

REC'D JUN 13 2024

ADA COUNTY RECORDER Trent Tripple
BOISE IDAHO Pgs=5 CHE FOWLER
CITY OF EAGLE, IDAHO

2024-029037
05/30/2024 03:49 PM
NO FEE

SCANNED

ORDINANCE NO. 927

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 A-R-DA (AGRICULTURAL-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, Brian Scott – Alscott Real Estate, 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 A-R-DA; and

WHEREAS, the property described in Exhibit “A” is identified by the Ada County Assessor’s Office as tax parcel number Parcel #S0233336200; and

WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on February 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 March 14, 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 A-R-DA (Agricultural-Residential with a development agreement) 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 A-R-DA (Agricultural-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 A-R-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.

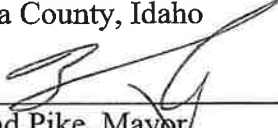
Section 5: The provisions of this ordinance are hereby declared to be severable and if any provision of this act or the application of such provision to any person or circumstance is declared invalid for any reason, such declaration shall not affect the validity of remaining portions of this ordinance.

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 28th day of May 2024.

CITY COUNCIL OF THE CITY OF EAGLE
Ada County, Idaho



Brad Pike, Mayor

ATTEST:



Tracy E. Osborn, Eagle City Clerk



STATE OF IDAHO)

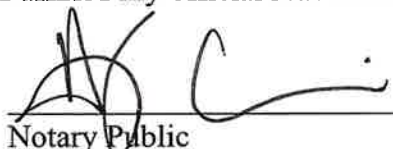
: ss.

County of Ada)

On this 28 day of May, 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: 2/26/25

EXHIBIT "A"

DESCRIPTION FOR
ANNEXATION DESCRIPTION
ALSCOTT ROCKING A RANCH SUBDIVISION
PARCEL 1

A portion the SW1/4 of the SW 1/4 of Section 33, T.5N., R.1E., B.M., Ada County, Idaho more particularly described as follows:

BEGINNING at the SW corner of said Section 33 from which the W1/4 corner of said Section 33 bears North 00°25'01" West, 2,644.90 feet;

thence along the West boundary line of said Section 33 North 00°25'01" West, 1322.46 feet;

thence leaving said West boundary line and along the South boundary line of said Lot 4 and the westerly extension thereof North 89°44'29" East, 662.82 feet;

thence leaving said South boundary line and along the West boundary line of Cedith Estates as filed in Book 58 of Plats at Page 5619 through 5620 and the northerly extension thereof South 00°23'47" East, 1322.35 feet to a point on the South boundary line of said Section 33;

thence along said South boundary line South 89°43'57" West, 662.35 feet to the **POINT OF BEGINNING**. Containing 20.11 acres, more or less.



UNPLATTED

N1/16

C-N1/16

S32

S33

①

PLACID RIDGE SUB.

②

C1/4

VALLI
HI RD.

S32

S33

1/4

N89°45'00"E 2620.18'

EQUESTRIAN ESTATES SUB NO. 1

③

PARCEL 2

BUCKWHEAT ACRES SUB.

④

C-S1/16

N. EAGLE RD.
BASIS OF BEARING
N0°25'01"W 2644.90'

1322.44'

N89°44'29"E

662.82'

UNPLATTED

SUNNYBRAE
SUBDIVISION

PARCEL 1

±876206 SQ FT
±20.11 ACRES

UNPLATTED



S0°20'07"E 1322.04'

N0°25'01"W 1322.46'

S0°23'47"E 1322.35'

CEDITH
SUB.

POB

T.5N.

S32

S33

S89°43'57"W

T.4N.

S5

S4

662.35'

W. BEACON LIGHT RD.

1/4

S33

S4



SCALE: 1"=500'

0 250 500 1000

P:\Cimino 192 acre Topo 21-163\dwg\Cimino annex EXHIBIT 1.dwg 1/18/2022 12:48:32 PM

IDAHO
SURVEY
GROUP, LLC

9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

ANNEXATION EXHIBIT __ DRAWING FOR
ALSCOTT ROCKING A RANCH SUBDIVISION
PARCEL 1

LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION 33,
T.5N., R.1E., B.M., ADA COUNTY, IDAHO

JOB NO.
21-163

SHEET NO.
1

DWG. DATE
1/18/2022



REC'D JUN 13 2024

City of Eagle

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

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 927 that was recorded by Ada County on May 30, 2024.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Eagle, Idaho, on the 6, June 2024.


Tracy E. Osborn,
City Clerk

