



141

ORDINANCE NO. 3535  
COUNCIL BILL NO. 16-1007

AN ORDINANCE ANNEXING TO, AND DECLARING TO BE A PART OF, THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, SPECIFICALLY DESCRIBED PORTIONS OF SECTION 27, TOWNSHIP 51, NORTH, RANGE 4W, BOISE MERIDIAN; ZONING SUCH SPECIFICALLY DESCRIBED PROPERTY HEREBY ANNEXED; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR THE PUBLICATION OF A SUMMARY OF THIS ORDINANCE AND AN EFFECTIVE DATE HEREOF.

WHEREAS, after public hearing, the City Council finds it to be in the best interests of the City of Coeur d'Alene and the citizens thereof that said property be annexed

NOW, THEREFORE,

BE IT ORDAINED, by the Mayor and City Council of the City of Coeur d'Alene, Kootenai County, Idaho:

**SECTION 1.** The property as described in Exhibit "A", attached hereto and incorporated herein, contiguous and adjacent to the City of Coeur d'Alene, Kootenai County, Idaho, is hereby annexed to and declared to be a part of the City of Coeur d'Alene, Kootenai County, Idaho, and the same is hereby zoned as City R-8 (Residential at 8 units per/acre).

**SECTION 2.** Ordinance No. 1691; Ordinances of the City of Coeur d'Alene, known as the Zoning Ordinance of the City of Coeur d'Alene, is hereby amended as set forth in the preceding section hereof.

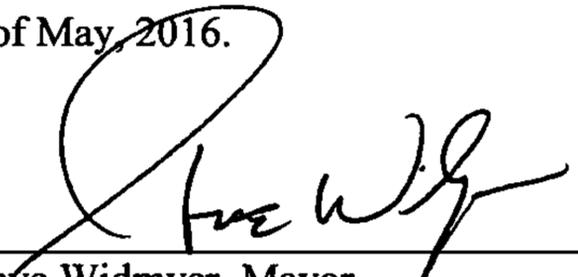
**SECTION 3.** The Planning Director is hereby directed to make such change and amendment on the three (3) official Zoning Maps of the City of Coeur d'Alene.

**SECTION 4.** All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

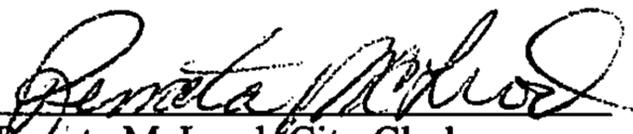
**SECTION 5.** After its passage and adoption, a summary of this Ordinance, pursuant to the provisions of the Idaho Code, shall be published once in the official newspaper of the City of Coeur d'Alene, and upon such publication shall be in full force and effect.

*Passed under suspension of rules upon which a roll call vote was duly taken and duly enacted an Ordinance of the City of Coeur d'Alene at a regular session of the City Council on May 3, 2016.*

APPROVED by the Mayor this 3<sup>rd</sup> day of May, 2016.

  
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Steve Widmyer, Mayor

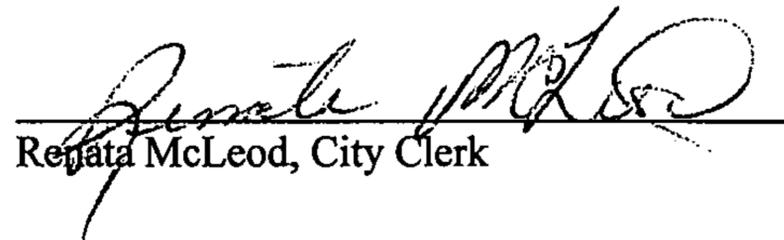
ATTEST:

  
\_\_\_\_\_  
Renata McLeod, City Clerk



SUMMARY OF COEUR D'ALENE ORDINANCE NO. 3535  
A-1-16 Vista Meadows, LLC Annexation

AN ORDINANCE ANNEXING TO AND DECLARING TO BE A PART OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, SPECIFICALLY DESCRIBED PORTIONS OF SECTION 27, TOWNSHIP 51, NORTH, RANGE 4W, BOISE MERIDIAN; ZONING SUCH SPECIFICALLY DESCRIBED PROPERTY HEREBY ANNEXED; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH AND PROVIDING A SEVERABILITY CLAUSE. THE ORDINANCE SHALL BE EFFECTIVE UPON PUBLICATION OF THIS SUMMARY. THE FULL TEXT OF THE SUMMARIZED ORDINANCE NO. 3535 IS AVAILABLE AT COEUR D'ALENE CITY HALL, 710 E. MULLAN AVENUE, COEUR D'ALENE, IDAHO 83814 IN THE OFFICE OF THE CITY CLERK.

