

REC'D APR 03 2024  
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BILL NO. 16  
ORDINANCE NO. 3500

AN ORDINANCE DETERMINING THAT CERTAIN LAND LAYS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO, AND THAT SAID LANDS SHOULD BE ANNEXED TO THE CITY OF CALDWELL, IDAHO, AS PART OF THE R-2 (MEDIUM DENSITY RESIDENTIAL) ZONE; DECLARING SAID LANDS BY PROPER LEGAL DESCRIPTION AS DESCRIBED BELOW TO BE A PART OF THE CITY OF CALDWELL, CANYON COUNTY, IDAHO; DIRECTING THE CITY ENGINEER AND PLANNING AND ZONING DIRECTOR TO ADD SAID PROPERTY TO THE OFFICIAL MAPS OF THE CITY OF CALDWELL, IDAHO; REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT HEREWITH; AND DIRECTING THE CLERK OF THE CITY OF CALDWELL TO FILE A CERTIFIED COPY OF THE ORDINANCE AND MAP OF THE AREA TO BE ANNEXED WITH CANYON COUNTY, STATE OF IDAHO AND THE IDAHO STATE TAX COMMISSION, PURSUANT TO IDAHO CODE, SECTION 63-215.

BE IT ORDAINED, BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO:

**Section 1.** That the Caldwell City Council, upon recommendation of the Caldwell Planning and Zoning Commission and following the public notice and hearing procedures set forth in Section 10-01-07, Zoning Ordinance No. 1451, approved Case No. ANN23-000010 (Tranquil Acres) at a public hearing held this 19 day of March, 2024.

**Section 2.** The parcel is contiguous to the City of Caldwell, Idaho and the applicant has requested that said following described property should be annexed into the City of Caldwell as R-2 (Medium Density Residential):

A parcel of land located in the NW ¼ SE ¼ of Section 34, T4N, R3W, BM, Canyon County, Idaho, being further described as follows:

**BEGINNING** at the CS 1/16 corner of said Section 34; thence N00°22'09"E, 201.18 feet along the west line of the NW ¼ SE ¼ of Section 34; thence S89°39'03"E, 325.85 feet; thence N00°20'57"E, 133.72 feet; thence S89°39'03"E, 305.62 feet to a point on the west right-of-way of College Avenue; thence S00°23'00"W, 214.37 feet along said west right-of-way to a point on the centerline of the Dixie Drain; thence S64°45'25"W, 274.61 feet along said centerline of the Dixie Drain to a point on the south line of said NW ¼ SE ¼; thence N89°56'09"W, 383.75 feet along said south line to the **POINT OF BEGINNING**. Contains 3.50 acres, more or less.

**Section 3.** That the City Engineer and the Planning and Zoning Director of the City of Caldwell, Idaho, are hereby instructed to so designate the same above described property on the official zoning map and other area maps of the City of Caldwell, Idaho as R-2 (Medium Density Residential).

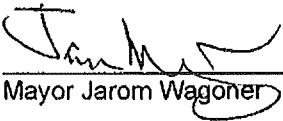
**Section 4.** All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

**Section 5.** This ordinance shall be in full force and in effect from and after its passage, approval and publication, according to law.


**Section 6.** The Clerk of the City of Caldwell, Idaho shall, within 10 days following the effective date of this ordinance, duly file a certified copy of this ordinance and a map prepared in a draftsman-like manner plainly and clearly designating the boundaries of the City of Caldwell, including the land herein annexed, with the following officials of the County of Canyon, State of Idaho, to-wit: the Recorder, Auditor, Treasurer and Assessor and shall file simultaneously a certified copy of this ordinance with the State Tax Commission of the State of Idaho, all in compliance with Idaho Code 63-215.

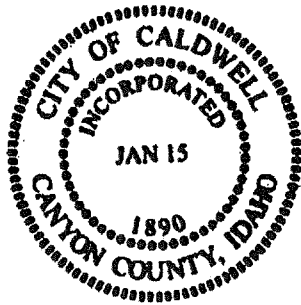
**PASSED BY THE COUNCIL OF THE CITY OF CALDWELL, IDAHO, this 19 day of March, 2024.**

APPROVED BY THE MAYOR OF THE CITY OF CALDWELL, IDAHO, this 19 day of March, 2024.

