

## CITY OF ROCKLAND

### ORDINANCE NO. 2021-01

AN ORDINANCE FINDING THAT, DEVON AND KRISTEN RALPHS, THE OWNERS OF CERTAIN REAL PROPERTY GENERALLY LOCATED ON THE NORTHWEST CORNER OF SHOSHONE ST., WHICH LIES EAST TO THE CITY LIMITS OF THE CITY OF ROCKLAND, COUNTY OF POWER, STATE OF IDAHO; HAVE MADE A REQUEST FOR ANNEXATION IN WRITING TO THE COUNCIL; AND THAT SAID LAND BE ANNEXED TO THE CITY OF ROCKLAND AND ZONING RESIDENTIAL DISTRICT AND DECLARING THAT SAID LAND, BY PROPER LEGAL DESCRIPTION AS DESCRIBED BELOW, BE A PART OF THE CITY OF ROCKLAND, COUNTY OF POWER, STATE OF IDAHO; REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT HEREWITH; AND DIRECTING THE CITY ENGINEER TO ADD SAID PROPERTY TO THE OFFICIAL MAPS OF THE CITY OF ROCKLAND, IDAHO; AND DIRECTING THE CLERK OF THE CITY OF ROCKLAND TO FILE A CERTIFIED COPY OF THE ORDINANCE AND MAP OF THE AREAS TO BE ANNEXED WITH POWER COUNTY RECORDER, AUDITOR, TREASURER AND ASSESSOR, AND THE STATE TAX COMMISSION OF THE STATE OF IDAHO, PURSUANT TO IDAHO CODE SECTION 50-223 AND SECTION 63-2215.

BE IT ORDAINED BY THE MAYOR AND THE COUNCIL OF THE CITY OF ROCKLAND, COUNTY OF POWER, STATE OF IDAHO:

**SECTION 1. FINDINGS:** That the following described land is contiguous and adjacent to the City of Rockland, Idaho, and that the City of Rockland has received a written request for annexation to the City of Rockland, Idaho, by the owners of said Property, to-wit:

#### LEGAL DESCRIPTION AREA TO BE ZONED RESIDENTIAL

Power County Parcel Numbers RPD2114-04; Part of the SE1/4NE1/4 Section 7, Township 10 South, Range 31 East B.M. Power County, Idaho described as:

Commencing at the Northeast corner of said Section 7; Thence S00 24'53" W 1319.30 feet along the East line of said Section to the Northeast corner of the SE1/4NE1/4 ( the Centerline of Shoshone Street) and the Point of Beginning; Thence S00 24'53" W 150.00 feet along said East line said Section 7; Thence N 89 30' 43" W 629.21 feet to the East line of the Nelson Addition Subdivision; Thence N 00 28'33" E 150.00 feet along said East Line of said Nelson Addition to an Aluminum cap marked PLS 843 the Centerline of Shoshone Street; Thence S 89 30' 43" E 629.05 feet along the North Line of said SE1/4NE1/4 ( also the Centerline of Shoshone Street ) to the point of beginning.

Parcel contains 2.17 acres more or less and subject to a 30 foot road Right of Way along the North side know as Shoshone Street.

And Parcel Numbers RPD2127-01, more fully described as, Part of the SW1/4NW1/4 Section 8, Township 10 South, Range 31 East B.M. Power County, Idaho described as:

Commencing at the Northwest corner of said Section 8; Thence S00 24'53" W 1319.30 feet along the West line of said Section to the North line of the said SW1/4NW1/4 ( the Centerline of Shoshone Street) and the Point of Beginning; Thence S89'30'43" E 608.36 feet along said North line to the West line of the Rockland Cemetery ( Deed instrument #205497 ) Thence along said Rockland Cemetery West line the following (2) courses, 1) S 51 21' 16" E 50.15 feet; 2) Thence S00 07'07" W 119.02 feet to the South line if land described in deed instrument #159778; Thence N 89 30' 43" W 648.36 feet along the South line of said deed to the West line of said Section 8; Thence N 00 24'53" E 150.00 feet along said West line to the point of beginning.

Parcel contains 2.22 acres more or less and subject to the 30 foot road Right of Way along the North side know as Shoshone Street.

**SECTION 2:** That the above-described real property be, and the same is hereby annexed and made a part of the City of Rockland, Power County, Idaho.

**SECTION 3:** That the real property herein by this ordinance annexed to the City of Rockland herein above described shall be zoned Residential District.