  
Renata McLeod, City Clerk

**STATEMENT OF LEGAL ADVISOR**

I, Randall R. Adams, am Chief Deputy City Attorney for the City of Coeur d'Alene, Idaho. I have examined the attached summary of Coeur d'Alene Ordinance No. 3535, A-1-16 Vista Meadows, LLC, Annexation, and find it to be a true and complete summary of said ordinance which provides adequate notice to the public of the context thereof.

DATED this 3<sup>rd</sup> day of May, 2016.



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Randall R. Adams, Chief Deputy City Attorney

EXHIBIT "A"

ORDINANCE NO. 3535  
LEGAL DESCRIPTION  
TRACT 328 AND A PORTION OF TRACT 317  
AMENDED PLAT OF HAYDEN LAKE IRRIGATED TRACTS  
ANNEXATION AREA

TRACT 328 AND A PORTION OF TRACT 317 OF THE AMENDED PLAT OF HAYDEN LAKE IRRIGATED TRACTS, IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 51 NORTH, RANGE 4 WEST, B.M., KOOTENAI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY BOUNDARY LINE OF TRACT 318 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF PRAIRIE AVENUE, ON LINE 2, PAGE 21 OF CITY LIMITS 9-08-2014 ORDINANCE 3489 AND 3491, RECORDS OF THE CITY OF COEUR D'ALENE; THENCE ALONG THE EXISTING CITY LIMITS, S 1°06'23" W, 627.2 FEET (RECORD); TO THE NORTHEAST CORNER OF TRACT 327 OF SAID AMENDED PLAT BEING A FOUND 5/8" REBAR, PLS 6603 AT THE NORTHEAST CORNER OF BLOCK ONE OF SUNSHINE MEADOW FIRST ADDITION, BOOK J, PAGE 31, RECORDS OF KOOTENAI COUNTY AND THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT 327 AND IT'S SOUTHERLY EXTENSION, S 1°05'54" W (S 1°06'56" W RECORD), 661.90 FEET TO A FOUND 5/8" REBAR, PLS 6603;

THENCE LEAVING THE SAID EASTERLY BOUNDARY LINE AND ITS SOUTHERLY EXTENSION, S 88°12'11" E (S 88°12'00" E RECORD), 652.97 FEET TO A FOUND 5/8" REBAR AT THE SOUTHERLY EXTENSION OF THE WESTERLY BOUNDARY LINE OF TRACT 329 OF SAID AMENDED PLAT;

THENCE ALONG THE SAID SOUTHERLY EXTENSION N 1°07'45" E (N 1°08'33" E RECORD), 20.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 329;

THENCE LEAVING THE SAID EXISTING CITY LIMITS ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT 329, N 1°07'45" E, 641.95 FEET TO A FOUND 2.5" ALUMINUM CAP, PLS 1003 AND THE NORTHWEST CORNER OF TRACT 329 OF SAID PLAT;

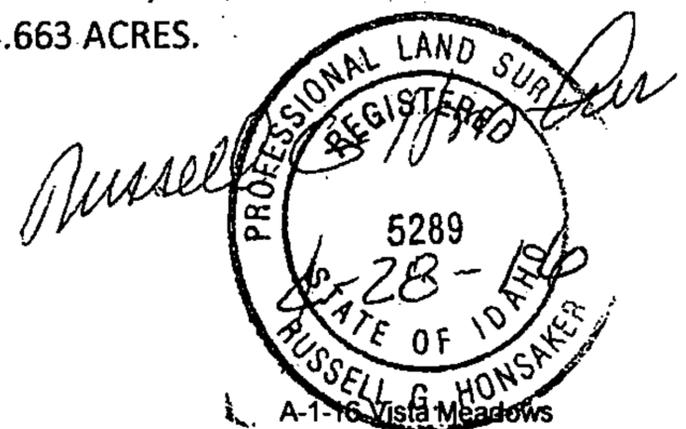
THENCE LEAVING THE SAID WESTERLY BOUNDARY LINE, N 88°15'47" W, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT 317, 163.49 FEET;

