



Boise City Planning & Development Services

150 N. Capitol Blvd ■ P O Box 500 ■ Boise, Idaho 83701-0500

Phone 208/384-3830 ■ Fax 384-3753 ■ www.cityofboise.org/pds

Planning Division Staff Report

File Number CAR12-1 and CAR12-4
Applicant Boise City
Property Location River north of Main Street
Initial Public Hearing Date P&Z: May 7, 2012
By Boise City Planning and Zoning Commission
Staff Scott Spjute

Table of Contents

1. Executive Summary	2
2. Facts, Standards of Review & Reason for the Decision	3
3. Analysis	5
4. Boise City Comprehensive Plan	9
5. Boise City Zoning Ordinance	11
6. Staff Recommendation and Reasons for Decision	12

Attachments

Maps

Agency comments

1. Executive Summary

Description of Applicant's Request

Boise City requests annexation of 8.5 acres of Boise River land located north of Main Street in the area of the new white water park. De-annexation is requested for 2.25 acres located at 2288 N. Garden Street (*Joe's Crab Shack* property).

Staff Recommendation

Staff recommends approval of **CAR12-1 and CAR12-4**.

Summary

The Boise River adjacent to Quinn's Pond and containing the new white water park is currently located within Garden City. As Garden City does not provide law enforcement on river land, Boise City is annexing the 9 acres in order to oversee recreation and activities and to provide police services as needed. By way of exchange, Boise City will be ceding to Garden City the land on which *Joese Crab Shack* and its associated parking lie.

Staff recommends approval of the actions.

2. Facts, Standards of Review & Reason for the Decision

Type of Application

Annexation

Existing Garden City Zoning

M (Manufacturing)

City Zoning

A-1 (Open Land; One acre minimum)

De-Annexation

Existing Boise City Zoning

C-3D (General Commercial)

Garden City

Applicant

Boise City

Location, Site Description

The land lies north of Main Street adjacent to and within the Boise River. Land to be annexed is river land and the land to be de-annexed is commercial with a functioning restaurant and associated parking and landscaping.

Zoning and Comprehensive Plan Designation

Current zoning is M under Garden City jurisdiction. Upon annexation, the river land will be zoned A-1.

The *Crab Shack* is zoned C-3D and will receive Garden City zoning after being annexed by Garden City.

The Comprehensive Plan Land Use Map designation for the river land will be *Parks / Open Space* and the *Crab Shack* parcel is designated Mixed Use.

Background

The lands are contiguous with Boise City on the north and east. The annexation will be processed as a Category A annexation, as described in State Code (Section 50-222).

The City is in the process of developing Esther Simplot Park and the white water park located on the Boise River. Because of increased recreational activity on the river it becomes necessary to have a police presence. As Garden City does not provide enforcement on the river, it is incumbent on Boise City to annex and provide such service.

The Crab Shack parcel is the only area in not in Garden City that lies north of Main Street and west/south of the Boise River (see attached maps). It is reasonably and timely to cede that land over to Garden City in conjunction with Garden City's ceding of the river land over to Boise City.

Development Proposal

No development is proposed.

History of Previous Actions

None

Standards of Review

Section 11-06-01.03 Public Hearing

The Planning and Zoning Commission shall advertise, provide notice and conduct a public hearing in accordance with Section 11-03-06 of this Ordinance for each application to amend this Ordinance or to reclassify a zoning district.

Any recommendation of the Commission relating to change, modification and reclassification of zoning districts and land use classifications and the regulations and standards thereof shall be in writing. Their recommendation shall include findings of fact supporting the purposes and objectives of zoning and otherwise securing public health, safety and general welfare. The recommendation shall specifically find that such changes, modifications and reclassifications of zoning districts and land use classifications and the regulations and the standards thereof:

- A. Comply with and conform to the Comprehensive Plan; and
- B. Provide and maintain sufficient transportation and other public facilities, and does not adversely impact the delivery of services by any political subdivision providing services.
- C. Maintain and preserve compatibility of surrounding zoning and development.

Failure of an application to meet these findings shall not prevent the request from being forwarded to the City Council for consideration after Commission review. Notice of the Commission's recommendation shall be included in the notice of the public hearing of the City Council.

In addition to the above requirements, the new State law regarding annexation, adopted in 2002, outlines the rules and procedures for annexations. The annexation being contemplated at this time is considered a Category A, Subset i, annexation. This is an annexation wherein all private

landowners raise no objection to annexations of any residential enclaved lands of less than one hundred (100) privately owned parcels, irrespective of surface area, which are surrounded on all sides by land within Boise City or which are bounded on all sides by lands within the City's limits and by lands for which owner approval must be given pursuant to subsection (5)(b)(v) of this section, or which are bounded on all sides by lands within Boise City and by the boundary of the City's area of city impact.

The procedures are as follows:

Lands lying contiguous or adjacent to the Boise City limits may be annexed by the City if the proposed annexation meets the requirements of Category 'A'. Upon determining that a proposed annexation meets such requirements, Boise City may initiate the planning and zoning procedures set forth in Chapter 65, Title 67, Idaho Code, to establish the comprehensive planning policies, where necessary, and zoning classification of the lands to be annexed.

Analysis Supporting Reasons for Decision

Proper annexation of areas adjacent to cities is often crucial to establishing and maintaining urban order and effective government. Rapid development and population growth frequently occur just outside city boundaries where property is cheaper and zoning laws may be less restrictive. Boise, like many other cities large and small, is surrounded by "fringe" areas. With the development of fringe communities come the problems that concentrations of people create—increased traffic congestion on inadequate roads, the need for improved police and fire protection, and inadequate land use planning resulting in disorderly growth.