  
\_\_\_\_\_  
Mayor Jarom Wagoner

ATTEST:

  
\_\_\_\_\_  
City Clerk



2024-008229

RECORDED

03/20/2024 04:08 PM



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RICK HOGABOAM

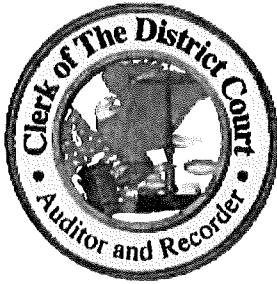
CANYON COUNTY RECORDER

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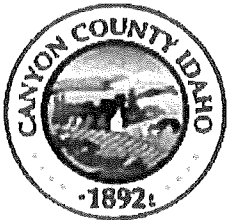
NO FEE

ORDINANCE

CITY OF CALDWELL



**Canyon County  
Recorder's Office  
Document  
Cover Sheet**



ORD 3500

ORDINANCES OF THE CITY OF CALDWELL  
NOTICE OF ADOPTION AND SUMMARY OF  
**ORDINANCE NO. 3500**  
REGARDING ANNEXATION AND ZONE DESIGNATION  
OF CERTAIN PROPERTY

Ordinance No. 3500 was passed by the Council and approved by the Mayor on the 19 day of March, 2024. The full text of the Ordinance is available at Caldwell City Hall, 411 Blaine Street, Caldwell, Idaho 83605. The Mayor and City Council approved the foregoing summary on the 19 day of March, 2024, for publication on the 26 day of March, 2023, pursuant to Idaho Code § 50-901A.

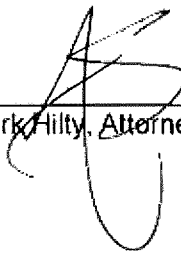
A parcel of land located in the NW ¼ SE ¼ of Section 34, T4N, R3W, BM, Canyon County, Idaho, being further described as follows:

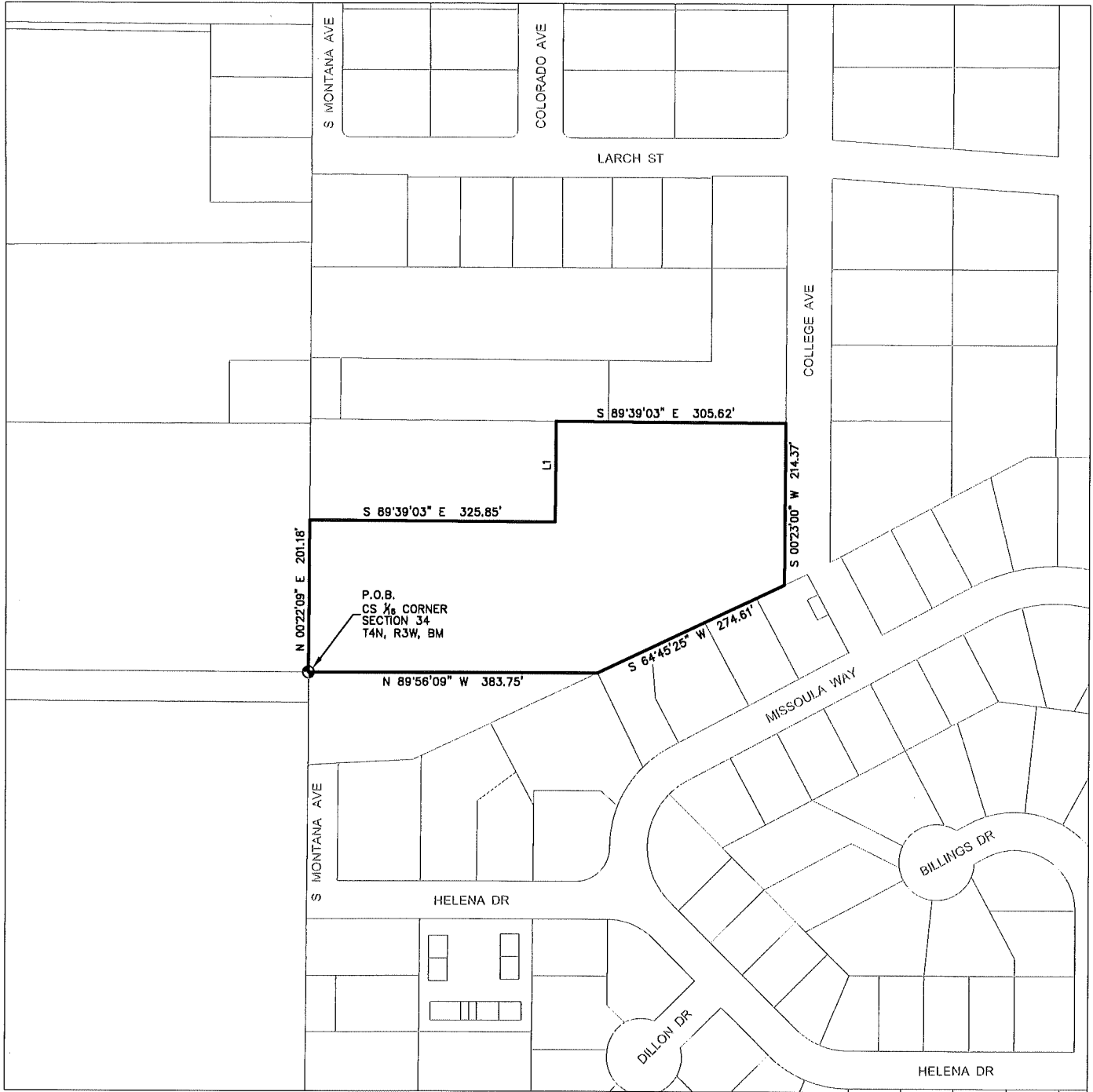
**BEGINNING** at the CS 1/16 corner of said Section 34; thence N00°22'09"E, 201.18 feet along the west line of the NW ¼ SE ¼ of Section 34; thence S89°39'03"E, 325.85 feet; thence N00°20'57"E, 133.72 feet; thence S89°39'03"E, 305.62 feet to a point on the west right-of-way of College Avenue; thence S00°23'00"W, 214.37 feet along said west right-of-way to a point on the centerline of the Dixie Drain; thence S64°45'25"W, 274.61 feet along said centerline of the Dixie Drain to a point on the south line of said NW ¼ SE ¼; thence N89°56'09"W, 383.75 feet along said south line to the **POINT OF BEGINNING**. Contains 3.50 acres, more or less.