THENCE LEAVING THE SAID SOUTHERLY BOUNDARY LINE ALONG THE WESTERLY BOUNDARY LINE OF THE EASTERLY ¼ OF SAID TRACT 317, N 1°08'20" E, 632.06 FEET TO THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF PRAIRIE AVENUE;

THENCE ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, N 88°12'45" W, 326.81 FEET TO A POINT ON THE EASTERLY LINE OF THE WESTERLY ¼ OF SAID TRACT 317;

THENCE LEAVING THE SAID SOUTHERLY RIGHT-OF-WAY LINE ALONG THE SAID EASTERLY BOUNDARY LINE OF THE WESTERLY ¼ OF TRACT 317, S 1°07'30" W, 632.03 FEET TO THE SAID SOUTHERLY BOUNDARY LINE OF TRACT 317;

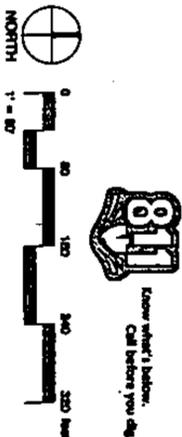
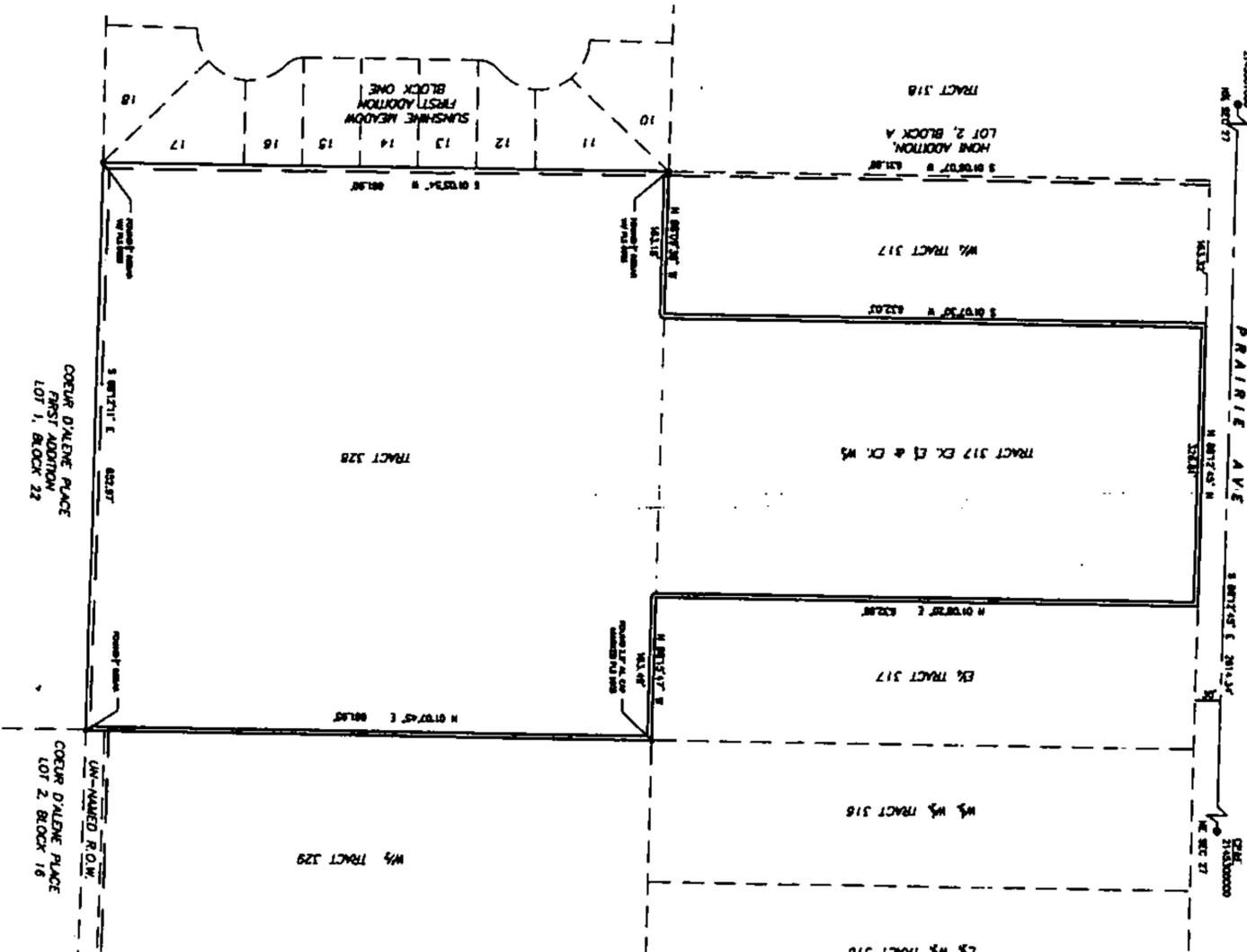
THENCE ALONG THE SAID SOUTHERLY BOUNDARY LINE, N 88°09'38" W, 163.18 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING APPROXIMATELY 14.663 ACRES.

