

SCANNED

REC'D APR 03 2024

ADA COUNTY RECORDER Trent Tripple
BOISE IDAHO Pgs=7 ANGIE STEELE
CITY OF EAGLE, IDAHO

2024-016198
03/29/2024 11:23 AM
NO FEE

ORDINANCE NO. 918

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 TRANSITIONAL) TO R-4-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, GHW 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 R-4-DA; and

WHEREAS, the property described in Exhibit "A" is identified by the Ada County Assessor's Office as tax parcel numbers #S0510120694 and #S0510120722; and

WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on August 7, 2023, as required by Section 67-6525, Idaho Code, and made a recommendation to the Mayor and Council; and

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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, GHW 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 R-4-DA; and

WHEREAS, the property described in Exhibit "A" is identified by the Ada County Assessor's Office as tax parcel numbers #S0510120694 and #S0510120722; and

WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on August 7, 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 September 26, 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 R-4-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.

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 R-4-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 “A” in the R-4-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 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



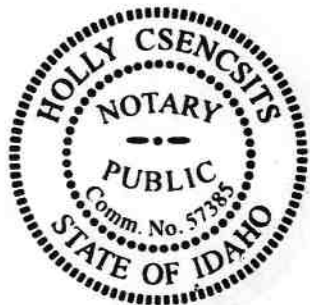
STATE OF IDAHO)

: ss.

County of Ada)

On this 26 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.





Notary Public
Residing at: Eagle, ID
My Commission Expires: 3/2/26/25

Legal Description
Hevostila Site
Proposed City of Eagle Annexation, Preliminary Plat & Rezone

A parcel being located in the NE ¼ of Section 10, Township 4 North, Range 1 East, B.M., Ada County, Idaho, and more particularly described as follows:

BEGINNING at a Brass Cap monument marking the northwest corner of said NE ¼ of Section 10, from which a Brass Cap monument marking the southwest corner of said NE ¼ bears S 1°29'13" W a distance of 2625.64 feet;

Thence along the northerly boundary of said NE ¼ S 89°44'15" E a distance of 30.01 feet to a point;

Thence leaving said northerly boundary S 1°29'13" W a distance of 852.81 feet to a point;

Thence S 89°40'01" E a distance of 250.81 feet to a point;

Thence S 0°44'22" W a distance of 15.00 feet to a point;

Thence S 89°45'27" E a distance of 228.15 feet to a point;

Thence N 1°11'05" E a distance of 15.00 feet to a point;

Thence S 89°45'27" E a distance of 159.57 feet to a point;

Thence S 1°13'25" W a distance of 38.07 feet to a point;

Thence S 88°40'49" E a distance of 2.64 feet to a point;

Thence S 1°02'04" W a distance of 743.27 feet to a point on the centerline of the Farmers Union Canal;

Thence along said centerline the following courses and distances:

Thence N 75°47'27" W a distance of 4.90 feet to a point;

Thence N 79°25'07" W a distance of 57.83 feet to a point;

Thence N 75°58'01" W a distance of 133.10 feet to a point of curvature;

Thence a distance of 129.61 feet along the arc of a 292.50 foot radius curve left, said curve having a central angle of 25°23'17" and a long chord bearing N 89°17'30" W a distance of 128.55 feet to a point of tangency;

Thence S 78°00'51" W a distance of 124.13 feet to a point of curvature;

Thence a distance of 163.65 feet along the arc of a 307.50 foot radius curve right, said curve having a central angle of 30°29'36" and a long chord bearing N 86°44'21" W a distance of 161.73 feet to a point of tangency;

Thence N 71°29'32" W a distance of 21.25 feet to a point of curvature;

Thence a distance of 55.64 feet along the arc of a 382.50 foot radius curve left, said curve having a central angle of 8°20'02" and a long chord bearing N 75°29'21" W a distance of 55.59 feet to a point on the westerly boundary of said NE ¼;

Thence leaving said centerline and along said boundary N 1°29'13" E a distance of 1587.78 feet to the **POINT OF BEGINNING**.

This parcel contains 12.16 acres.