STATEMENT OF LEGAL ADVISOR

I have reviewed the foregoing summary and believe that it provides a true and complete summary of Ordinance No. 3500 and provides adequate notice to the public as to the contents of such ordinance.

DATED this 19 day of March, 2024.

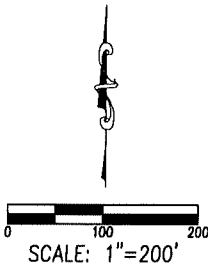
  
\_\_\_\_\_  
Mark Hilty, Attorney for City of Caldwell



P.O.B.  
 CS  $\frac{1}{8}$  CORNER  
 SECTION 34  
 T4N, R3W, BM

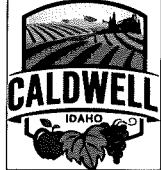
**LEGEND**

- PARCEL BOUNDARY
- SURROUNDING PARCELS



LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°20'57"E	133.72'

CITY OF CALDWELL  
 MAPPING DEPARTMENT  
 621 CLEVELAND BLVD.  
 CALDWELL, IDAHO 83605  
 (208) 455-3006  
 FAX (208) 455-3012

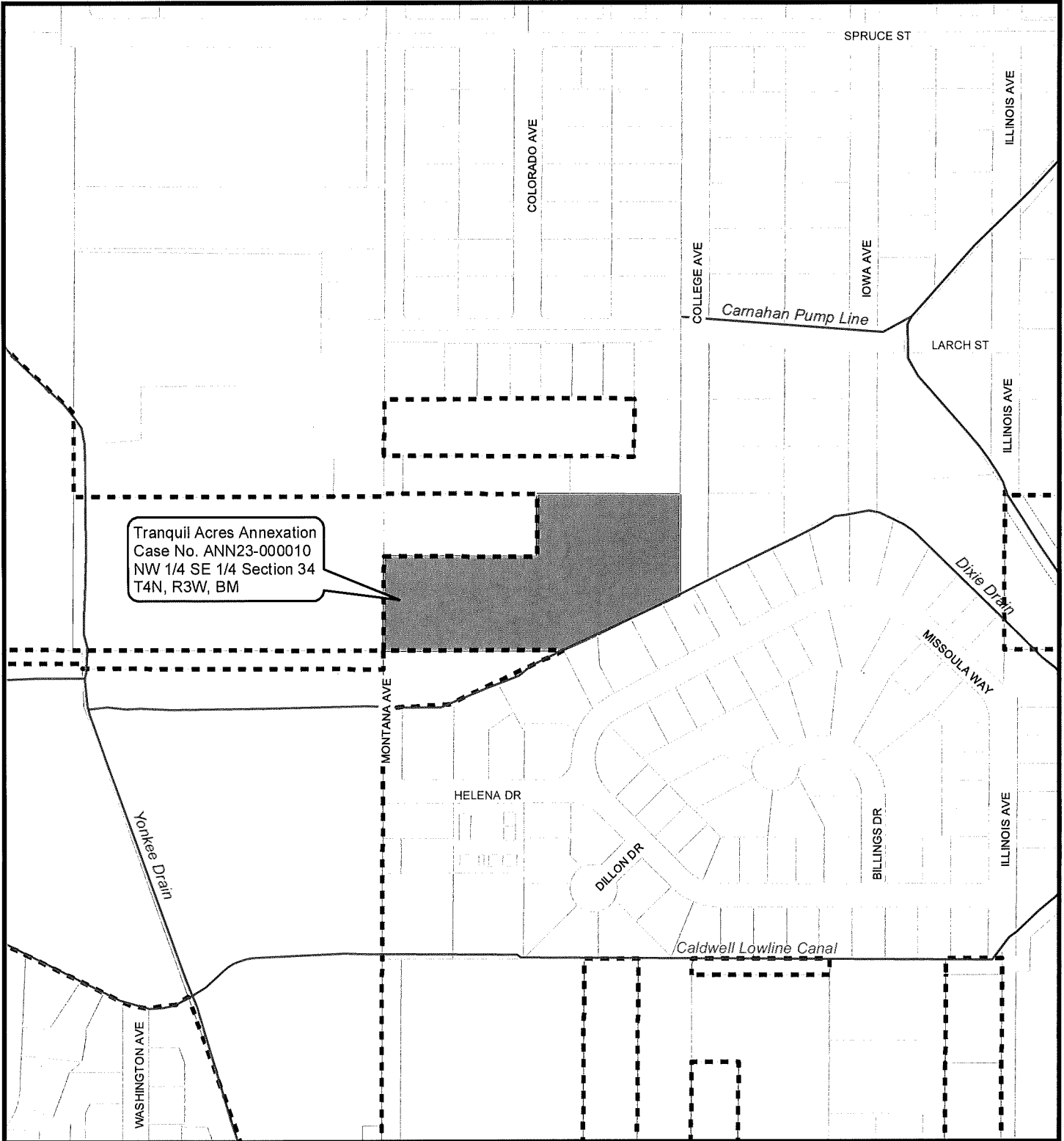


**ANNEXATION**  
**ORDINANCE NO. 3500**  
 NW 1/4 SE 1/4 SECTION 34  
 T4N, R3W, BM

DESIGNED BY:	DM
DRAWN BY:	DM
CHECKED BY:	DG
DATE:	03/27/2024
SCALE:	AS SHOWN

# CITY OF CALDWELL

## Annexation Ordinance No. 3500



City  
of  
Caldwell

**Legend**

<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: grey; border: 1px solid black; margin-right: 5px;"></span> Ordinance 3480</li> <li><span style="display: inline-block; border-bottom: 2px dashed black; width: 20px; margin-right: 5px;"></span> Caldwell</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; border: 1px solid black; width: 20px; height: 