

CITY OF BOISE

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=31 VICTORIA BAILEY
BOISE CITY

2015-114807
12/17/2015 02:25 PM
NO FEE



Ordinance NO. ORD-55-15

BY THE COUNCIL

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

AN ORDINANCE (CAR15-25/BOISE CITY) ANNEXING CERTAIN LANDS AND TERRITORY SITUATED IN ADA COUNTY, IDAHO, AND ADJACENT AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF BOISE CITY; ESTABLISHING AND DETERMINING THE LAND USE CLASSIFICATION OF SAID LANDS; DIRECTING THE CITY ENGINEER TO LODGE AND FILE A LEGAL DESCRIPTION AND MAP FOR SAID ANNEXED LANDS AND TERRITORY; SETTING FORTH A REASONED STATEMENT IN SUPPORT OF SUCH ANNEXATION AND LAND USE CLASSIFICATION AS DESCRIBED IN EXHIBITS "A" AND "B"; 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 DESCRIPTIONS AND MAPS 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 City of Boise initiated a Category B annexation, in accordance with Idaho Code § 50-222, for less than 100 parcels that are contiguous and adjacent to Boise City and that can reasonably be annexed for the 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 September 14, 2015, and recommended to the Mayor and Council that annexation be approved and said lands be zoned as described in Exhibit A; and

WHEREAS, the Boise City Council, pursuant to public notice as required by law, held a public hearing on November 17, 2015, on the proposed annexation and zoning for the property described in Exhibit A, all as required by Idaho Code § 50-222, and did approve said annexation and zoning.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF BOISE CITY, IDAHO:

Section 1. That the lands and territory situated in Ada County, Idaho, adjacent and contiguous to the city of Boise City, Idaho, particularly described in Exhibit A, attached hereto

CITY OF BOISE

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. That from and after the effective date of this Ordinance, all property included within the boundaries and territory described in Section 1 hereof and annexed as provided by said Section 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. That the City Engineer of Boise City is hereby directed to lodge and file with the City Clerk of Boise City within ten 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 4. That pursuant to the findings of the Boise City Council, the land use classification of the lands described in Exhibit A attached hereto and by reference made a part thereof is hereby fixed and established as described in Exhibits A and B, as provided by the Zoning Ordinance of Boise City, based on the reasoned statement set forth in Exhibit B and the following conclusions:

The land to be annexed meets the applicable requirements for a Category B annexation and does not fall within the exceptions or conditional exceptions contained in Idaho Code § 50-222. The annexation would be consistent with the public purposes addressed in the annexation plan prepared by the City and is reasonably necessary for the orderly development of the City. The proposed zoning complies with and conforms to the Comprehensive General Plan and will provide and maintain existing and future capabilities of public utilities. The proposed zoning will maintain and preserve compatibility of surrounding zoning and development. The annexation incorporates the Boise Sewer Planning Area, honors negotiated Area of Impact Agreements and is consistent with the Comprehensive Plan and/or zoning in Ada County prior to annexation.

Section 5. That the zoning maps of Boise, Idaho, as the same are provided in Section 11-04-01.2, Boise City Code, are hereby changed, altered, and amended to include the real property described in Exhibit A with the land use classifications described therein.

Section 6. That the City Clerk of Boise City is hereby directed to file, within ten days after the passage and approval hereof, a certified copy of this Ordinance with the Ada County Auditor, Ada County Treasurer, Ada County Assessor, Ada County Recorder, 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.

CITY OF BOISE

Section 7. That this Ordinance shall be in full force and effect immediately upon its passage, approval and publication.

ADOPTED by the Council of Boise City, Idaho, on December 15, 2015.

APPROVED by the Mayor of the Boise City, Idaho, on December 15, 2015.

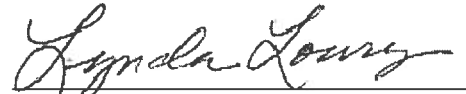
APPROVED:



David H. Bieter, Mayor



ATTEST:



Lynda Lowry, Ex-Officio City Clerk

EXHIBIT A
2. Legal Descriptions and Maps

Area 1

WEST HILL RD. AND NORTH PLANO LN. AREA

An area of land located in the Southwest Quarter of the Southeast Quarter of Section 18 and the Northeast Quarter and the Northwest Quarter of Section 19 of Township 4 North, Range 2 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at the South Quarter corner for Section 18 from which the Center Quarter corner of Section 18 bears North 0°03'51" East 2624.46 feet;

thence North 0°03'51" East 795.48 feet;

thence South 51°17'33" East 216.12 feet;

thence South 52°31'45" East 369.17 feet;

thence South 33°20'11" West 465.40 feet;

thence South 0°17'52" West 48.09 feet;

thence South 89°40'24" East 468.48 feet;

thence South 0°23'32" East 318.38 feet;

thence South 74°24'32" East 147.67 feet;

thence South 44°33'36" East 181.39 feet;

thence South 53°23'07" East 187.31 feet;

thence South 68°23'27" East 64.76 feet;

thence South 37°45'06" East 39.51 feet;

thence North 44°48'40" East 60.02 feet;

thence South 62°31'11" East 129.64 feet;

thence South 0°39'44" West 519.21 feet;

thence North 71°47'44" West 176.85 feet;

thence South 9°39'36" East 11.92 feet to the beginning of a curve;

thence 185.61 feet along the arc of a curve right, said curve having a radius of 193.01 feet, a central angle of $55^{\circ}06'01''$ and a chord bearing South $7^{\circ}58'05''$ West 178.54 feet;

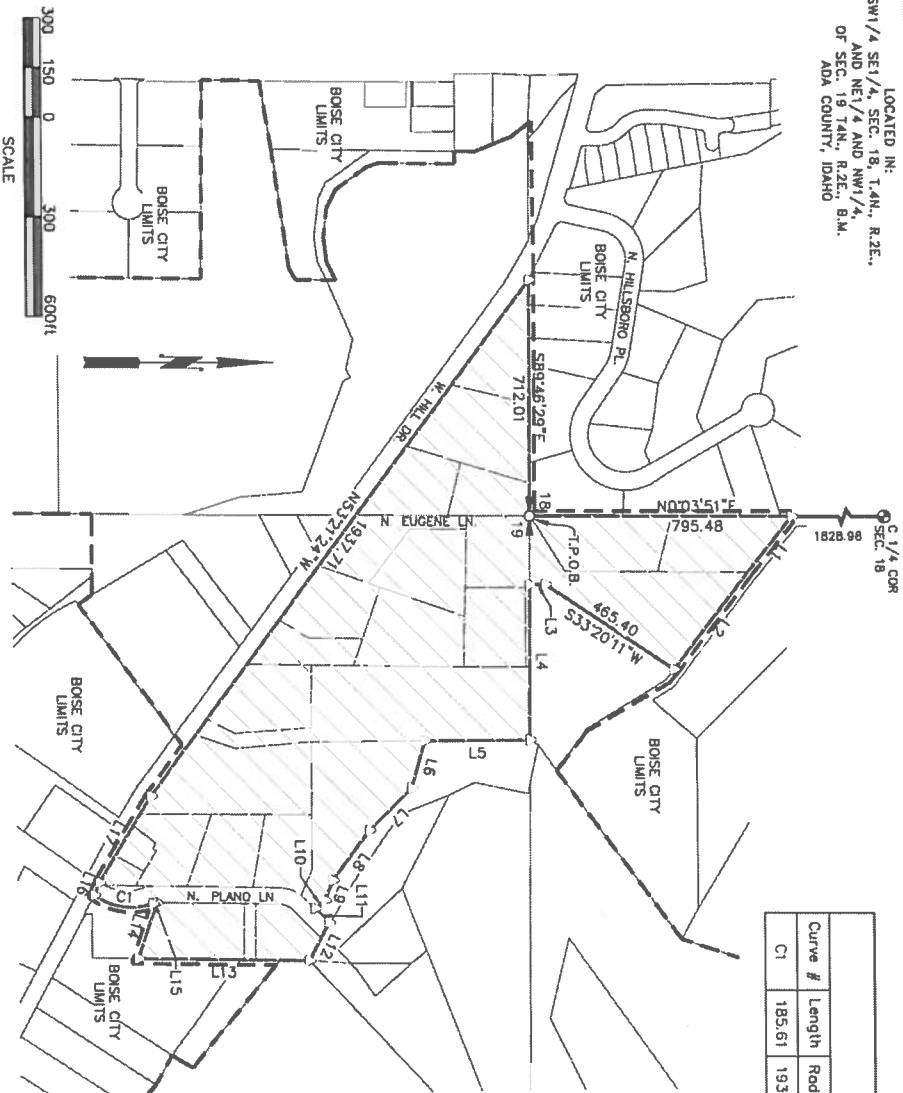
thence North $66^{\circ}44'24''$ West 41.66 feet;

thence North $58^{\circ}52'52''$ West 304.85 feet;

thence North $53^{\circ}21'24''$ West 1937.71 feet to the Point of Beginning.

