

SCANNED

REC'D APR 03 2024

ADA COUNTY RECORDER Trent Tripple
BOISE IDAHO Pgs=12 BONNIE OBERBILLIG
CITY OF EAGLE, IDAHO

2024-016208
03/29/2024 11:35 AM
NO FEE

ORDINANCE NO. 904A

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 – ADA COUNTY DESIGNATION) TO MU-DA (MIXED USE WITH A DEVELOPMENT AGREEMENT) AND R-6-DA (RESIDENTIAL WITH A DEVELOPMENT AGREEMENT); 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; PROVIDING A SEVERABILITY CLAUSE; 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, Ordinance 904 was originally approved by unanimous vote of the Eagle City Council on October 24, 2023; and

WHEREAS, On March 14, 2024, the Idaho State Tax Commission notified the City of Eagle that the legal description for the real property extends to the center line of State Highway 16; and

WHEREAS, the Idaho State Tax Commission has advised the City of Eagle that the legal description for the real property should extend to the eastern boundary of State Highway 16 and not the centerline; and

WHEREAS, Viper Endurance Holdings LLC and Endurance Holdings LLC, the owners 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 owners 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 MU-DA and R-6-DA; and

WHEREAS, the property described in Exhibit "A" is identified by the Ada County Assessor's Office as tax parcel numbers S0409141800, S0410233600, S0410314840, and S0410314810; and

WHEREAS, the owners of the real property situated within the City of Eagle and particularly described in Exhibit "C" and shown in Exhibit "D" of this ordinance has requested, in writing, a rezone from RUT to MU-DA; and

WHEREAS, the owners of the real property situated within the City of Eagle and particularly described in Exhibit “E” and shown in Exhibit “F” of this ordinance has requested, in writing, a rezone from RUT to R-6-DA; and

WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on April 17, 2023, 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 May 1, 2023, 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 MU-DA and R-6-DA for the property described in Exhibit “C” and Exhibit “E” is appropriate to meet the requirements of Idaho Code, Eagle City Code and the Eagle Comprehensive Plan and should be granted.

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 “C” and generally as shown on Exhibit “D”, attached hereto and incorporated by reference, is hereby removed from the RUT (Rural-Urban Transition) zoning classification and is hereby included in the MU-DA (Mixed Use with a development agreement)) 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 “C” in the MU-DA zoning district.

Section 4: The City Council hereby finds and determines that the real property particularly described in Exhibit “E” and generally as shown on Exhibit “F”, attached hereto and incorporated by reference, is hereby removed from the RUT (Rural-Urban Transition) zoning classification and is hereby included in the R-6-DA (Residential with a development agreement) 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 “E” in the R-6-DA zoning district.

Section 5: 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 6: The provisions of this ordinance are hereby declared to be severable and if any provision of this act or the application of such provision to any person or circumstance is declared invalid for any reason, such declaration shall not affect the validity of remaining portions of this ordinance.

Section 7: 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 8: 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 26th day of March 2024.

CITY COUNCIL OF THE CITY OF EAGLE
Ada County, Idaho



Brad Pike, Mayor

ATTEST:



Tracy E. Osborn, Eagle City Clerk



STATE OF IDAHO)

: ss.

County of Ada)

On this 20 day of MARCH, in the year 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared BRAD PIKE, 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.



[Handwritten Signature]

Notary Public

Residing at: Eagle, ID

My Commission Expires: 2/20/25

Legal Description – City of Eagle Annexation
Cascade Springs Subdivision

A parcel of land being located in the W ½ of Section 10 and the NE ¼ of Section 9, T.4N., R.1W., B.M., Ada County, Idaho, and more particularly described as follows:

Commencing at an Aluminum Cap monument marking the northeast corner of the NW ¼ (N ¼ corner) of said Section 10, from which a 5/8 inch iron pin monument marking the southeast corner of said NW ¼ (Center ¼ corner) bears S 0°36'48" W a distance of 2629.12 feet;

