



ADA COUNTY RECORDER Trent Tripple
BOISE IDAHO Pgs=5 VICTORIA BAILEY
CITY OF EAGLE, IDAHO

2024-008893
02/21/2024 03:35 PM
NO FEE

REC'D M-R 05 2024

ORDINANCE NO. 912

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 MU-DA (MIXED USE 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, West Old Valley, 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

WHEREAS, the property described in Exhibit "A" is identified by the Ada County Assessor's Office as tax parcel numbers R1527450810 and R1527450801; and

WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on March 6, 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 July 25, 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 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.

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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 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 “A” in the MU-DA 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.

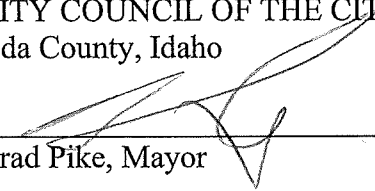
Section 5: The provisions of this ordinance are hereby declared to be severable and if any provision of this act or the application of such provision to any person or circumstance is declared invalid for any reason, such declaration shall not affect the validity of remaining portions of this ordinance.

Section 6: 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 7: 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 13th day of February 2024.

CITY COUNCIL OF THE CITY OF EAGLE
Ada County, Idaho

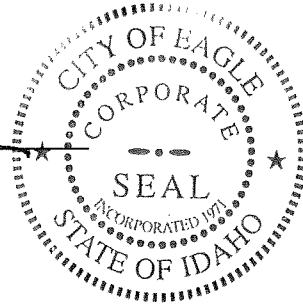


Brad Pike, Mayor

ATTEST:



Tracy E. Osborn, Eagle City Clerk



STATE OF IDAHO)

: ss.

County of Ada)

On this 13 day of February, 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.

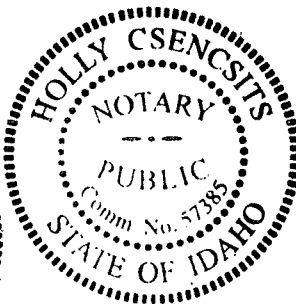
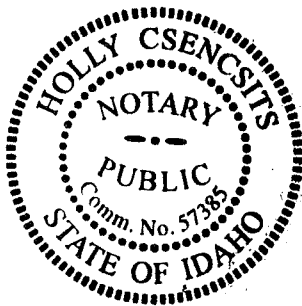
In witness whereof, I have hereunto set my hand and affixed my official seal the day and year first written.



Notary Public

Residing at: Eagle, ID

My Commission Expires: 2/24/25



Contact Information

Joseph D. Canning,
PE/PLS 2323 S. Vista Ave
Ste 206
Boise, ID 83705
Telephone 208.343.3381
jdcanning@centengr.com

September 15, 2023

West Old Valley, LLC. City of Eagle Annexation Description

A parcel of land situate in a portion of the southwest quarter of the southwest quarter of Section 12, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the west quarter corner of said Section 12 and the centerline of North Linder Road, thence $S00^{\circ}24'58''W$, 1,773.06 feet along the westerly boundary of the southwest quarter of said Section 12 and the centerline of North Linder Road to the centerline of State Highway 44 and to the **Point of Beginning**:

Thence continuing $S00^{\circ}24'58''W$, 252.19 feet along the westerly boundary of the southwest quarter of said Section 12 and the centerline of South Linder Road to the centerline of West Old Valley Road which bears $N00^{\circ}24'58''E$, 620.06 feet from the southwest corner of said Section 12;

Thence $N89^{\circ}10'55''E$, 1,299.78 feet along the centerline of West Old Valley Road;

Thence $N00^{\circ}35'30''E$, 465.95 feet to the centerline of State Highway 44;