These problems, unfortunately, cross boundary lines and become a city's problem too. Lack of good transportation planning spreads traffic congestion into the city. Lack of necessary police protection or confusion about jurisdictional boundaries between City police and the Ada County sheriff can encourage the spread of crime throughout the entire urban community. Lack of proper planning and land use (zoning) control allows uses that may threaten the social and economic life and cohesiveness of the community.

The growth of separate fringe areas may produce a complex pattern of government by multiple jurisdictions—city, county, and special districts—that can lead to administrative confusion, inefficiency, duplication, and excessive costs. The urban community can become a tangle of small competitive governmental units that lack the administrative, jurisdictional, or financial ability to provide the essential services and facilities necessary for sound development. Once this complex pattern becomes established, vested interests and sectional jealousies make change difficult, if not impossible.

At the same time, economic and social ties between cities and their fringe areas can be strong. Outlying areas benefit in many ways from city parks and recreational facilities, streets, utilities, and other facilities and programs, often without contributing a proportionate share of the cost to

the city. Moreover, suburban people may request services equivalent to those provided within the city and may recognize that their taxes and other costs (including utility costs and fire insurance premiums) in an unincorporated area are not necessarily lower and are often equal to, or greater than, those within the city.

A logical solution is often annexation, as allowed under Section 50-222 of Idaho Code. Properly used, annexation preserves a growing urban area as a unified whole. It enables urbanized and urbanizing areas to unite with the core city to which the fringe is socially and economically related. It facilitates the full utilization of existing municipal resources. City administrative and technical personnel are able to address the fringe area's municipal needs, and do this in a manner consistent with policies of the City's comprehensive plan. As a general note, annexation is often preferable to the incorporation of new cities, since new incorporations in urban areas may cause conflicts of authority, the absence of cooperation, duplication of facilities, and an imbalance between taxable resources and municipal needs. Industrial, commercial, and high-income residential areas may offer a high level of urban services, while the low and moderate income residential satellite city may strain to provide minimal services. In both instances, satellite residents and businesses draw on the resources of the core city without contributing toward the cost of these resources. An example of this scenario might be Garden City and its symbiotic relationship with Boise City.

Annexation, therefore, is appropriate as Boise City is surrounded by a growing area; there is a need for orderly planning and city services in fringe areas; and since needed services can best be supplied by the city. In general, annexation is a solution in instances when a central city is able to address emerging fringe area concerns.

More than ever, both Ada County and Boise City local government officials are recognizing that what is "urban" should be "municipal." Urban growth without central planning and control becomes urban sprawl. If Boise City is to continue to effectively provide urban services, it must be allowed to follow natural growth patterns into those fringe areas where there is urban development. The city must be able to guide development in an orderly manner, and avoid the need to extend costly urban services to distant and scattered "pockets" of development. Annexation can help guarantee to Boise City a measure of responsible control over its future.

The subject lands, though not surrounded by City limits, will eventually develop and require City services. While property owners on the fringe of the city seldom agree to annexation, primarily because of increases in property taxes and franchise fees, all of the owners of the subject lands have agreed. Staff is recommending that the Council annex the subject lands for reasons that are larger in scope and that deal with comprehensive planning issues and plans for provision of necessary services that have been in place for many years.

Comprehensive Planning. By agreement with Ada County, Boise City's Comprehensive Plan applies to the entire Area of Impact. Unfortunately, the zoning ordinance, subdivision ordinance and other City ordinances, which are the primary tools by which the goals and policies of the

Comprehensive Plan are implemented, have no application beyond City limits. Ada County, in reviewing development proposals, requests comments from the City relative to the Comprehensive Plan, but is in no way bound to adhere to those comments or to implement the City's recommendations. Further, Ada County does not have the same tools available to ensure that development occurs in accordance with the Comprehensive Plans goals and policies. These tools include a Design Review Staff and Committee, an in-house Parks Department, a Fire Department and a Public Works Department capability of providing sewer service, street lights, drainage review, etc. While the Comprehensive Plan is to guide development and growth, the only way that can be accomplished is for annexation to occur. The standards set forth in the Comprehensive Plan assume that annexation will occur in tandem with development.

Area of Impact. Section 67-6526 of the State law requires that cities adopt an area of impact and prescribes the factors that shall be considered in defining its boundaries. They are 1) trade area; 2) geographic factors; and 3) areas that can reasonably be expected to be annexed to the city.

Trade Area. The subject lands most assuredly lie within what could reasonably be considered as Boise City's trade area, although this term is not defined in the law. It is also realistic to assume that the vast majority of neighboring property owners have their homes and their places of employment in the City and do their shopping, business and other activities in the City.

Geographic Factors. There are no geographic features separating this southwest area from Boise City such as rivers, ridges, canyons, or valleys that might make it unreasonable to be included in Boise's Area of Impact.

Reasonable Expectation of Annexation. The information contained in this report and the discussion of services in the Annexation Plan argues that this area should "reasonably be expected to be annexed to the city." Therefore, because of their location within the area of impact, it has always been anticipated that the subject lands would eventually be annexed. This notion is based on the state law, as well as the other factors discussed herein.

MUNICIPAL SERVICES

Boise City can provide services to the area commensurate with what is being provided to current residents of the City.

Police. The Boise City Police already patrol around the area. No significant outlays will be required to provide service to the annexed area.

Fire. Fire and Emergency Medical Services will be provided from Boise City Fire Station #5.

Parks. All of the existing City parks and greenbelts are available for use by the neighboring residents of the subject area.