Thence along the easterly boundary of said NW ¼ S 0°36'48" W a distance of 1314.56 feet to a 5/8 inch diameter iron pin monument marking the northeasterly corner of the S ½ of said NW ¼, the **POINT OF BEGINNING**;

Thence continuing along said easterly boundary, also being along the westerly boundary of Snoqualmie Falls Subdivision No. 9, as shown in Book 113 of Plats on Pages 16612 through 16614, Ada County records, and of Snoqualmie Falls Subdivision No. 14, as shown in Book 120 of Plats on Pages 18609 through 18611, Ada County records, S 0°36'48" W a distance of 1314.56 feet to a 5/8 inch diameter iron pin monument marking the southeast corner of the NW ¼ (Center ¼ corner) of said Section 10;

Thence along the easterly boundary of the SW ¼ of said Section 10 S 0°36'50" W a distance of 330.00 feet to a 5/8 inch diameter iron pin monument;

Thence leaving said easterly boundary N 89°13'43" W a distance of 2645.53 feet to a point on the westerly boundary of said SW ¼;

Thence along said boundary N 0°34'01" E a distance of 330.00 feet to a Brass Cap monument marking the ¼ corner common to said Sections 9 and 10;

Thence along the southerly boundary of the NE ¼ of said Section 9 N 89°35'13" W a distance of 1285.19 feet to a point on the easterly right-of-way of State Highway 16 (Emmett Highway);

Thence along said right-of-way N 0°48'34" E a distance of 1321.09 feet to a point on the northerly boundary of the SE ¼ of said NE ¼;

Thence along said northerly boundary, also being partially along the southerly boundary of Snoqualmie River Subdivision No. 3, as shown in Book 119 of Plats on Pages 18320 through 18325, Ada County records, S 89°35'20" E (formerly S 89°35'06" E) a distance of 1285.75 feet to a 5/8 inch diameter iron pin monument marking the northwest corner of the S ½ of the NW ¼ of said Section 10;

Thence S 89°05'09" E along the northerly boundary of said S ½ of the NW ¼, also being partially along the southerly boundary of said Snoqualmie River Subdivision No. 3 (formerly S 89°05'11" E), and of Snoqualmie River Subdivision No. 2, as shown in Book 116 of Plats on Pages 17407 through 17409, and Snoqualmie River Subdivision No. 1, as shown in Book 114 of Plats on Pages 16934 through 16936, Ada County Records, a distance of 2640.75 feet to the **POINT OF BEGINNING**.