BOISE CITY ANNEXED AREA

LOCATED IN: SW 1/4 SE 1/4, SEC. 18, T.4N., R.2E., AND NE 1/4 AND NW 1/4, OF SEC. 19 T.4N., R.2E., B.M. ADA COUNTY, IDAHO



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	185.61	193.01	55°06'01"	N7° 58' 05"E	178.54

Parcel Line Table		
Line #	Length	Direction
L1	216.12	S51° 17' 33"E
L2	369.17	S92° 31' 45"E
L3	48.09	S0° 17' 52"W
L4	466.48	S89° 40' 24"E
L5	318.38	S0° 25' 32"E
L6	147.67	S74° 24' 32"E
L7	181.39	S44° 33' 36"E
L8	187.31	S53° 23' 07"E
L9	64.76	S68° 23' 27"E
L10	39.51	S37° 45' 06"E
L11	60.02	N44° 48' 40"E
L12	129.64	S62° 31' 11"E
L13	519.21	S0° 39' 44"W
L14	176.85	N71° 47' 44"W
L15	11.92	S9° 39' 36"E
L16	41.66	N66° 44' 24"W
L17	304.85	N58° 52' 52"W

BOISE CITY ANNEXATION
CAR-15-000X
EXHIBIT 'A'

ORDINANCE NO. _____ ACRES: ±XXX.XX EFFECTIVE DATE: _____
i:\PWA\Design\Cw 310\24\q\cd\g\Attachments\Amncat\000_20 3\1-er\Bt1 Amncat\01 W Hill Rd & U-CIN.WI

Area 2

PARCEL NO. R1318000005

A parcel of land being Lot 1 of Caswell and Sloans Subdivision and the adjoining West Caswell Street right of way located in the Southwest ¼ of Section 13, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at the southwest corner of Section 13; thence South 88°46'11" East 25.00 feet to the True Point of Beginning;

Thence along the easterly right of way of Bogart Lane and the existing Boise City limits North 0°42'41" East 668.07 feet to the northerly right of way of West Caswell Street;

thence along said northerly right of way and the existing Boise City limits South 89°22'50" East 648.95 feet;

thence leaving said northerly right of way South 0°37'20" West 436.53 feet along the existing Boise City limits;

thence South 3°29'09" West 238.64 feet along the existing Boise City limits;

thence North 88°46'11" West 638.11 feet to the True Point of Beginning.