Public Works. Annexation of these areas will have little financial impact on the Sewer Fund. The City currently serves customers both inside and outside of the city limits under the same set of rules and fees, with the exception that due on sale sewer connection only applies within city limits. Annexation should result in less administrative burdens with the City undertaking all of the new development permitting obligations, rather than Public Works having to deal with the County and State for building and plumbing permits. Annexation covenants will no longer be required.

3. General Information

Notifications

Newspaper notification published on: **March 23, 2012.**

Radius notice mailed on: **March 23, 2012**

Staff posted notice on site on: **April 20, 2012.**

Size of Property

Annex: 8.5

De-Annex: 2.25

Land Use

Existing Land Use

Annex: River

De-Annex: Restaurant

Present Zoning

Garden City: M

Boise City: C-3D

Requested Zoning

City zone will be A-1.

Hazards

None Known.

Public Services Available:

Service	Yes	No
Sewer	available	
Water	x	

Fire Protection x

4. Boise City Comprehensive Plan

All of the subject lands are located in the Boise Area of City Impact and fall under the jurisdiction of the Boise City Comprehensive Plan. However, there will be a much better opportunity to implement the 12 major comprehensive plan goals if the area is under the jurisdiction of the City's implementing ordinances, including the subdivision and zoning ordinances.

Boise City Comprehensive Plan Goals, Objectives and Policies

Chapter 2 PUBLIC FACILITIES, UTILITIES AND SERVICES

Goal 1

Provide efficient, cost-effective and environmentally sound public central sewer collection and treatment facilities for all existing and future land uses within the city's area of impact.

Policy 2.1.1

Construct new sewage collection and treatment improvements as needed and as funding is available.

Chapter 8, LAND USE

Objective 1

The land-use map and attendant policies shall be the official guide for development of the planning area and shall be implemented through zoning and development review.

Chapter 10, GROWTH MANAGEMENT

Goal 1

Preserve, protect and enhance the overall quality of life in Boise and its Area of Impact by ensuring that growth occurs in an orderly manner and that public services are available along with development

Objective 1

Ensure that growth is planned and directed in a way that minimizes sprawl and creates a functional and pleasing community.

Policy 6

It is the city's intent to annex the Area of City Impact, when it can be demonstrated that the proposed annexation is a logical outgrowth of the city and is consistent with the policies of the *Boise Comprehensive Plan*, including substantial compliance with the service standards identified in this chapter.

Figure 10-1

Level of Service Standards for Community Services and Facilities Service Standards Service Area

TYPE I — CONCURRENT WITH THE ISSUANCE OF ANY DEVELOPMENT PERMIT

Fire*	4 minute response, unless excepted by Fire Department	1.5 mile
Water	35 psi residential/1,500 gpm fire flow	Community
	40 psi non-residential/1,500 gpm fire flow	Community
Sewer **	Available to site	Community
Treatment:	Federal Standards + capacity	
Collection:	capacity	
Schools	System capacity	Community
Streets	Authorization by ACHD	Community
Police/Sheriff	Available	
Solid Waste	Weekly pick-up	Community
Electricity	Available	Community
Telephone	Available	Community
Storm Drainage	Approved on site or public system	Community

* Fire Station "set-a-side" shall be required within the City Area of Impact.

** See the exception for the Southwest Planning Area identified under Objective 2, Policy 2 in the Sewer Facilities section of the "Public Facilities, Utilities and Services" chapter of this plan.

TYPE II — CONCURRENT — FIVE YEAR CAPITAL IMPROVEMENT PLAN/OR OTHER LONG- RANGE PLAN***

Service Service Standards Service Area

Police	Priority 1 — 3 min. response	Community
Parks & Neighborhood park	= 1.4 acres/1,000 pop.	1/2 mile radius
Open Space Community park	= .9 acres/1,000 pop.	1 mile radius
Large urban park	= 1.8 acres/1,000 pop.	Community
Regional park	= 6 acres/1,000 pop.	Region
Special use areas	= 2.4 acres/1,000 pop.	Community
Natural open space	= 8.3 acres/1,000 pop.	Community Schools
Elementary Schools	13 — 15 acres/550 — 600 students	1/2 mile radius
Jr. High	30 — 35 acres/1,000 students	Multiple neighborhoods
High School	50 — 60 acres/1,800 — 2,500 students	Multiple neighborhoods
Storm drainage	Federal standard	Community
Streets	Adherence to the LOS standards adopted in the	Community

**** Type II Concurrence in any given service category may be excepted by the service provider for specific sites based on findings that adherence to the adopted standards is undesirable or not intended for the area according to the plans of the service provider.*

The City will be providing services over which it has control based on the standards described in the above table from Chapter 10 of the Comprehensive Plan.

5. Annexation law from Boise City Zoning Ordinance

Section 11-06-01 AMENDMENT, RECLASSIFICATION

Section 11-06-01.02 Application Required

Every person seeking the reclassification of any land as regulated by this Ordinance shall file an application and fee with the Planning Director in accordance with Section 11-03-02.

Section 11-06-01.03 Public Hearing

The Planning and Zoning Commission shall advertise, provide notice and conduct a public hearing in accordance with Section 11-03-06 of this Ordinance for each application to amend this Ordinance or to reclassify a zoning district.

Any recommendation of the Commission relating to change, modification and reclassification of zoning districts and land use classifications and the regulations and standards thereof shall be in writing. Their recommendation shall include findings of fact supporting the purposes and objectives of zoning and otherwise securing public health, safety and general welfare. The recommendation shall specifically find that such changes, modifications and reclassifications of zoning districts and land use classifications and the regulations and the standards thereof:

- A. Comply with and conform to the Comprehensive Plan; and
- B. Provide and maintain sufficient transportation and other public facilities, and does not adversely impact the delivery of services by any political subdivision providing services.
- C. Maintain and preserve compatibility of surrounding zoning and development.