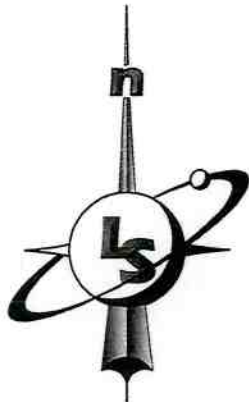
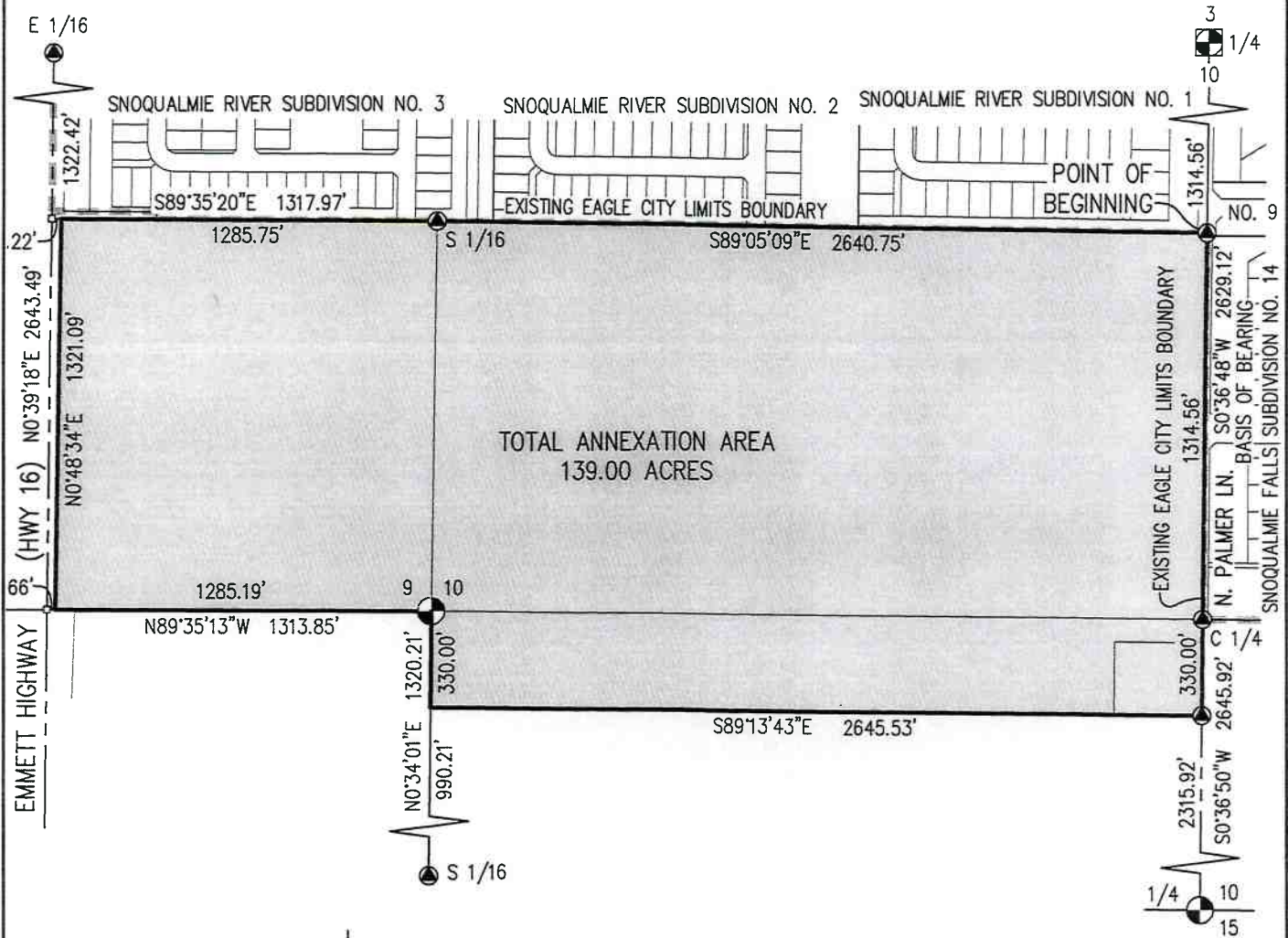
Said parcel containing 139.00 acres, more or less.

Clinton W. Hansen, PLS
Land Solutions, PC
Revised: March 15, 2024



CITY OF EAGLE ANNEXATION CASCADE SPRINGS SUBDIVISION

LOCATED IN THE W 1/2 OF SECTION 10 AND THE NE 1/4 OF SECTION 9, T.4N., R.1W., B.M.
EAGLE, ADA COUNTY, IDAHO



LandSolutions
Land Surveying and Consulting

231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 (208) 288-2557 fax
www.landsolutions.biz

EXHIBIT "C"

Legal Description – City of Eagle MU Zone
Cascade Springs Subdivision

A parcel of land being located in the W ½ of Section 10 and the SE ¼ of the NE ¼ of Section 9, T.4N., R.1W., B.M., Ada County, Idaho, and more particularly described as follows:

Commencing at an Aluminum Cap monument marking the northeast corner of the NW ¼ (N ¼ corner) of said Section 10, from which a 5/8 inch iron pin monument marking the southeast corner of said NW ¼ (Center ¼ corner) bears S 0°36'48" W a distance of 2629.12 feet;

