



# City of Boise Ordinance Annexation

Planning and Development  
Services  
150 N Capitol Blvd  
Boise, ID 83702  
1-800-377-3529

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**TO:** Mayor and Council  
**FROM:** Hal Simmons, Planning and Development Services  
**NUMBER:** ORD-34-15  
**DATE:** June 17, 2015  
**SUBJECT:** CAR14-00015 / Judith Balkins / Ordinance

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## **BACKGROUND:**

On April 6, 2015 the Planning & Zoning Commission recommended approval of CAR14-00015.

An appeal of associated PUD15-00001 was received on April 14, 2015.

On June 16, 2015 the Boise City Council approved CAR14-00015.

## **FINANCIAL IMPACT:**

None.

## **ATTACHMENTS:**

- Exhibit A (Map) (PDF)
- Exhibit B (Legal Description)(PDF)
- Ord34\_15\_Address EXCEL (XLSX)
- ORD 34-15 Recorded Annexation (PDF)
- ORD 34-15 Annexation of 6012-6050 N. Pierce Park (MSG)
- Electrical Bureau Acknowledgement Receipt (MSG)
- Ada Co. Sheriff Acknowledgement Receipt (MSG)
- Idaho Power Acknowledgement Receipt (MSG)
- Ada Co. Development Acknowledgement Receipt (MSG)

## CITY OF BOISE

- Boise Police Acknowledgement Receipt (MSG)
- United Water Acknowledgement Receipt (MSG)
- Intermountain Gas Acknowledgement Receipt for ORD 34-15. (MSG)
- Legal Notice ORD 34-15 (PDF)
- Ada Co. Development Acknowledgement Receipt ORD 34-15 (PDF)
- Cable One Acknowledgement Receipt ORD 34-15 (PDF)
- Idaho State Tax Commission ORD 34-15 Acknowledgment Receipt (PDF)
- PW Acknowledgment Receipt for Ord 34-15(PDF)
- Idaho Humane Society Acknowledgment Receipt ORD 34-15 (PDF)

CITY OF BOISE

Ordinance NO. ORD-34-15

BY THE COUNCIL

CLEGG , JORDAN, LUDWIG, MCLEAN,  
QUINTANA, AND THOMSON

**AN ORDINANCE (CAR14-00015 / JUDITH BALKINS, FOR PROPERTY LOCATED AT 6012 & 6050 N. PIERCE PARK LANE) ANNEXING 16.3 ACRES OF CERTAIN LANDS AND TERRITORY SITUATED IN ADA COUNTY, IDAHO, ADJACENT AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF BOISE CITY; ESTABLISHING AND DETERMINING THE LAND USE CLASSIFICATION OF SAID 16.3 ACRES AS R-1B (SINGLE FAMILY RESIDENTIAL-4.8 UNITS/ACRE); SETTING FORTH THE SUMMARY OF THE REASONED STATEMENT IN SUPPORT OF SUCH ANNEXATION AND ZONE CHANGE; DIRECTING THE CITY ENGINEER TO LODGE AND FILE A LEGAL DESCRIPTION AND MAP FOR SAID ANNEXED LANDS AND TERRITORY; PROVIDING THAT COPIES OF THIS ORDINANCE SHALL BE FILED WITH THE ADA COUNTY AUDITOR, THE ADA COUNTY TREASURER, THE ADA COUNTY ASSESSOR, THE ADA COUNTY RECORDER, AND THE IDAHO STATE TAX COMMISSION; PROVIDING THAT A COPY OF SAID LEGAL DESCRIPTION AND MAP OF SAID ANNEXED LANDS AND TERRITORY BE RECORDED WITH THE ADA COUNTY RECORDER AND FILED WITH THE ADA COUNTY ASSESSOR AND THE IDAHO STATE TAX COMMISSION, AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the owner of the lands and territory, situated in Ada County and particularly described in Section One of this ordinance, has agreed to annexation of said lands to the city; and

**WHEREAS**, the Boise City Council has found and determined that said lands and territory are contiguous and adjacent to Boise City and that annexation of said lands can reasonably be used for orderly development of Boise City; and

**WHEREAS**, the Boise City Planning & Zoning Commission, pursuant to public notice as required by law, held a public hearing on April 6, 2015, and recommended to the Mayor and Council that annexation be approved and said lands be zoned R-1B (Single Family Residential-4.8 Units/Acre); and