BOISE CITY LIMITS 

ANNEXED AREA 

LOCATED IN: SW1/4
OF SEC. 13,
T.4N., R.1E., B.M.
ADA COUNTY, IDAHO

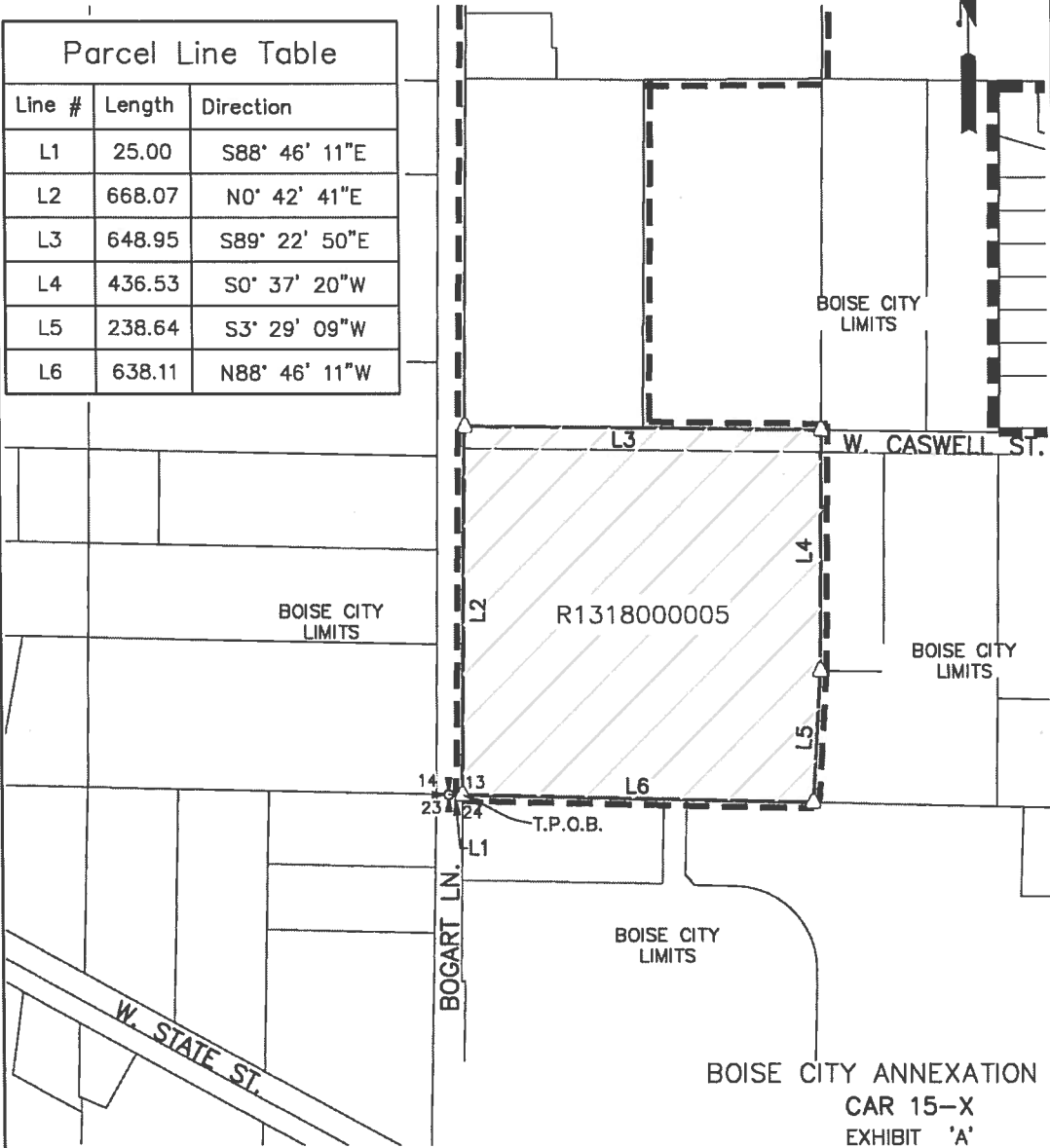


SCALE



Parcel Line Table

Line #	Length	Direction
L1	25.00	S88° 46' 11"E
L2	668.07	N0° 42' 41"E
L3	648.95	S89° 22' 50"E
L4	436.53	S0° 37' 20"W
L5	238.64	S3° 29' 09"W
L6	638.11	N88° 46' 11"W



ORDINANCE NO. _____ ACRES: ±9.98 EFFECTIVE DATE: _____

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Area 3

PARCEL NO. R1527850120

Part of Lot 1 Block 1 of Community Park Subdivision situated in the Northwest Quarter of the Northwest Quarter of Section 14, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at the West Quarter corner for Section 14, thence along the westerly boundary of said Section 14 North $00^{\circ}37'40''$ East 1321.52 feet; thence leaving said westerly boundary South $88^{\circ}51'26''$ East 33.00 feet to the True Point of Beginning;

Thence South $88^{\circ}51'26''$ East 911.76 (previously South $88^{\circ}51'38''$ East) along the existing Boise City Limits;

thence North $0^{\circ}35'08''$ East 283.09 feet (previously North $0^{\circ}34'51''$ East 282.14 feet) along the existing Boise City Limits;

thence North $88^{\circ}36'49''$ West 911.60 feet (previously North $88^{\circ}34'46''$ East 911.61 feet) along the existing Boise City Limits;

thence South $0^{\circ}37'40''$ West 286.96 feet to the True Point of Beginning.