Thence along the easterly boundary of said NW ¼ S 0°36'48" W a distance of 1314.56 feet to a 5/8 inch diameter iron pin monument marking the northeasterly corner of the S ½ of said NW ¼, the **POINT OF BEGINNING**;

Thence continuing along said easterly boundary, also being along the westerly boundary of Snoqualmie Falls Subdivision No. 9, as shown in Book 113 of Plats on Pages 16612 through 16614, Ada County records, and of Snoqualmie Falls Subdivision No. 14, as shown in Book 120 of Plats on Pages 18609 through 18611, Ada County records, S 0°36'48" W a distance of 1314.56 feet to a 5/8 inch diameter iron pin monument marking the southeast corner of the NW ¼ (Center ¼ corner) of said Section 10;

Thence along the easterly boundary of the SW ¼ of said Section 10 S 0°36'50" W a distance of 330.00 feet to a 5/8 inch diameter iron pin monument;

Thence leaving said easterly boundary N 89°13'43" W a distance of 2645.53 feet to a point on the westerly boundary of said SW ¼;

Thence along said boundary N 0°34'01" E a distance of 330.00 feet to a Brass Cap monument marking the ¼ corner common to said Sections 9 and 10;

Thence along the southerly boundary of the NE ¼ of said Section 9 N 89°35'13" W a distance of 85.04 feet to a point;

Thence leaving said boundary N 0°33'59" E a distance of 23.61 feet to a point of curvature;

Thence a distance of 231.69 feet along the arc of a 530.00 foot radius curve right, said curve having a central angle of 25°02'47" and a long chord bearing N 13°05'25" E a distance of 229.85 feet to a point of tangency;

Thence N 25°36'48" E a distance of 224.76 feet to a point of curvature;

Thence a distance of 161.44 feet along the arc of a 370.00 foot radius curve left, said curve having a central angle of 25°00'00" and a long chord bearing N 13°06'48" E a distance of 160.17 feet to a point of tangency;

Thence N 0°36'48" E a distance of 30.63 feet to a point;

Thence N 88°42'00" W a distance of 81.13 feet to a point;

Thence N 80°36'55" W a distance of 27.17 feet to a point;

Thence N 71°23'10" W a distance of 91.13 feet to a point;

Thence N 78°15'13" W a distance of 101.27 feet to a point;

Thence N 81°48'10" W a distance of 46.22 feet to a point;

Thence N 85°48'05" W a distance of 52.47 feet to a point;

Thence N 89°36'00" W a distance of 984.85 feet to a point on the easterly right-of-way of State Highway 16 (Emmett Highway);

Thence along said right-of-way N 0°48'34" E a distance of 619.62 feet to a point on the northerly boundary of the SE ¼ of the NE ¼;

Thence along said northerly boundary, also being partially along the southerly boundary of Snoqualmie River Subdivision No. 3, as shown in Book 119 of Plats on Pages 18320 through 18325, Ada County records, S 89°35'20" E (formerly S 89°35'06" E) a distance of 1285.75 feet to a 5/8 inch diameter iron pin monument marking the northwest corner of the S ½ of the NW ¼ of said Section 10;

Thence S 89°05'09" E along the northerly boundary of said S ½ of the NW ¼, also being partially along the southerly boundary of said Snoqualmie River Subdivision No. 3 (formerly S 89°05'11" E), and of Snoqualmie River Subdivision No. 2, as shown in Book 116 of Plats on Pages 17407 through 17409, and Snoqualmie River Subdivision No. 1, as shown in Book 114 of Plats on Pages 16934 through 16936, Ada County Records, a distance of 2640.75 feet to the **POINT OF BEGINNING**.