10px; margin-right: 5px;"></span> Taxlots</li> <li><span style="display: inline-block; border-bottom: 1px solid black; width: 20px; margin-right: 5px;"></span> Surface Water</li> <li><span style="display: inline-block; border-bottom: 1px solid black; width: 20px; position: relative; top: -5px;"><span style="position: absolute; top: 5px; left: 5px; border-left: 1px solid black; border-right: 1px solid black; width: 2px;"></span></span> Railroad</li> </ul>
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0      150      300

————— Feet

1 inch = 300 feet



CITY OF  
*Caldwell, Idaho*

**JAROM WAGONER**  
Mayor

208.455.3011  
(f) 208.455.3003

**City Hall**  
411 Blaine Street  
Caldwell, Idaho 83605

**Post Office Box**  
P.O. Box 1179  
Caldwell, Idaho 83606

For a list of the City  
Council members, visit:  
**Website**  
[www.cityofcaldwell.org](http://www.cityofcaldwell.org)

REC'D APR 03 2024

March 27, 2024

Idaho State Tax Commission  
Attn: GIS Department  
P.O. Box 36  
Boise, Idaho 83722

To Whom It May Concern:

Enclosed is a certified copy of Ordinance No. 3500, regarding annexing property into the City of Caldwell.

As required by Idaho State Code, please find the appropriate map for the annexed parcel.

Please contact me at 208-455-4656 if you have additional questions or comments.

Thank you.

Debbie Geyer  
City Clerk

DG/em`

Enclosure