**SECTION 4:** That the City Engineer is hereby directed to alter all use and area maps as well as the official zoning maps, comprehensive plan and all official maps depicting the boundaries of the City of Rockland in accordance with this ordinance.

**SECTION 5:** The zoning designation set forth in Section 3 of this ordinance is subject to the terms and conditions of that certain Development Agreement by and between the City of Rockland and the owner of the land described in Section 1 dated the \_\_\_\_\_ day of \_\_\_\_\_, 2021, and that the uses are to be developed under the planned unit development process and conditional use permit process.

**SECTION 6:** All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

**SECTION 7:** This ordinance shall be in full force and effect from and after its passage, approval and publication, according to law.

**SECTION 8:** The Clerk of the City of Rockland shall, within ten (10) days following the effective date of this ordinance, duly file a certified copy of this ordinance and a map prepared in a draftsman manner plainly and clearly designating the boundaries of the City of Rockland, including the lands herein annexed, with the following officials of the County of Power, State of Idaho, to-wit: the Recorder, Auditor, Treasurer and Assessor and shall also file simultaneously a certified copy of this ordinance and map with the State Tax Commission of the State of Idaho, all in compliance with Idaho Code §63-2215 and §50-223.

PASSED BY THE COUNCIL OF THE CITY OF ROCKLAND, IDAHO, this 11<sup>th</sup> M<sup>th</sup> day of 16<sup>th</sup> RAR March, 2021.

APPROVED BY THE MAYOR OF THE CITY OF ROCKLAND, IDAHO, this 11<sup>th</sup> day of March, 2021.

Eddie Hansen  
MAYOR

ATTEST:

Robyn Reaves  
CITY CLERK

First Reading: \_\_\_\_\_

Adopted after first reading by suspension of the Rule as allowed pursuant to Idaho Code 50-902 Yes: \_\_\_\_\_ No: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Third Reading: \_\_\_\_\_

STATE OF IDAHO,)

: ss.

County of Power )

On this 16<sup>th</sup> day of March, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared EDDIE HANSEN and GRETCHEN MUNK known to me to be the Mayor and City Clerk, respectively, of the CITY of Rockland, Idaho, and who executed the within instrument, and acknowledged to me that the City of Rockland executed the same. Robyn Reaves RR

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Tamara Sparks  
NOTARY PUBLIC FOR IDAHO  
RESIDING AT: Rockland, Id  
MY COMMISSION EXPIRES: 12/21/2021

REC'D MAY 25 2021

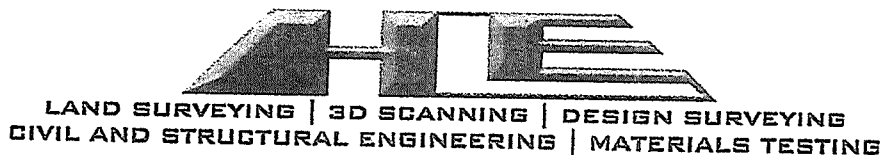
FOR: RALPHS

**Parcel 8**

Part of the SW1/4NW1/4 Section 8, Township 10 South, Range 31 East B.M. Power County, Idaho described as:

Commencing at the Northwest corner of said Section 8; Thence S 00°24'53" W 1319.30 feet along the West line of said Section to the North line of the said SW1/4NW1/4 (the Centerline of Shoshone Street) and the Point of Beginning; Thence S 89° 30' 43" E 608.36 feet along said North line to the West line of the Rockland Cemetery ( Deed instrument #205497 ); Thence along said Rockland Cemetery West line the following (2) courses, 1) S 51° 21' 16" E 50.15 feet; 2) Thence S 00° 07' 07" W 119.02 feet to the South line if land described in deed instrument #159778; Thence N 89° 30' 43" W 648.36 feet along the South line of said deed to the West line of said Section 8; Thence N 00° 24' 53" E 150.00 feet along said West line to the point of beginning.

Parcel contains 2.22 acres more or less and subject to a 30 foot road Right of Way along the North side know as Shoshone Street.