BOISE CITY LIMITS 

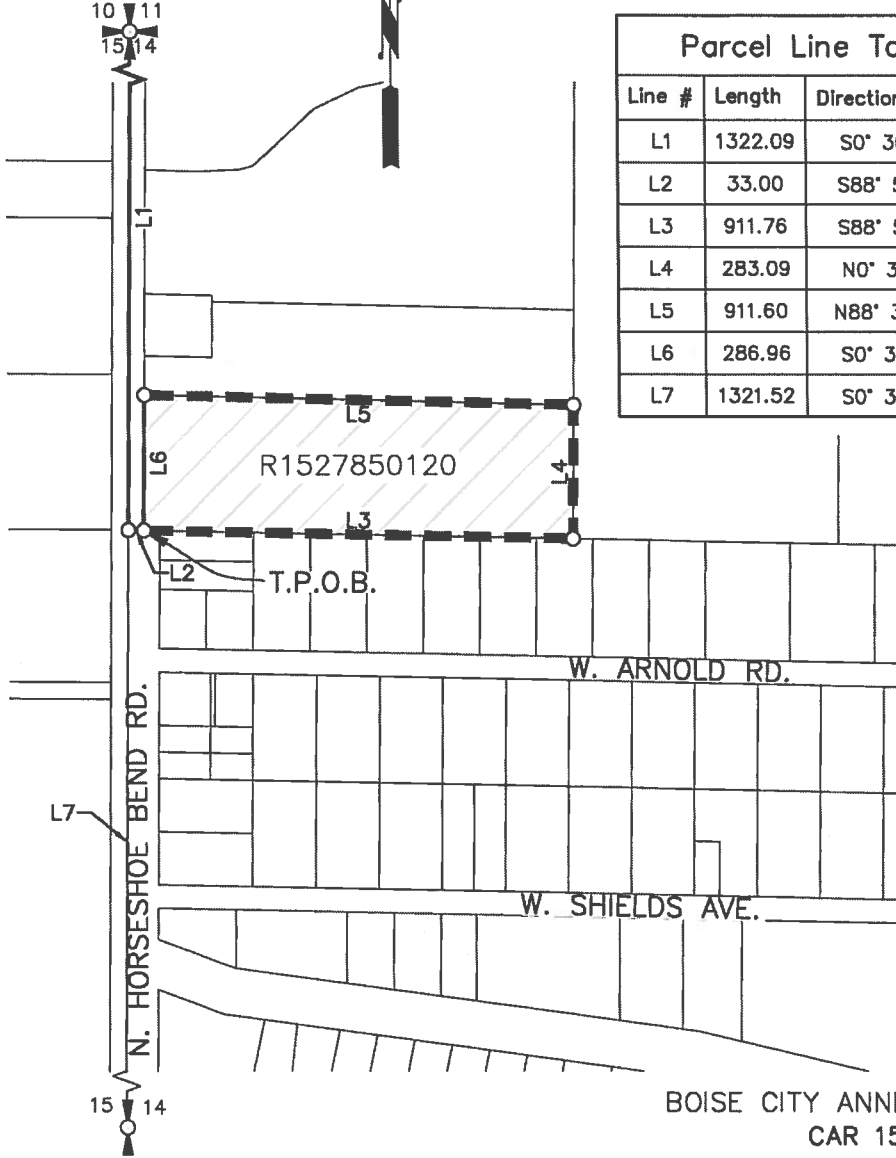
ANNEXED AREA 

PART OF LOT 1, BLK 1, OF
COMMUNITY PARK SUB. SITUATED IN
THE NW1/4 NW1/4 OF SEC. 14,
T.4N., R.1E., B.M.
ADA COUNTY, IDAHO



SCALE

10 11
15 14



Parcel Line Table

Line #	Length	Direction
L1	1322.09	S0° 36' 49"W
L2	33.00	S88° 51' 26"E
L3	911.76	S88° 51' 26"E
L4	283.09	N0° 35' 08"E
L5	911.60	N88° 36' 49"W
L6	286.96	S0° 37' 40"W
L7	1321.52	S0° 37' 40"W

ORDINANCE NO. _____ ACRES: ±5.97 EFFECTIVE DATE: _____

BOISE CITY ANNEXATION
CAR 15-X
EXHIBIT 'A'

Area 4

NORTH GARY LN / WEST HILL RD AREA

An area of land located in the Southeast Quarter of Section 13, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at the East Quarter corner for Section 13, thence along the northerly boundary of said Southeast Quarter North 89°37'37" West 458.87 feet to the True Point of Beginning;

thence leaving said northerly boundary South 27°09'37" West 556.34 feet to the southerly right of way of West Hill Road;

thence South 52°08'32" East 49.15 feet along said right of way;

thence North 02°08'15" West 6.43 feet along said right of way ;

thence South 54°05'03" East 133.33 feet along said right of way ;

thence leaving said right of way South 01°23'45" East 390.00 feet;

thence South 87°52'22" West 99.01 feet to the southeasterly corner of Phantom Creek Subdivision;

thence along the easterly boundary of Phantom Creek Subdivision and existing Boise City limits (Ord.6509) North 03°24'07" West 234.78 feet;