Failure of an application to meet these findings shall not prevent the request from being forwarded to the City Council for consideration after Commission review. Notice of the Commission's recommendation shall be included in the notice of the public hearing of the City Council.

Section 11-06-03 ANNEXATION

The corporate boundary of the City may be expanded whenever the Council deems it to be for the public convenience or necessity or for the general welfare. A request for the annexation of property into the City may be initiated by the City Council, the Planning and Zoning Commission or by one or more property owners or holders of valid options to purchase the property. When the annexation request is initiated by the property owner, the Planning and Zoning Commission may expand or modify the annexation request.

Section 11-06-03.03 Commission Shall File Recommendation

The Commission shall file its recommendation on each annexation application with the City Clerk in accordance with Section 11-6-3.4. The Commission's recommendation on annexation applications shall be in accordance with the following policies:

- A. That the annexation shall incorporate the Boise sewer planning area.
- B. Honor negotiated area of impact agreements.
- C. Attempt to balance costs of services with anticipated revenues.
- D. Promote other goals of population balance, contiguous development and prevention of costs due to leap frog development.

As has been discussed in this report, the proposed annexation complies with all of these policies.

Section 11-06-03.04 Action by the Commission

At every hearing before the Commission, the Commission shall hear all persons interested in the subject matter then pending before it. Not later than ten (10) days after the conclusion of the proceedings, the Commission shall file with the City Clerk a written report of the hearings before and by the Commission at each hearing and its recommendations to the Council.

6. Staff Recommendation and Reasons for Decision

Staff finds that the proposed annexation meets the goals of orderly development, efficient delivery of services and equitable allocation of costs for service. It is therefore recommended that the City Council approve CAR12-1 and CAR12-4, subject to the findings required by state and local code as discussed below.

Standards for Review and Required Findings

Staff recommends approval.

The Commission is to make the following findings in forwarding a recommendation for approval of an annexation:

- A. That the annexation shall incorporate the Boise sewer planning area.

The subject lands have been within the City's sewer planning area for over many years. New development will require connection to City sewer, which is generally available throughout of the subject area, or will be available with extension to new development.

- B. Honor negotiated area of impact agreements.

The only reference to unilateral annexations in the Area of Impact Agreement (B.C.C. 11-15) is a statement that annexation shall occur within the Area of Impact. The implication is that cities may annex lands within the area of impact when it is necessary or convenient for the orderly growth of the city. This report clearly demonstrates that it is.

- C. Attempt to balance costs of services with anticipated revenues.

No cost of services or revenues are anticipated.

- D. Promote other goals of population balance, contiguous development and prevention of costs due to leap frog development.

Part of the intent behind annexing the Area of Impact is to prevent the sort of "leap frog" development that has resulted in the unplanned, haphazard development patterns which are seen in some areas. By annexing where feasible and practical the City will help to ensure that future development, as much as possible, occurs contiguous with City limits and thereby facilitates the more efficient and economical delivery of services.

Zoning

The only change made to the existing zoning will be to assign a City zone that is compatible with the rest of Esther Simplot Park. The City is to make the following findings when reclassifying the zoning of properties:

- A. Comply with and conform to the Comprehensive Plan.

The zoning being applied will be consistent with that normally applied to park and/or recreation land.

- B. Provide and maintain sufficient transportation and other public facilities, and does not adversely impact the delivery of services by any political subdivision providing services.

5 and 6

CAR12-1 and 4

Boise City Planning and Zoning Commission / May 7, 2012

14 of 14

Not applicable.

- D. Maintain and preserve compatibility of surrounding zoning and development.

The land being annexed is with the high water mark (on both sides) of the Boise River. There is no issue with compatibility. The river is owned by the State Land Board, but law enforcement will be handled by Boise City.

	<u>Garden City</u>	<u>Boise City</u>
River:	M (Manufacturing)	A-1 (Open Land)
Restaurant:	TBD	C-3 (General Commercial)