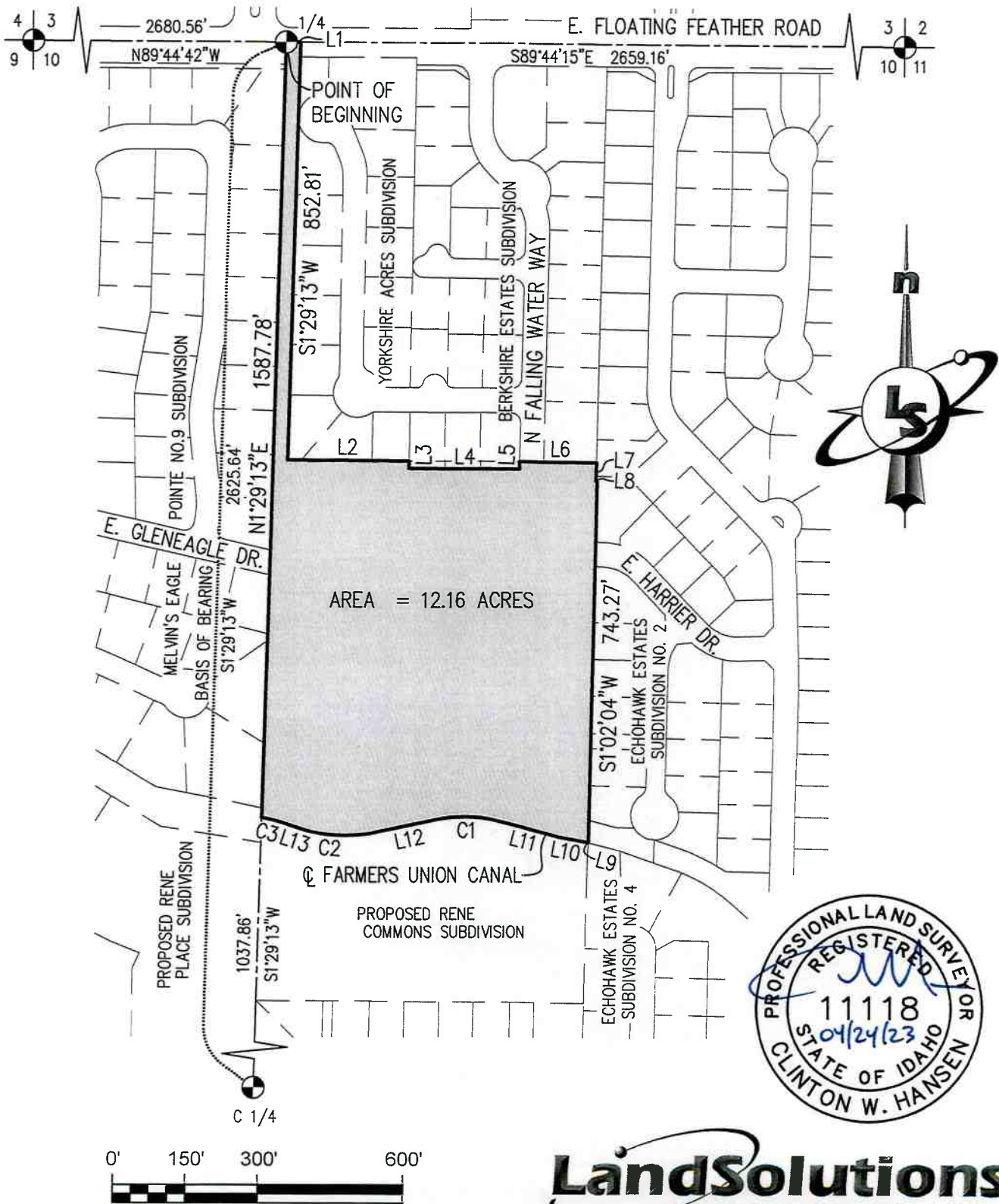
Clinton W. Hansen, PLS
Land Solutions, PC
April 24, 2023



HEVOSTILA SITE

PROPOSED CITY OF EAGLE ANNEXATION, PRELIMINARY PLAT & REZONE

LOCATED IN THE NE 1/4 OF SECTION 10, T. 4 N., R. 1 E., B.M., ADA COUNTY, IDAHO



SEE SHEET 2 OF 2 FOR LINE & CURVE DATA

LandSolutions

Land Surveying and Consulting

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

SHEET 1 OF 2
JOB NO. 22-76

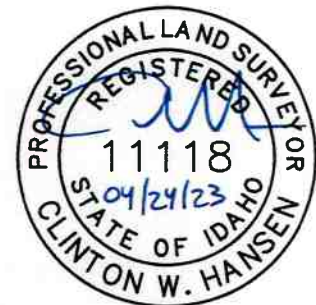
HEVOSTILA SITE

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LOCATED IN THE NE 1/4 OF SECTION 10, T. 4 N., R. 1 E., B.M., ADA COUNTY, IDAHO

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	129.61'	292.50'	25°23'17"	N89°17'30"W	128.55'
C2	163.65'	307.50'	30°29'36"	N86°44'21"W	161.73'
C3	55.64'	382.50'	8°20'02"	N75°29'21"W	55.59'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	30.01'	S89°44'15"E
L2	250.81'	S89°40'01"E
L3	15.00'	S0°44'22"W
L4	228.15'	S89°45'27"E
L5	15.00'	N1°11'05"E
L6	159.57'	S89°45'27"E
L7	38.07'	S1°13'25"W
L8	2.64'	S88°40'49"E
L9	4.90'	N75°47'27"W
L10	57.83'	N79°25'07"W
L11	133.10'	N75°58'01"W
L12	124.13'	S78°00'51"W
L13	21.25'	N71°29'32"W



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