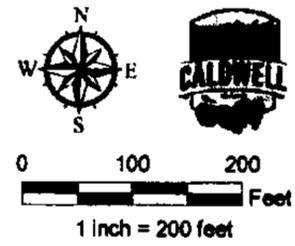
**CITY OF CALDWELL**  
**Annexation Ordinance No. 3034**



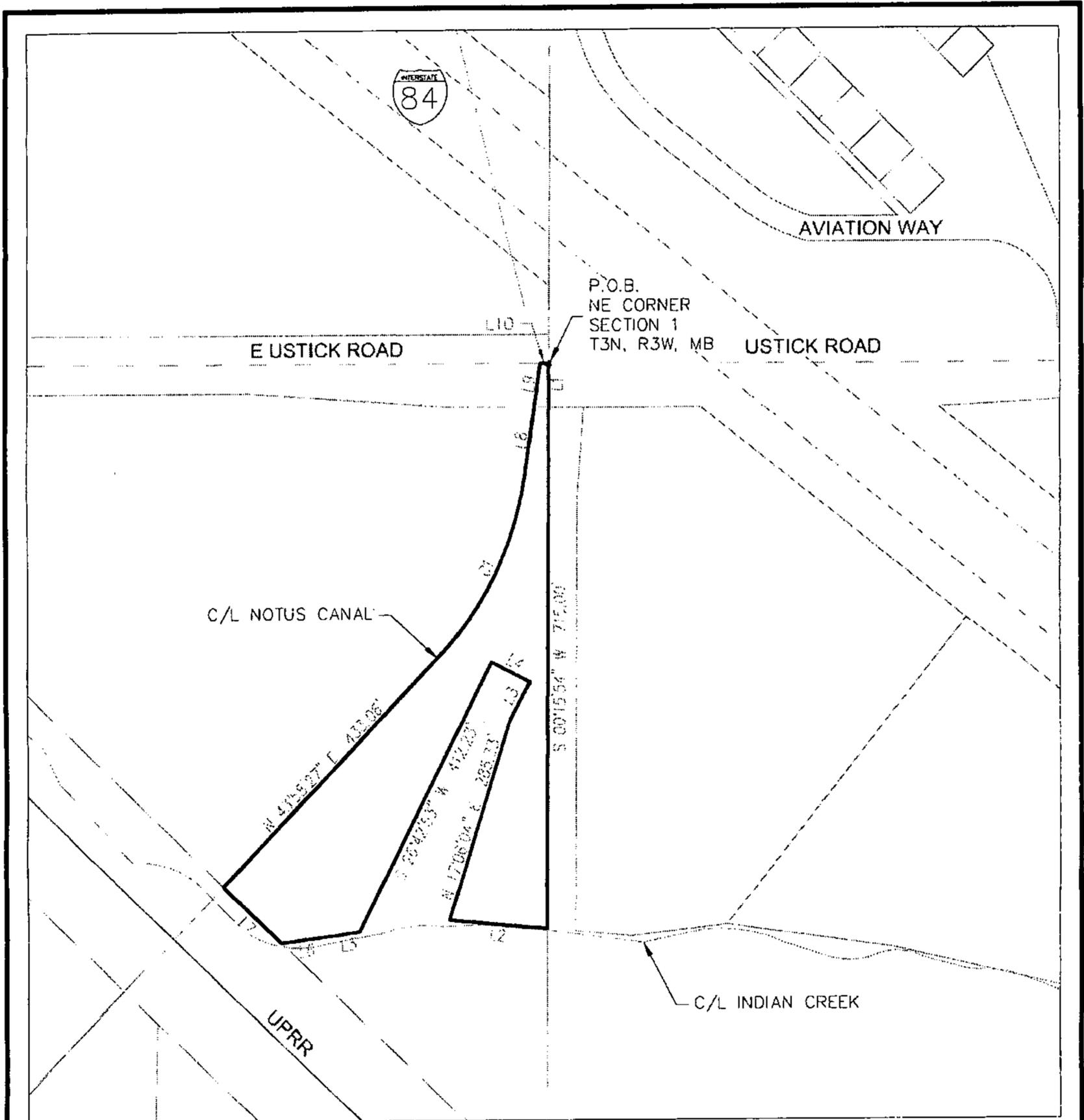
**City  
of  
Caldwell**

**Legend**

- |  |  |
|--|--|
|  Ordinance 3034 |  Interstate |
|  Caldwell       |  Streets    |
|  Taxlots        |  Private    |
|  Surface Water  |  Railroad   |



Map Date: 4/8/2016



C/L NOTUS CANAL

P.O.B.  
NE CORNER  
SECTION 1  
T3N, R3W, MB

AVIATION WAY

E USTICK ROAD

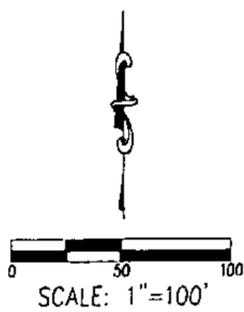
USTICK ROAD

INTERSTATE  
84

UPRR

C/L INDIAN CREEK

- LEGEND**
- PARCEL BOUNDARY
  - - - SECTION LINE
  - - - INTERSTATE
  - - - C/L WATERWAY
  - - - SURROUNDING PARCELS



CURVE TABLE					
CURVE	LENGTH	ANGLE	RADIUS	CHORD BRG.	CHORD DIST.
C1	705.66'	75°39'25"	534.40'	N52°31'38"E	655.49'

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S00°15'54"W	60.00'	L6	S82°38'18"W	74.31'
L2	N84°44'06"W	135.53'	L7	N46°14'48"W	112.00'
L3	N28°05'07"E	60.00'	L8	N07°54'28"E	94.38'
L4	N63°17'07"W	60.00'	L9	N07°54'28"E	60.57'
L5	S81°25'54"W	36.38'	L10	S89°54'29"E	12.00'

CITY OF CALDWELL  
MAPPING DEPARTMENT  
621 CLEVELAND BLVD.  
CALDWELL, IDAHO 83605  
(208) 455-3006  
FAX (208) 455-3012



**ANNEXATION**  
**ORDINANCE NO. 3034**  
**NE 1/4 SECTION 1**  
**T3N, R3W, BM**

DESIGNED BY: DM  
DRAWN BY: DM  
CHECKED BY: DG  
DATE: 04/08/2016  
SCALE: AS SHOWN