Annexation

De-Annexation

Veterans Memorial

Riverside Park

Kathryn Albertson Park

Ann Morrison Park

W INTERSTATE 84 RAMP

184 184

W CHINDEN BLVD

W CHINDEN EXIT

184 184

N HOWRY ST

N POND ST

N GARDEN ST

N HARDING ST

N RIM ST

N MANVILLE ST

N WILSON ST

W IRVING ST

W HOLMES ST

W EDMONT ST

W FAIRVIEW AVE

W MAIN

N 30TH ST

W IDAHO ST

W MAIN ST

W IDAHO ST

W MADISON AVE

W PLEASANTON AVE

W STEWART AVE

W HESTER ST

W MOORE ST

W GOODING ST

W DAVIS ST

N REED ST

N ADAMS ST

N OSAGE ST

N BROWN ST

N CLAY ST

N 35TH ST

N 36TH ST

N 37TH ST

N 38TH ST

N 39TH ST

N 40TH ST

N 41ST ST

N 42ND ST

N 43RD ST

N 44TH ST

N 45TH ST

N 46TH ST

N 47TH ST

N 48TH ST

N 49TH ST

N 50TH ST

N 51ST ST

N 52ND ST

N 53RD ST

N 54TH ST

N 55TH ST

N 56TH ST

N 57TH ST

N 58TH ST

N 59TH ST

N 60TH ST

N 61ST ST

N 62ND ST

N 63RD ST

N 64TH ST

N 65TH ST

N 66TH ST

N 67TH ST

N 68TH ST

N 69TH ST

N 70TH ST

E THURMAN MILL ST

E 36TH ST

E 35TH ST

E 34TH ST

E 33RD ST

E 32ND ST

E 31ST ST

E 30TH ST

E 29TH ST

E 28TH ST

E 27TH ST

E 26TH ST

E 25TH ST

E 24TH ST

E 23RD ST

E 22ND ST

E 21ST ST

E 20TH ST

E 19TH ST

E 18TH ST

E 17TH ST

E 16TH ST

E 15TH ST

E 14TH ST

E 13TH ST

E 12TH ST

E 11TH ST

E 10TH ST

E 9TH ST

E 8TH ST

E 7TH ST

E 6TH ST

E 5TH ST

E 4TH ST

E 3RD ST

E 2ND ST

E 1ST ST

N 31ST ST

N 30TH ST

N 29TH ST

N 28TH ST

N 27TH ST

N 28TH ST

N 27TH ST

N 30TH ST

N 29TH ST

N 28TH ST