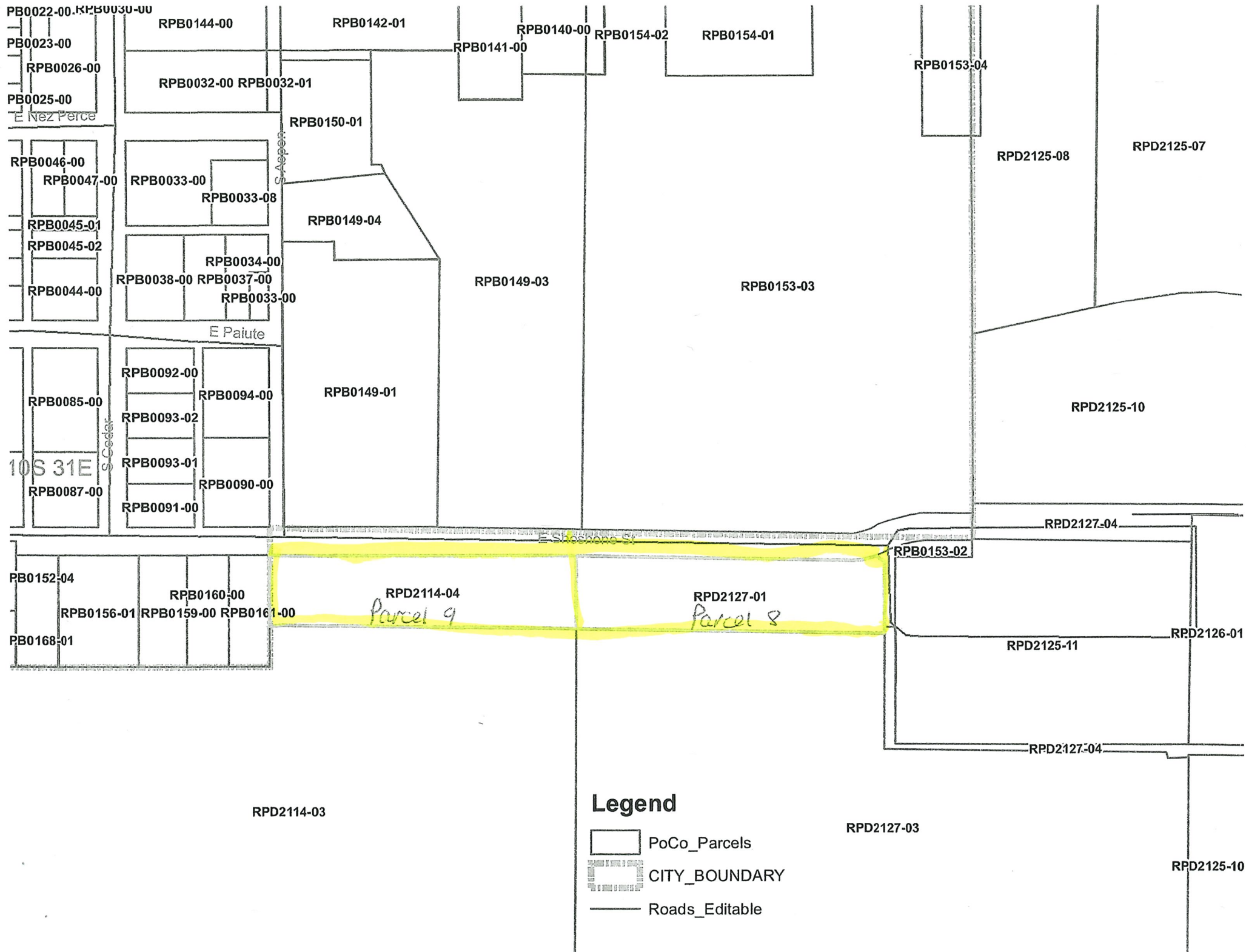
FOR: RALPHS

**Parcel 9**

Part of the SE1/4NE1/4 Section 7, Township 10 South, Range 31 East B.M. Power County, Idaho described as:

Commencing at the Northeast corner of said Section 7; Thence S 00°24'53" W 1319.30 feet along the East line of said Section to the Northeast corner of the SE1/4NE1/4 ( the Centerline of Shoshone Street) and the Point of Beginning; Thence S 00° 24' 53" W 150.00 feet along said East line said Section 7; Thence N 89° 30' 43" W 629.21 feet to the East line of the Nelson Addition Subdivision; Thence N 00° 28' 33" E 150.00 feet along said East line of said Nelson Addition to an Aluminum cap marked PLS 843 the Centerline of Shoshone Street; Thence S 89° 30' 43" E 629.05 feet along the North line of said SE1/4NE1/4 ( also the Centerline of Shoshone Street ) to the point of beginning.

Parcel contains 2.17 acres more or less and subject to a 30 foot road Right of Way along the North side know as Shoshone Street.