thence along the northerly boundary of Phantom Creek Subdivision South 89°51'01" West 123.87 feet;

thence along said northerly boundary North 01°14'03" West 19.67 feet;

thence along said northerly boundary North 89°34'29" West 266.50 feet;

thence along said northerly boundary North 00°49'51" East 8.51 feet;

thence along said northerly boundary North 89°54'00" West 247.00 feet to the easterly right of way of North Gary Lane;

thence North 00°05'34" East 24.76 feet along said easterly right of way;

thence North 89°47'27" West 167.83 feet to the existing Boise City limits as described in Ordinance No. 5428;

thence North 00°13'03" East 100.00 feet along said City limits;

thence South 89°47'27" East 133.00 feet along said City limits;

thence North 00°13'03" East 251.59 feet along said City limits;

thence South $88^{\circ}51'25''$ West 33.01 feet to the existing Boise City Limits as described in Ordinance No. 5482;

thence North $00^{\circ}01'45''$ West 116.36 feet along said City limits to the beginning of a curve;

thence 69.57 feet along the arc of a curve right, said curve having a radius of 283.00 feet, a central angle of $14^{\circ}05'03''$ and a chord bearing North $06^{\circ}35'06''$ East 69.39 feet;

thence North $00^{\circ}01'45''$ West 60.98 feet along said City limits;

thence North $63^{\circ}05'01''$ West 159.44 feet along said City limits to the beginning of a curve;

thence 79.88 feet along the arc of a curve right, said curve having a radius of 1030.00 feet, a central angle of $04^{\circ}26'37''$ and a chord bearing North $60^{\circ}51'44''$ West 79.86 feet to the northerly boundary of the Southeast Quarter of Section 13;

thence leaving said City limits South $89^{\circ}37'37''$ East 1118.98 feet along the northerly boundary of the Southeast Quarter of Section 13 to the True Point of Beginning.

BOISE CITY LIMITS 

ANNEXED AREA 

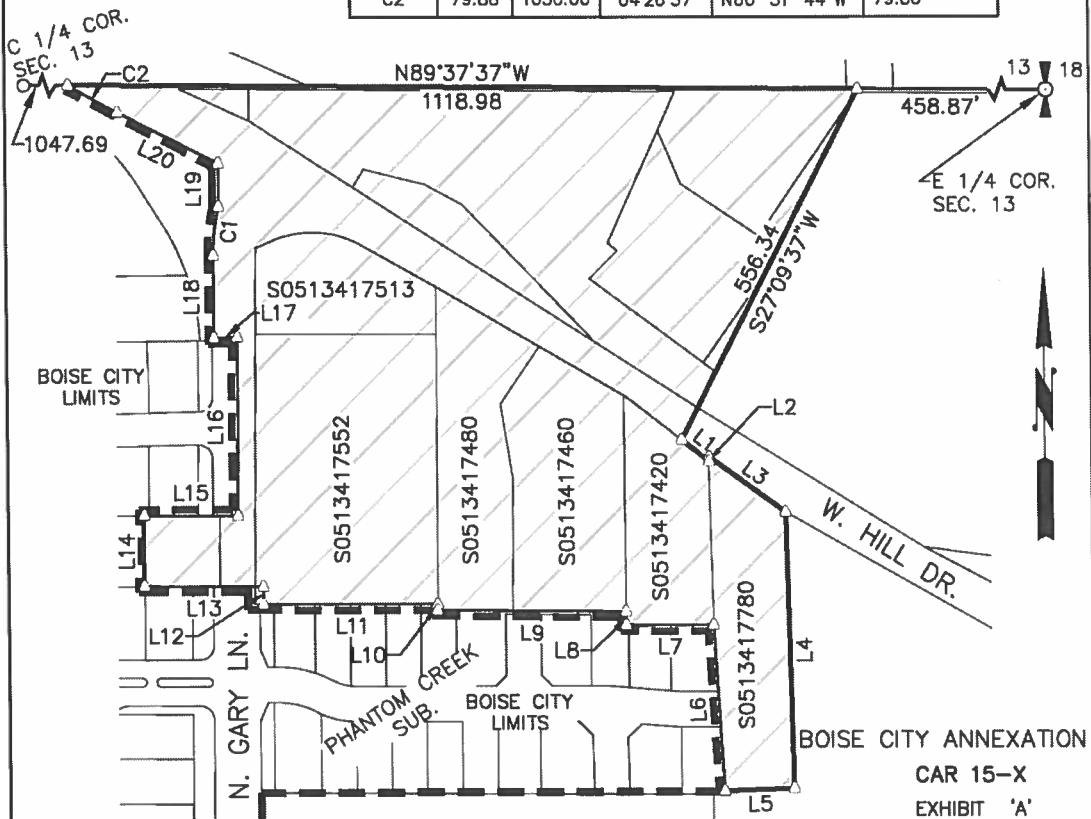
LOCATED IN: NE1/4 SE1/4,
SEC. 13,
T.4N., R.1E., B.M.
ADA COUNTY, IDAHO