N 27TH ST

N 26TH ST

N 25TH ST

N 24TH ST

N 23RD ST

N 22ND ST

N 21ST ST

N 20TH ST

N 19TH ST

N 18TH ST

N 17TH ST

N 16TH ST

N 15TH ST

N 14TH ST

N 13TH ST

N 12TH ST

N 11TH ST

N 10TH ST

N 9TH ST

N 8TH ST

N 7TH ST

N 6TH ST

N 5TH ST

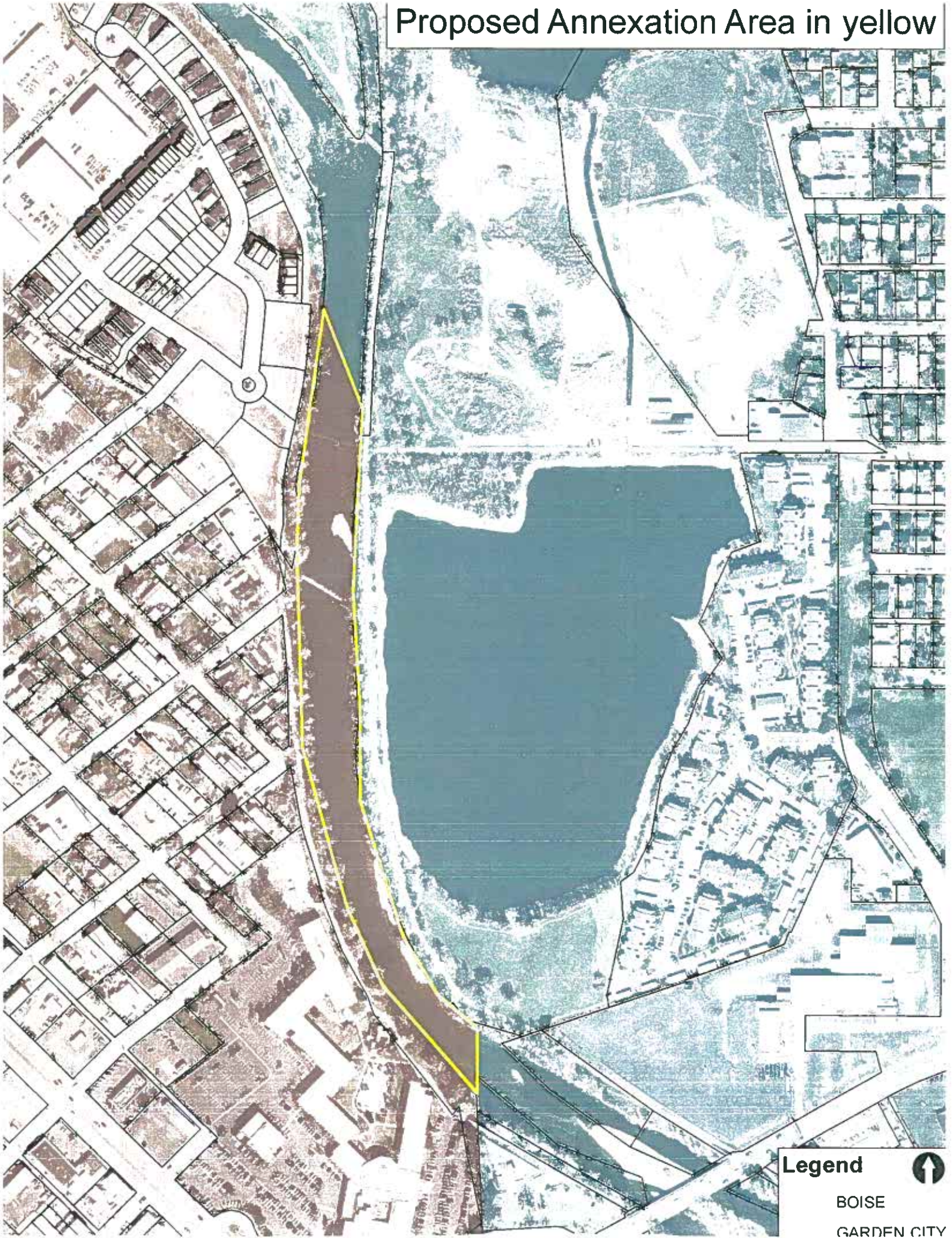
N 4TH ST

N 3RD ST

N 2ND ST

N 1ST ST

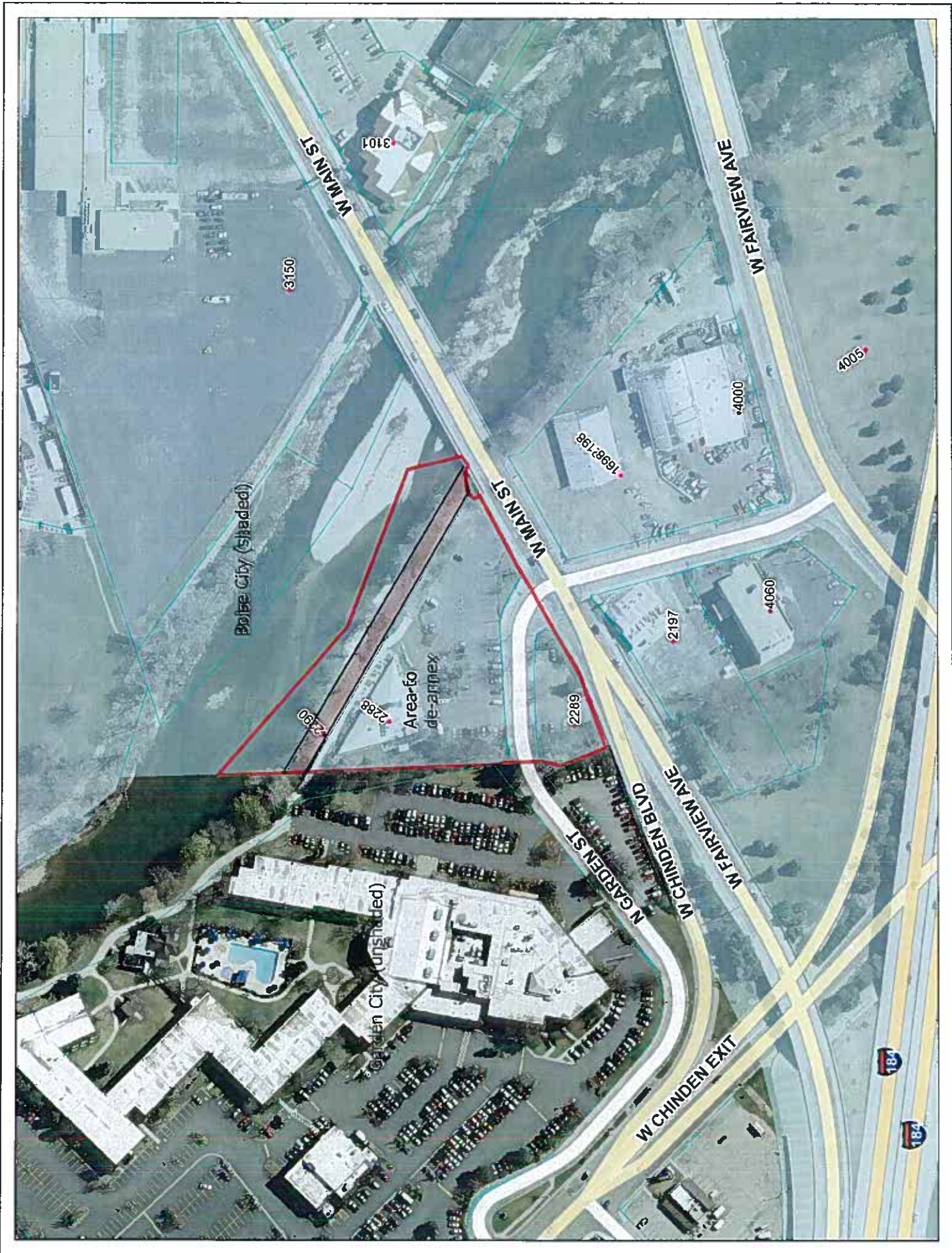
Proposed Annexation Area in yellow



Legend 

BOISE

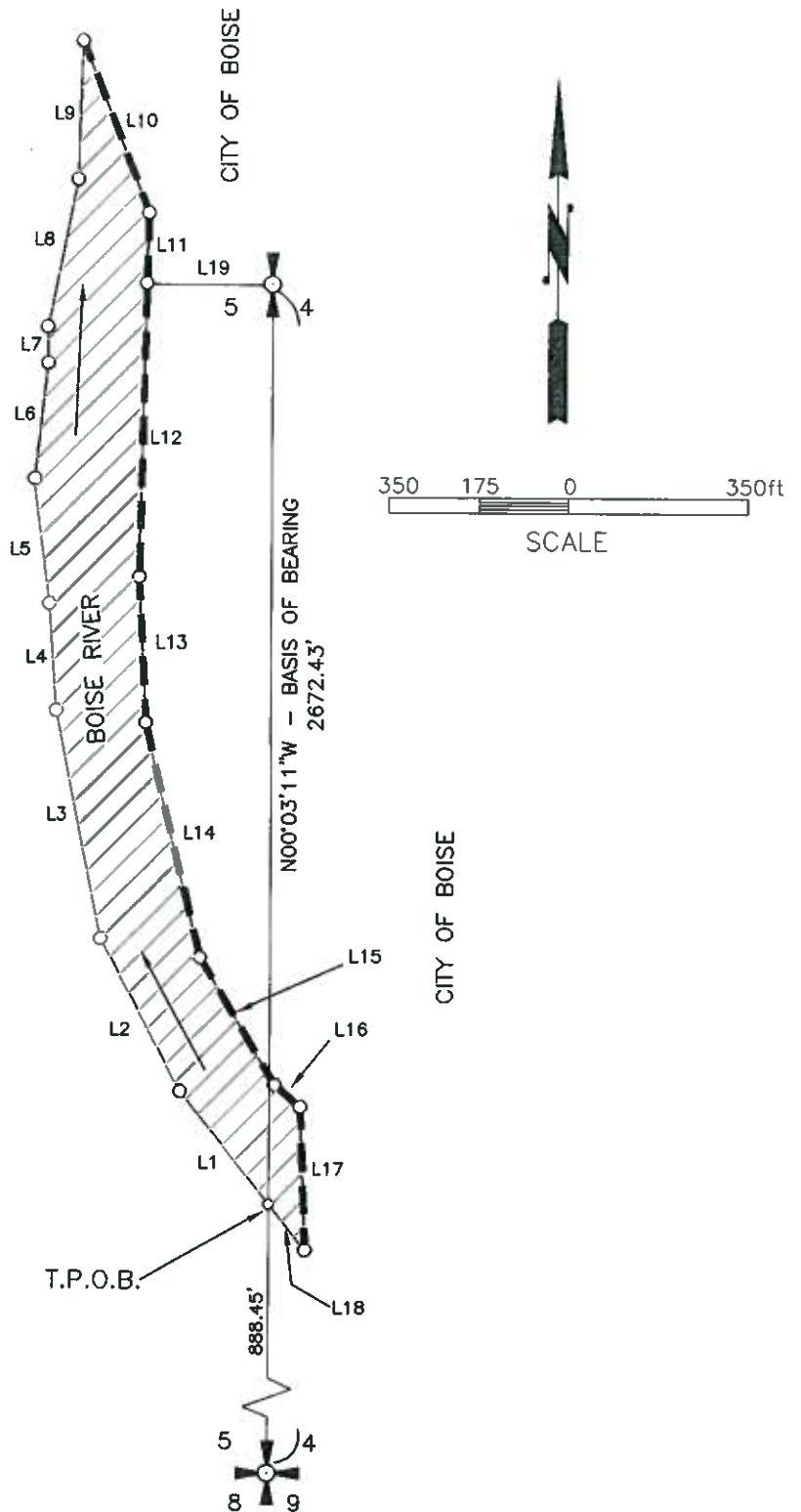
GARDEN CITY



BOISE CITY LIMITS  ANNEXED AREA (GARDEN CITY TO BOISE CITY) 

PART SW1/4/ SW1/4, SEC 4,
AND E1/2, SEC 5,
T.3.N., R.2.E., B.M.
ADA COUNTY, IDAHO

Line Table		
Line #	Length	Direction
L1	278.58	N38° 40' 58"W
L2	334.07	N27° 43' 46"W
L3	450.92	N11° 21' 08"W
L4	207.21	N04° 02' 25"W
L5	244.96	N07° 03' 30"W
L6	224.85	N06° 16' 52"E
L7	70.21	N00° 44' 04"W
L8	291.78	N11° 31' 32"E
L9	267.22	N01° 42' 56"E
L10	356.35	S21° 27' 53"E
L11	136.20	S01° 34' 17"W
L12	569.21	S01° 17' 01"W
L13	282.73	S02° 54' 13"E
L14	467.70	S13° 23' 24"E
L15	287.06	S30° 45' 22"E
L16	65.87	S50° 00' 40"E
L17	277.26	S02° 05' 08"E
L18	113.41	N38° 40' 57"W
L19	244.70	N90° 00' 00"E



BOISE CITY ANNEXATION
CAR-12-1
EXHIBIT 'A'

ORDINANCE NO. _____ ACRES: 8.47 EFFECTIVE DATE: _____

BOISE RIVER ANNEXATION DESCRIPTION

Part of the Southwest Quarter of Section 4 and part of the East Half of Section 5, Township 3 North, Range 2 East, Boise Meridian, Ada County, Idaho, described as follows:

Beginning at the southeast corner of said Section 5; thence along the easterly boundary of Section 5 North $0^{\circ}03'11''$ West 888.45 feet to the westerly high water line of the Boise River, the TRUE POINT OF BEGINNING;

Thence along said westerly high water line the following courses;

North $38^{\circ}40'58''$ West 278.58 feet;
North $27^{\circ}43'46''$ West 334.07 feet;
North $11^{\circ}21'08''$ West 450.92 feet;
North $4^{\circ}02'25''$ West 207.21 feet;
North $7^{\circ}03'30''$ West 244.96 feet;
North $6^{\circ}16'52''$ East 224.85 feet;
North $0^{\circ}44'04''$ West 70.21 feet;
North $11^{\circ}31'32''$ East 291.78 feet;
North $1^{\circ}42'56''$ East 267.22 feet to the existing Boise City limits;

Thence leaving said westerly high water line South $21^{\circ}27'53''$ East 356.35 feet along the existing Boise City Limits to a point on the easterly top of bank of the Boise River;

Thence along the easterly top of bank and the existing Boise City Limits South $1^{\circ}34'17''$ West 136.20 feet to a point, from which the East Quarter corner of Section 5 bears North $90^{\circ}00'00''$ East 244.70 feet;

Thence continuing along the easterly top of bank and existing City Limits the following courses;

South $1^{\circ}17'01''$ West 569.21 feet;
South $2^{\circ}54'13''$ East 282.73 feet;
South $13^{\circ}23'24''$ East 467.70 feet;
South $30^{\circ}45'22''$ East 287.06 feet;
South $50^{\circ}00'40''$ East 65.87 feet;