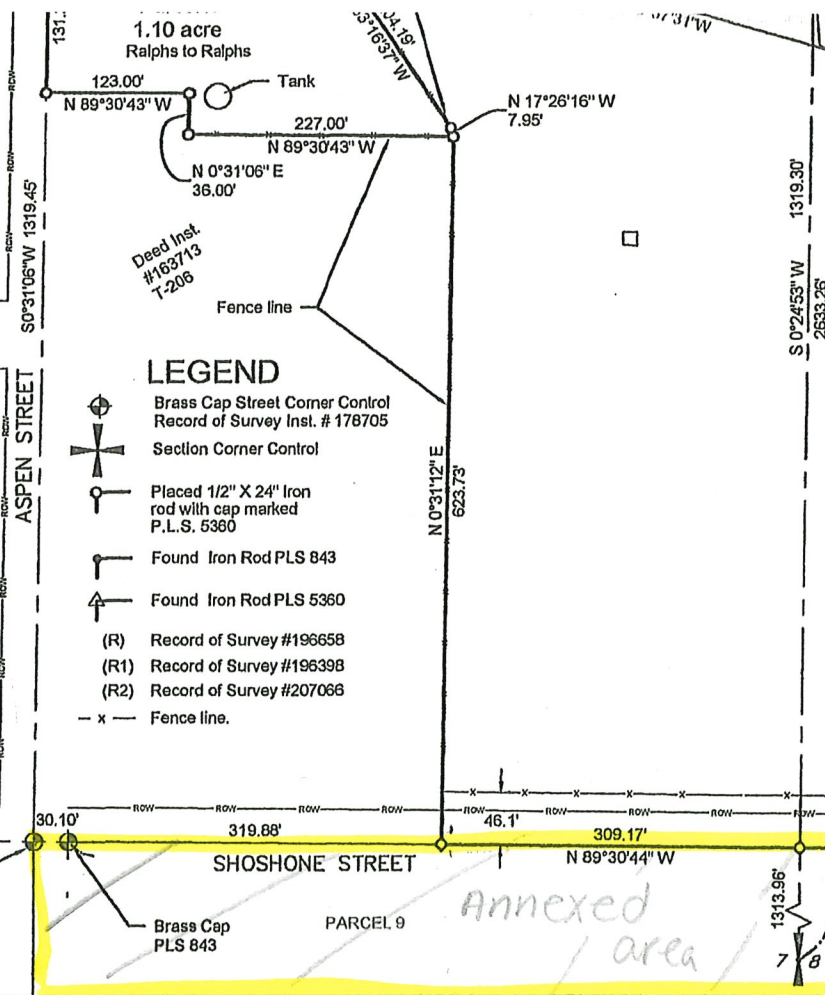




BLK 6

PAIUTE STREET

BLK 15



### LEGEND

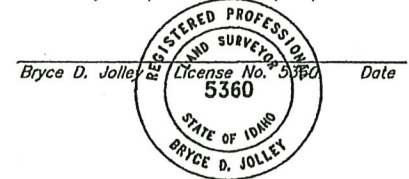
- Brass Cap Street Corner Control  
Record of Survey Inst. # 178705
- Section Corner Control
- Placed 1/2" X 24" Iron rod with cap marked  
P.L.S. 5360
- Found Iron Rod PLS 843
- Found Iron Rod PLS 5360
- (R) Record of Survey #196658
- (R1) Record of Survey #196398
- (R2) Record of Survey #207068
- x - Fence line.

### SURVEYORS NARRATIVE:

The purpose of this survey is to split up Bart & Denise Ralphs Deed #163714 into (7) seven parcels. The adjacent Deeds and Records of Survey are noted on map.

### SURVEYORS CERTIFICATE

I, Bryce D. Jolley, a Registered Professional Land Surveyor in the State of Idaho do hereby certify that this plat is an accurate representation of the survey completed under my supervision.



Parcel 7  
17.26 acre

SHOSHONE STREET

PARCEL 9

W1/4 COR SEC 8  
FOUND ALUMINUM CAP  
CP&F #162593

PARCEL 8

Annexed area

Annexed area



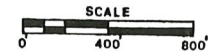
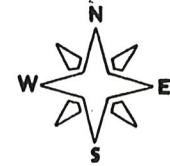
Ralphs.

# City of Rockland Zoning

This is the official zoning map of the City of Rockland.