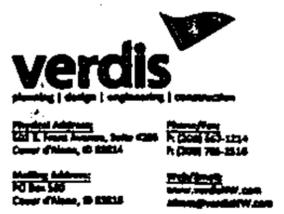


OF TRACT 317, EXCEPT THE W<sup>1</sup> AND THE E<sup>1</sup> OF TRACT 317 AND ALL OF TRACT 328, AMENDED PLAT OF HAYDEN LAKE IRRIGATED TRACTS IN A PORTION OF SECTION 27, TOWNSHIP 51 NORTH, RANGE 04 WEST, BOISE MERIDIAN KOOTENAI COUNTY, IDAHO, CITY OF COEUR D'ALENE ORD. NO. 3535

**ANNEXATION MAP**

- REFERENCES**
1. AMENDED PLAT OF HAYDEN LAKE IRRIGATED TRACTS, BOOK C, PAGE 67.
  2. PLAT OF SUNSHINE MEADOWS, FIRST ADDITION, BOOK J, PAGE 31.
  3. RECORD OF SURVEY BOOK 24, PAGE 378.
  4. RECORD OF SURVEY BOOK 28, PAGE 348.
  5. COA PLACE 1ST ADD, BOOK G, PAGE 340.
  6. HONI ADD., BOOK K, PAGE 288.
- SYMBOL LEGEND**
- EXISTING CITY LIMITS
  - NEW CITY LIMITS
- BASIS OF BEARING**
5. BEAT 45<sup>TH</sup> E ALONG THE NORTH LINE OF SECTION 27, PER BOOK J, PAGE 31, RECORDS OF KOOTENAI COUNTY



 <p><b>verdis</b> Engineering   Surveying   Mapping</p> <p>1175 E. Main Street, Suite 200 Coeur d'Alene, ID 83814 Phone: 208.765.1175 Fax: 208.765.1176 www.verdisinc.com</p>		<p><b>ANNEXATION MAP</b></p> <p>A PORTION OF TRACT 317 &amp; ALL OF TRACT 328 SEC. 27, T51N, R04W</p>	
		<p>DATE: 04-28-18 JOB: 18-007 DRAWING: 1801 CHECKED: MMH DESIGNED: MMH PROJECT: VISTA MEADOWS PUD CLIENT: VISTA MEADOWS LLC ADDRESS: 2100 W PRAIRIE AVE AUG: 122M17 &amp; 137M33 PARCEL: 0-1560-27-317-48 &amp; 0-1560-27-328-22 DRAWING FILE: ANNEXATION MAP.DWG</p>	

**CERTIFICATE**

141

**STATE OF IDAHO**                    )  
  ) **ss.**  
**County of Kootenai**            )

I, Renata McLeod, do hereby certify that I am the duly appointed City Clerk and official keeper of the records for the City of Coeur d'Alene, County of Kootenai, State of Idaho, and that the foregoing is a true and correct copy of Ordinance No. 3535, as it appears on record in the Office of the City Clerk. Attached please find six (6) pages of certified copies of Ordinance 3535.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said City this 16th day of June, 2016.

  
Renata McLeod, City Clerk

REC'D JUL 15 2016