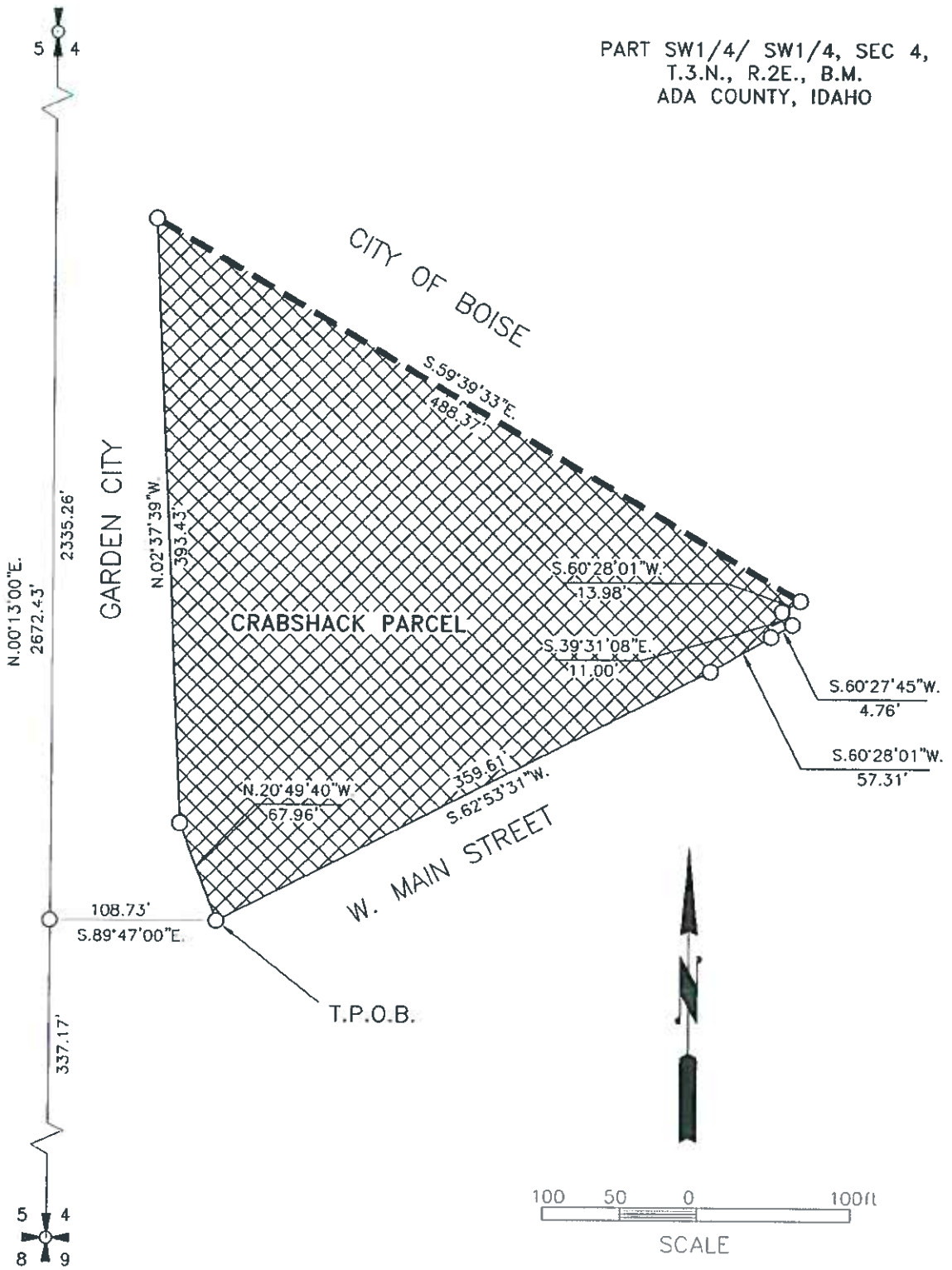
Thence leaving said easterly top of bank South $2^{\circ}05'08''$ East 277.26 feet along the existing Boise City Limits to the westerly high water line of the Boise River;

Thence leaving the existing Boise City Limits North $38^{\circ}40'57''$ West 113.41 feet to the TRUE POINT OF BEGINNING.

Described area contains 8.47 Acres more or less.

BOISE CITY LIMITS  DE-ANNEXED AREA (BOISE CITY TO GARDEN CITY) 

PART SW1/4/ SW1/4, SEC 4,
T.3.N., R.2E., B.M.
ADA COUNTY, IDAHO



BOISE CITY DE-ANNEXATION
CRABSHACK PARCEL
EXHIBIT 'B'

ORDINANCE NO. _____ ACRES: ----- EFFECTIVE DATE: _____

DE-ANNEXATION DESCRIPTION
FOR
CRABSHACK PARCELS

A parcel of land lying in the SW1/4 of the SW1/4 of Section 4, Township 3 North, Range 2 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at the Southwest corner of Section 4, thence along the westerly boundary of Section 4 North 0°13'00" East 337.17 feet; thence South 89°47'00" East 108.73 feet to the TRUE POINT OF BEGINNING;

Thence North 20°49'40" West 67.96 feet;

Thence North 2°37'39" West 393.43 feet to a point on the southwesterly boundary of that parcel of land conveyed to City of Boise by Warranty Deed, Instrument Number 106197552, Records of Ada County;

Thence along said southwesterly boundary South 59°39'33" East 488.37 feet to a point on the northerly right of way of West Main Street;

Thence along said right of way South 60°28'01" West 13.98 feet;

Thence continuing along said right of way South 39°31'08" East 11.00 feet;

Thence continuing along said right of way South 60°27'45" West 4.76 feet;

Thence continuing along said right of way South 60°28'01" West 57.31 feet;

Thence continuing along said right of way South 62°53'31" West 359.61 feet more or less to the TRUE POINT OF BEGINNING.

Parcel contains 2.25 Acres more or less.