\_\_\_\_\_  
Mayor

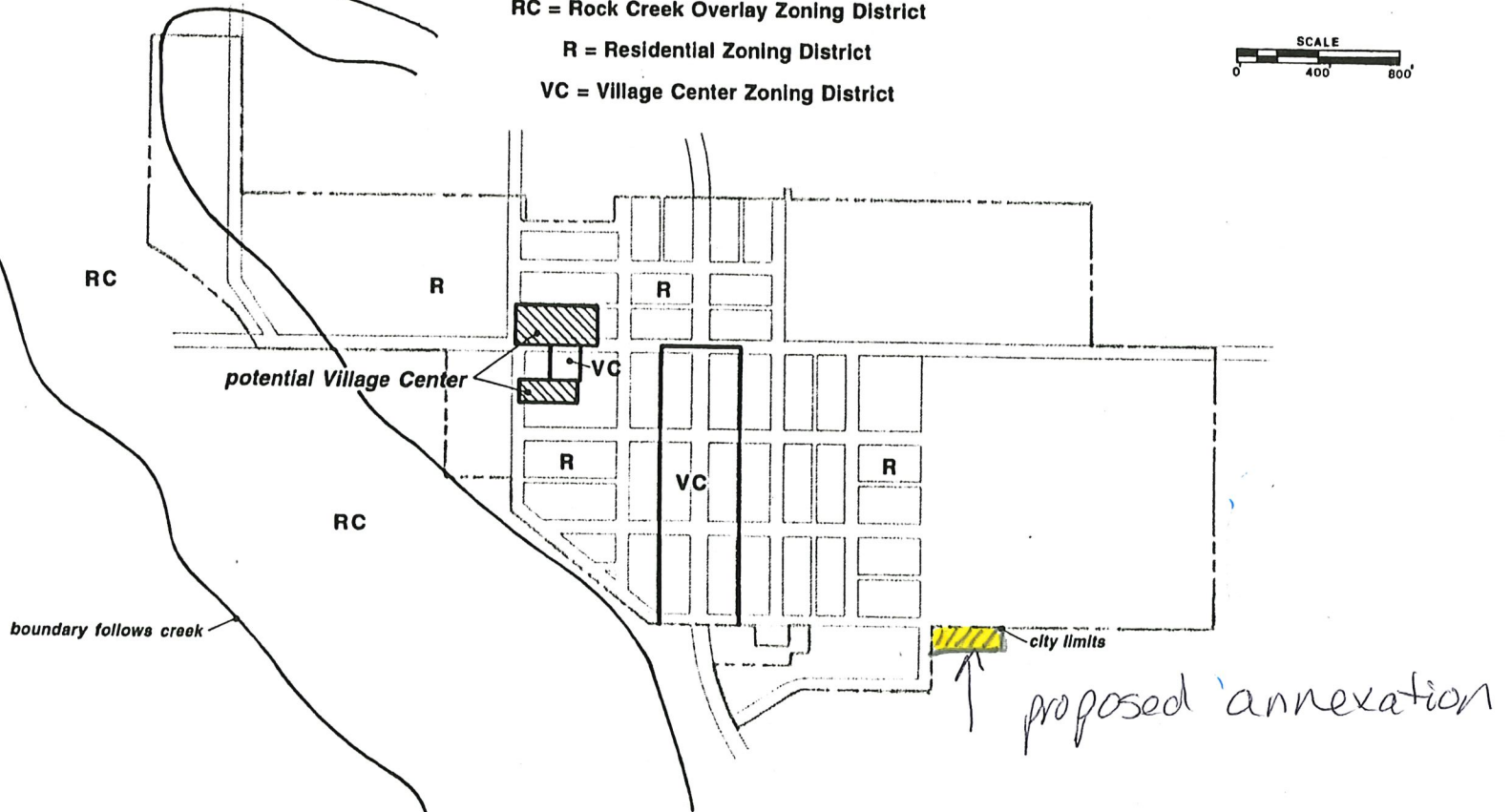
\_\_\_\_\_  
Clerk



RC = Rock Creek Overlay Zoning District

R = Residential Zoning District

VC = Village Center Zoning District



City of Rockland

1992

# City of Rockland Area of City Impact

**Future Land Use**  
The Rockland Area of City Impact is designated for continuing agricultural use and the expansion of the Residential Zoning District via annexation to the City of Rockland.

boundary follows creek

Rock Creek Overlay Zoning District

city limits

Rockland

Proposed Area of City Impact Boundary

*proposed annexation*