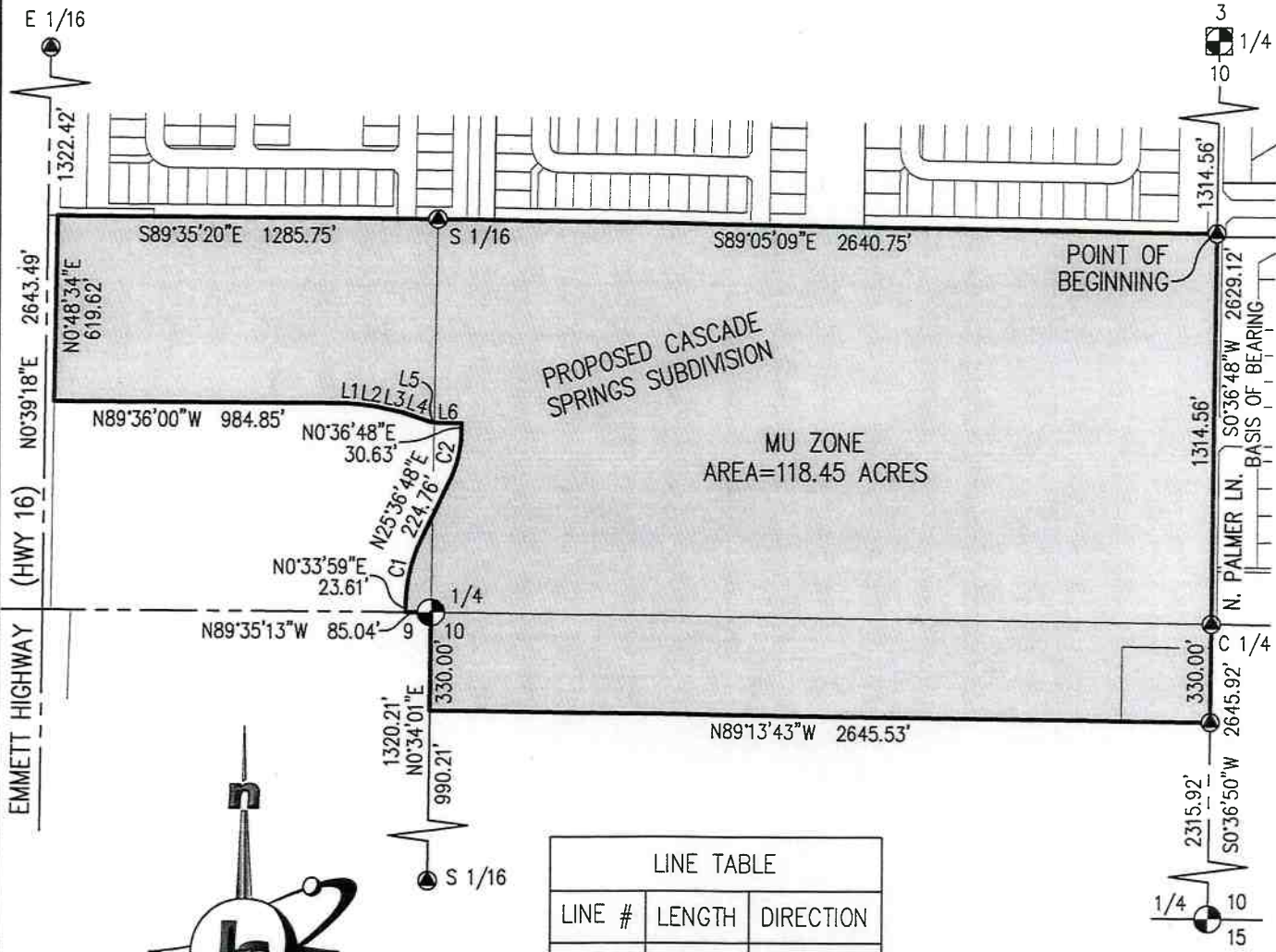
Said parcel containing 118.45 acres, more or less.