**WHEREAS**, the Boise City Council, pursuant to public notice as required by law, held a public hearing on June 16, 2015, on the proposed zoning for the property described in Section One below, all as required by Idaho Code, Section 67-6525.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF**

## CITY OF BOISE

### THE CITY OF BOISE CITY, IDAHO:

**Section 1.** The lands and territory situated in Ada County, Idaho, adjacent and contiguous to the City of Boise City, Idaho, particularly described in Exhibits A and B ("Property") attached hereto and by reference made a part of this ordinance as though fully set forth herein, be, and the same are hereby, annexed to and incorporated in the territorial limits of the City of Boise City, Idaho.

**Section 2.** From and after the effective date of this ordinance, the Property shall be subject to all the statutes pertaining to Boise City and all ordinances, resolutions, police regulations, taxation and other powers of Boise City, and all persons and property within the territory so annexed shall be and are entitled to all benefits and rights as are the persons and property presently within the corporate territorial limits of Boise City.

**Section 3.** Pursuant to the findings of the Boise City Council, the land use classification of the Property is hereby fixed and established as R-1B (Single Family Residential-4.8 Units/Acre), as provided by the Zoning Ordinance of Boise City.

**Section 4.** Pursuant to Idaho Code § 67-6535, the Boise City Council adopted the following summary of the Reasoned Statement in support of the Annexation and Rezone:

The annexation is consistent with the standards of B.C.C. 11-03-04.15.6 (a). It does not constitute leap-frog development and the land is within the City Area of Impact, the Sewer Planning Area and it's adjacent to previously annexed properties. The subject property is designated 'Large Lot' on the Land Use Map, which is consistent with the requested R-1B implementing zone. The site is zoned R6 (Medium Density Residential), R-1 (Estate Residential) and RUT (Rural-Urban Transition) in Ada County.

**Section 5.** The City Engineer of Boise City is hereby directed to lodge and file with the City Clerk of Boise City within ten (10) days after the passage and approval hereof, a legal description and map prepared in a draftsmanlike manner which shall plainly and clearly designate the boundaries of the lands and territory annexed, pursuant to the provisions of Section 1 hereof.

**Section 6.** The zoning maps of Boise, Idaho, are hereby changed, altered, and amended to include the Property in the land use classification of R-1B (Single Family Residential-4.8 Units/Acre).

**Section 7.** The City Clerk of Boise City is hereby directed to file, within ten (10) days after the passage and approval hereof, a certified copy of this Ordinance with the Ada County Auditor, Ada County Treasurer, Ada County Assessor, and the Idaho State Tax Commission, and to file a copy of said legal description and map, as prepared and lodged with the City Clerk by the City Engineer, with the Ada County Assessor, Ada County Recorder and the Idaho State Tax Commission, all as provided by Sections 50-223 and 63-215, Idaho Code.

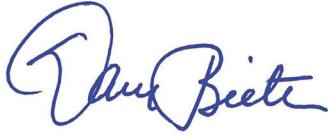
**Section 8.** That this Ordinance shall be in full force and effect immediately upon its passage, approval and publication.

CITY OF BOISE

ADOPTED by the Council of Boise City, Idaho, on August 11, 2015.

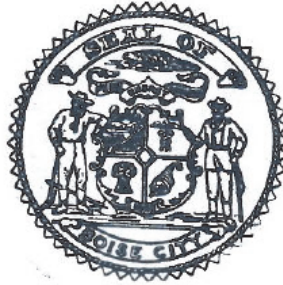
APPROVED by the Mayor of the Boise City, Idaho, on August 11, 2015.