Parcel Line Table		
Line #	Length	Direction
L1	49.15	S52° 08' 32"E
L2	6.43	N2° 08' 15"W
L3	133.33	S54° 05' 03"E
L4	390.00	S1° 23' 45"E
L5	99.01	S87° 52' 22"W
L6	234.78	N3° 24' 07"W
L7	123.87	S89° 51' 01"W
L8	19.67	N1° 14' 03"W

L9	266.50	N89° 34' 29"W	L15	133.00	S89° 47' 27"E
L10	8.51	N0° 49' 51"E	L16	251.59	N0° 13' 03"E
L11	247.00	N89° 54' 00"W	L17	33.01	S88° 51' 25"W
L12	24.76	N0° 05' 34"E	L18	116.36	N0° 01' 45"W
L13	167.83	N89° 47' 27"W	L19	60.98	N0° 01' 45"W
L14	100.00	N0° 13' 03"E	L20	159.44	N63° 05' 01"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	69.57	283.00	14°05'03"	N6° 35' 06"E	69.39
C2	79.88	1030.00	04°26'37"	N60° 51' 44"W	79.86



ORDINANCE NO. _____ ACRES: ±7.1 EFFECTIVE DATE: _____

I:\PWA\Design\Civil3D\Projects\Annexations\Annexations_2015\Exhibit Annexation at Hill Rd & N Gary Ln.WL

Area 5

PARCEL NO. R8123250150

A parcel of land being part of Lot 2 of Steins Subdivision located in the Northwest Quarter of Section 24, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at the North Quarter corner for Section 24; thence along the easterly boundary of the Northwest Quarter of Section 24 South $0^{\circ}26'06''$ West 662.08 feet to the True Point of Beginning:

Thence along the southerly boundary of Pocono Place Subdivision North $89^{\circ}05'20''$ West 645.23 feet to the southwest corner of said Pocono Place Subdivision;

thence along the southerly boundary of Lot 3 of Steins Subdivision North $88^{\circ}36'50''$ West 639.17 to the easterly right of way of North Roe Street;

thence along said right of way South $0^{\circ}17'32''$ West 196.12 feet;

thence leaving said right of way South $89^{\circ}10'55''$ East 1283.82 to the westerly boundary of Alder Point No. 2 Subdivision;

thence along the westerly boundary of Alder Point No.2 and Alder Point No. 1 Subdivisions North $0^{\circ}26'06''$ East 188.74 feet to the True Point of Beginning.