Clinton W. Hansen, PLS
Land Solutions, PC
Revised: March 15, 2024



EAGLE MU ZONE AREA CASCADE SPRINGS SUBDIVISION

LOCATED IN THE W 1/2 OF SECTION 10 AND THE SE 1/4 OF THE NE 1/4 OF SECTION 9
T.4N., R.1W., B.M., EAGLE, ADA COUNTY, IDAHO



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	52.47'	N85°48'05"W
L2	46.22'	N81°48'10"W
L3	101.27'	N78°15'13"W
L4	91.13'	N71°23'10"W
L5	27.17'	N80°36'55"W
L6	81.13'	N88°42'00"W



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	231.69'	530.00'	25°02'47"	N13°05'25"E	229.85'
C2	161.44'	370.00'	25°00'00"	N13°06'48"E	160.17'

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Legal Description – City of Eagle R-6 Zone
Cascade Springs Subdivision

A parcel of land being located in the SW ¼ of the NW ¼ of Section 10 and the SE ¼ of the NE ¼ of Section 9, T.4N., R.1W., B.M., Ada County, Idaho, and more particularly described as follows:

Commencing at an Aluminum Cap monument marking the northeast corner of the NW ¼ (N ¼ corner) of said Section 10, from which a 5/8 inch iron pin monument marking the southeast corner of said NW ¼ (Center ¼ corner) bears S 0°36'48" W a distance of 2629.12 feet;

Thence along the easterly boundary of said NW ¼ S 0°36'48" W a distance of 1314.56 feet to a 5/8 inch diameter iron pin monument marking the northeasterly corner of the S ½ of said NW ¼;

Thence along the northerly boundary of the S ½ of the NW ¼ of said Section 10 N 89°05'09" W a distance of 2548.00 feet to a point;

Thence leaving said boundary S 0°54'51" W a distance of 682.22 feet to the **POINT OF BEGINNING**;

Thence S 0°36'48" W a distance of 30.63 feet to a point of curvature;

Thence a distance of 161.44 feet along the arc of a 370.00 foot radius curve right, said curve having a central angle of 25°00'00" and a long chord bearing S 13°06'48" W a distance of 160.17 feet to a point of tangency;

Thence S 25°36'48" W a distance of 224.76 feet to a point of curvature;

Thence a distance of 231.69 feet along the arc of a 530.00 foot radius curve left, said curve having a central angle of 25°02'47" and a long chord bearing S 13°05'25" W a distance of 229.85 feet to a point of tangency;

Thence S 0°33'59" W a distance of 23.61 feet to a point on the southerly boundary of the SE ¼ of the NE ¼ of said Section 9;

Thence along said boundary N 89°35'13" W a distance of 1200.15 feet to a point on the easterly right-of-way of State Highway 16 (Emmett Highway);

Thence along said right-of-way N 0°48'34" E a distance of 701.47 feet to a point;

Thence leaving said right-of-way S 89°36'00" E a distance of 984.85 feet to a point;

Thence S 85°48'05" E a distance of 52.47 feet to a point;

Thence S 81°48'10" E a distance of 46.22 feet to a point;

Thence S 78°15'13" E a distance of 101.27 feet to a point;

Thence S 71°23'10" E a distance of 91.13 feet to a point;

Thence S 80°36'55" E a distance of 27.17 feet to a point;

Thence S 88°42'00" E a distance of 81.13 feet to the **POINT OF BEGINNING**.