APPROVED:

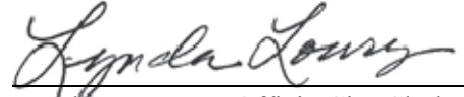


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David H. Bieter, Mayor



ATTEST:



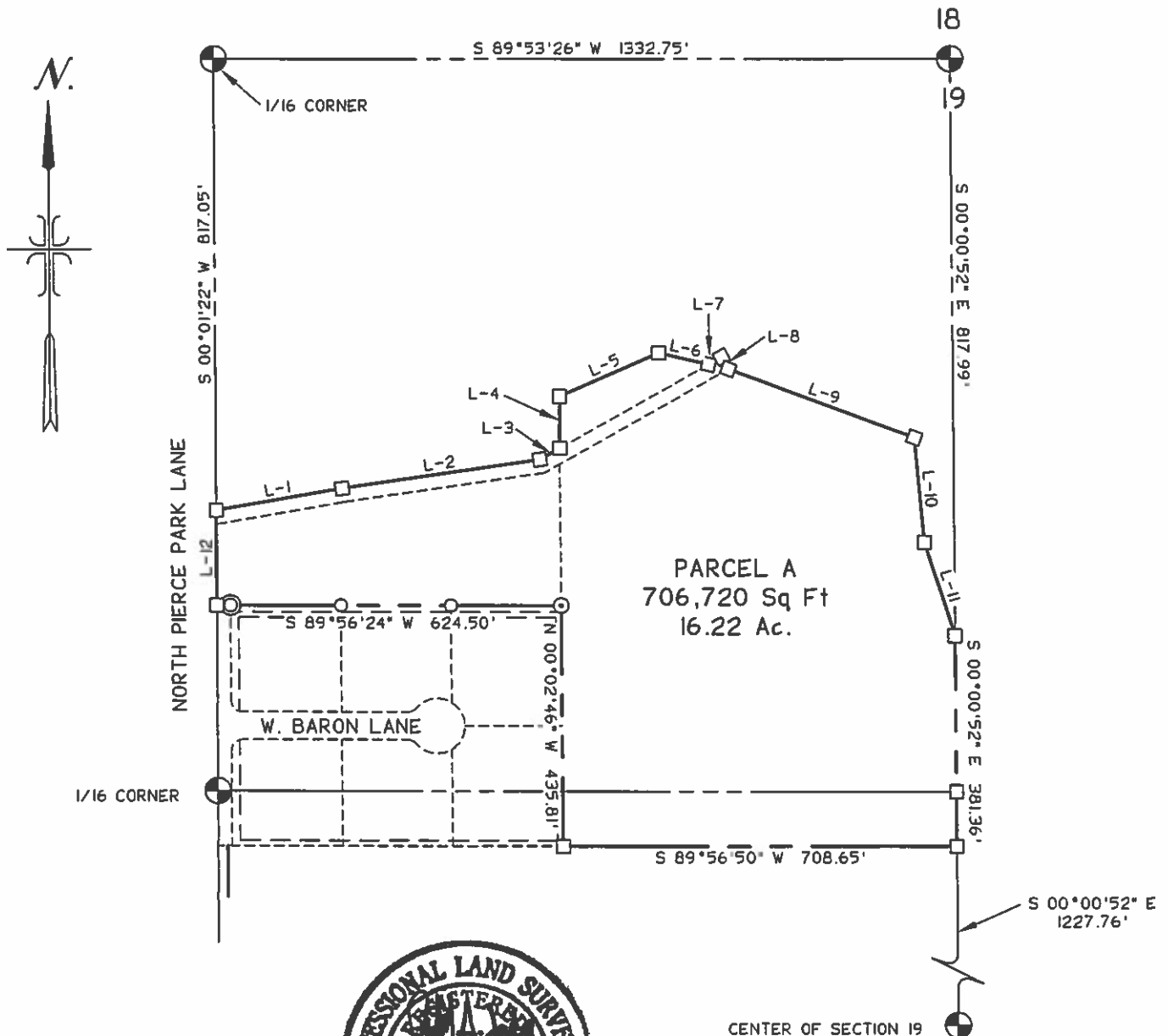
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Lynda Lowry, Ex-Officio City Clerk

LINE TABLE		
LINE	BEARING	LENGTH
L-1	N 79°55'44" E	231.94'
L-2	N 81°37'22" E	363.33'
L-3	N 60°30'22" E	41.89'
L-4	N 00°06'47" E	93.88'
L-5	N 66°18'49" E	195.57'
L-6	S 77°09'26" E	91.81'
L-7	S 60°30'22" W	27.44'
L-8	N 29°29'38" W	25.00'
L-9	S 69°38'07" E	356.25'
L-10	S 05°08'58" E	190.50'
L-11	S 17°25'23" E	176.96'
L-12	N 00°01'22" E	171.50'