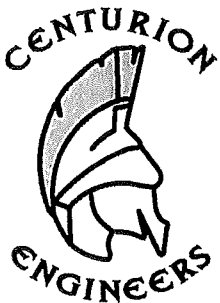
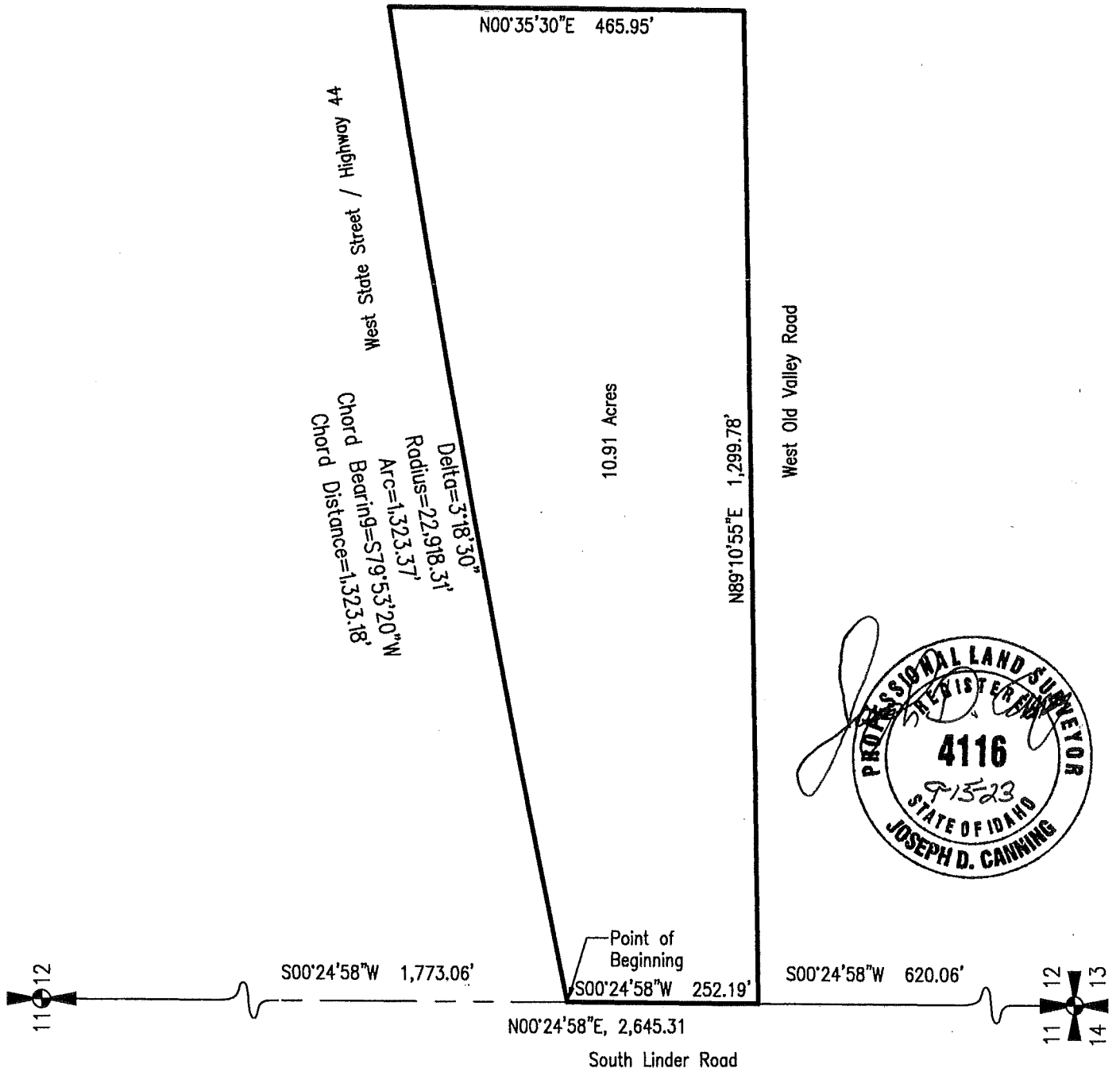
Thence 1,323.37 feet along a non-tangent curve deflecting to the left having a radius of 22,918.31 feet, a central angle of $03^{\circ}18'30''$, a long chord bearing of $S79^{\circ}53'20''W$, and a long chord distance of 1,323.18 feet along the centerline of State Highway 44 to the **Point of Beginning**.

Comprising 10.91 acres, more or less.

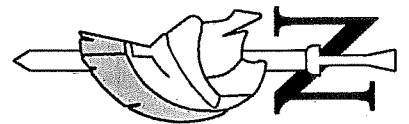


Annexation Description

West Old Valley, LLC



CENTURION ENGINEERS, INC.
 Consulting Engineers, Land Surveyors, Planners
 2323 S. Vista Ave. Ste. 206 | Boise, ID 83705
 208.343.3381 | www.centengr.com



SCALE: 1"=200'



City of Eagle

P.O. Box 1520
Eagle, Idaho 83616
208-939-6813

REC'D MAR 05 2024

CLERK'S CERTIFICATION

STATE OF IDAHO)

: ss.

County of Ada)

I, Tracy E. Osborn, the duly appointed, qualified and acting City Clerk of the City of Eagle, County of Ada, State of Idaho, do hereby certify that the attached is a full, true and complete copy of Ordinance 912 that was recorded by Ada County on February 21, 2024.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Eagle, Idaho, on the 23, February 2024.

Tracy E. Osborn,
City Clerk