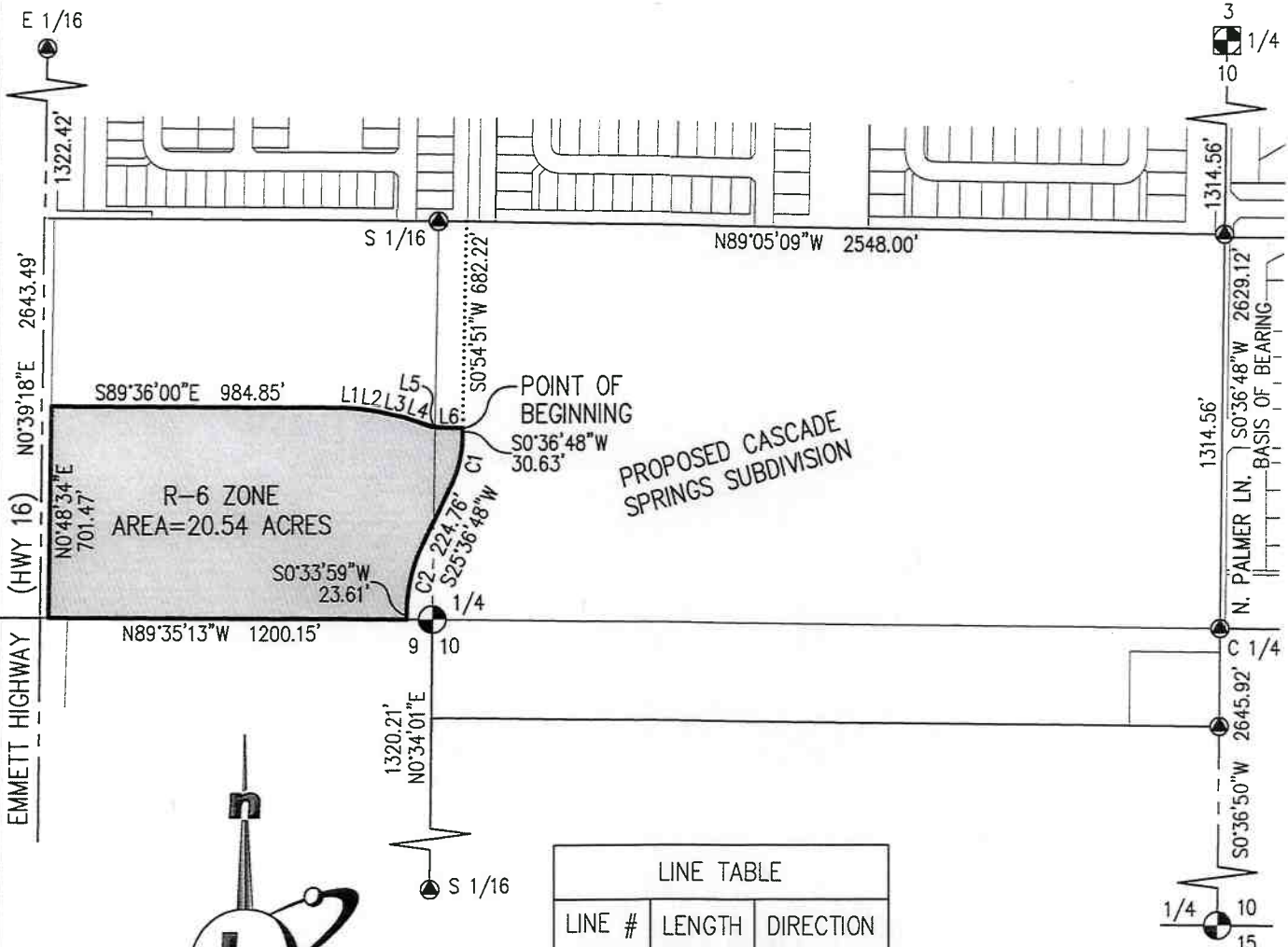
Said parcel containing 20.54 acres, more or less.

Clinton W. Hansen, PLS
Land Solutions, PC
Revised: March 15, 2024



EAGLE R-6 ZONE AREA CASCADE SPRINGS SUBDIVISION

LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 10 AND THE SE 1/4 OF THE NE 1/4 OF SECTION 9
T.4N., R.1W., B.M., EAGLE, ADA COUNTY, IDAHO



LINE #	LENGTH	DIRECTION
L1	52.47'	S85°48'05"E
L2	46.22'	S81°48'10"E
L3	101.27'	S78°15'13"E
L4	91.13'	S71°23'10"E
L5	27.17'	S80°36'55"E
L6	81.13'	S88°42'00"E



CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	161.44'	370.00'	25°00'00"	S13°06'48"W	160.17'
C2	231.69'	530.00'	25°02'47"	S13°05'25"W	229.85'

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