## ANNEXATION EXHIBIT FOR BALKINS PROPERTY

A PORTION OF THE NW 1/4, SECTION 19,  
T.4N., R.2E., B.M.,  
BOISE, ADA COUNTY, IDAHO



### TEALEY'S LAND SURVEYING

12594 W. EXPLORER DRIVE, SUITE 150

208-385-0636

BOISE, ID. 837

DATE: 7/28/14

JOB NO. 36



**TEALEY'S LAND  
SURVEYING**

12594 W. Explorer Drive, Suite 150 • Boise, Idaho 83713  
(208) 385-0636  
Fax (208) 385-0696

Project. No.: 3853  
Date: July 28, 2014

**DESCRIPTION FOR  
BALKINS PROPERTY ANNEXATION**

A parcel of land being a portion of the NE ¼ of the NW ¼ of Section 19, T.4N., R.2E., B.M., Boise, Ada County, Idaho and more particularly described as follows:

Commencing at a brass cap marking the North ¼ corner of said Section 19; thence along the North-South centerline of said Section 19

South 00°00'52" East 817.99 feet to a point marking the **POINT OF BEGINNING**; thence continuing

South 00°00'52" East 381.36 feet to a point on the North boundary of Record of Survey No. 8669, filed for record in the office of the Ada County Recorder, Boise, Idaho under Instrument No. 109120410; thence along said North boundary

South 89°56'50" West 708.65 feet to a point marking the Southeast corner of said Clarendon Hill Subdivision, as filed for record in the office of the Ada County Recorder, Boise, Idaho in Book 64 of Plats at page 6525; leaving said North boundary along the East boundary of said Clarendon Hill Subdivision

North 00°02'46" West 435.81 feet to a point marking the Northeast corner of said Clarendon Hill Subdivision; thence along the North boundary and North boundary extended

South 89°56'24" West 624.50 feet to a point in the West boundary of said NE ¼ of the NW ¼ of Section 19; thence along said West boundary

North 00°01'22" East 171.50 feet to a point; thence leaving said West boundary

North 79°55'44" East 231.94 feet to a point; thence

North 81°37'22" East 363.33 feet to a point; thence

North 60°30'22" East 41.89 feet to a point; thence

North 00°06'47" East 93.88 feet to a point; thence

North 66°18'49" East 195.57 feet to a point; thence

South 77°09'26" East 91.81 feet to a point; thence

North 60°30'22" East 27.44 feet to a point; thence

South 29°29'38" West 25.00 feet to a point; thence

South 69°38'07" East 356.25 feet to a point; thence

South 05°08'58" East 190.50 feet to a point; thence

South 17°25'23" East 176.96 feet to the **POINT OF BEGINNING**,

Said parcel of land contains 16.22 acres, more or less.



14-00015

AN ORDINANCE (CAR14-00015 / JUDITH BALKINS, FOR PROPERTY LOCATED AT 6012 & 6050 N. PIERCE PARK LANE) ANNEXING 16.3 ACRES OF CERTAIN LANDS AND TERRITORY SITUATED IN ADA COUNTY, IDAHO, ADJACENT AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF BOISE CITY; ESTABLISHING AND DETERMINING THE LAND USE CLASSIFICATION OF SAID 16.3 ACRES AS R-1B (SINGLE FAMILY RESIDENTIAL-4.8 UNITS/ACRE); SETTING FORTH THE SUMMARY OF THE REASONED STATEMENT IN SUPPORT OF SUCH ANNEXATION AND ZONE CHANGE; DIRECTING THE CITY ENGINEER TO LODGE AND FILE A LEGAL DESCRIPTION AND MAP FOR SAID ANNEXED LANDS AND TERRITORY; PROVIDING THAT COPIES OF THIS ORDINANCE SHALL BE FILED WITH THE ADA COUNTY AUDITOR, THE ADA COUNTY TREASURER, THE ADA COUNTY ASSESSOR, THE ADA COUNTY RECORDER, AND THE IDAHO STATE TAX COMMISSION; PROVIDING THAT A COPY OF SAID LEGAL DESCRIPTION AND MAP OF SAID ANNEXED LANDS AND TERRITORY BE RECORDED WITH THE ADA COUNTY RECORDER AND FILED WITH THE ADA COUNTY ASSESSOR AND THE IDAHO STATE TAX COMMISSION, AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

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