BOISE CITY LIMITS 

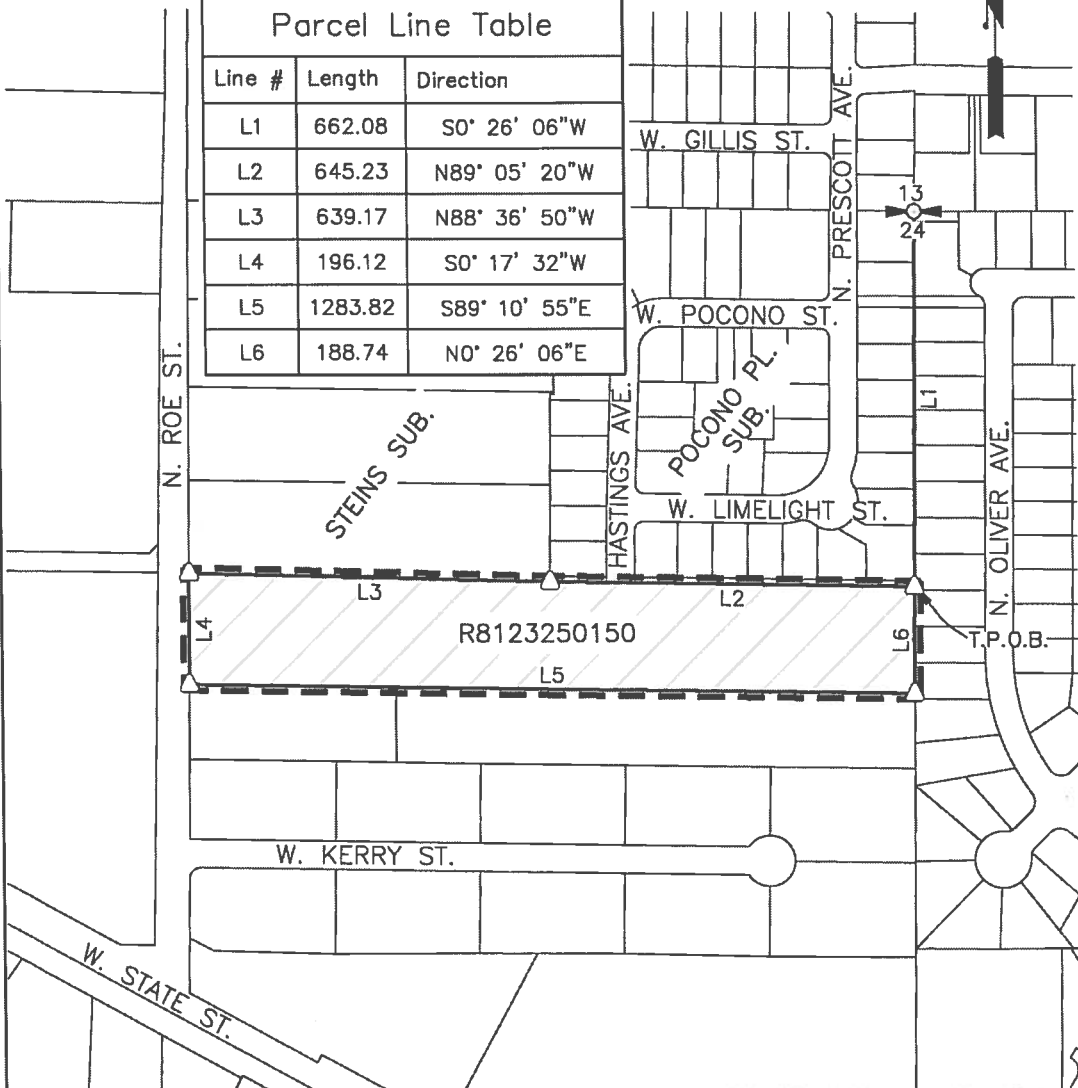
ANNEXED AREA 

LOCATED IN: PART LOT 2,
STEINS SUB. IN THE
NW1/4, SEC. 24,
T.4N., R.1E., B.M.
ADA COUNTY, IDAHO



SCALE

Parcel Line Table		
Line #	Length	Direction
L1	662.08	S0° 26' 06"W
L2	645.23	N89° 05' 20"W
L3	639.17	N88° 36' 50"W
L4	196.12	S0° 17' 32"W
L5	1283.82	S89° 10' 55"E
L6	188.74	N0° 26' 06"E



BOISE CITY ANNEXATION
CAR 15-X
EXHIBIT 'A'

ORDINANCE NO. _____ ACRES: ±9.98 EFFECTIVE DATE: _____

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Area 6

PARCELS S0514347100, S0514347000,
S0514346900 AND S0514438930

A parcel of land located in the Southwest Quarter of Section 14, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at the Southwest corner for Section 14, thence along the westerly boundary of Section 14 North $0^{\circ}36'30''$ East 1813.27 feet to the centerline of West State Street; thence along said centerline South $64^{\circ}56'08''$ East 1936.74 feet; thence continuing along said centerline South $64^{\circ}14'04''$ East 237.88 feet to the True Point of Beginning:

Thence leaving said centerline North $0^{\circ}37'33''$ East 1214.73 feet along the existing Boise City limits;

thence South $89^{\circ}26'01''$ East 663.46 feet along said City limits;

thence South $0^{\circ}32'25''$ West 813.50 feet along said City limits;

thence South $88^{\circ}24'24''$ East 254.29 feet along said City limits;

thence South $2^{\circ}31'09''$ West 256.63 feet along said City limits;

thence South $88^{\circ}46'46''$ East 87.32 feet along said City limits;

thence South $0^{\circ}34'52''$ West 608.69 feet along said City limits to the centerline of West State Street;

thence along said centerline North $64^{\circ}14'04''$ West 1102.69 feet to the True Point of Beginning.

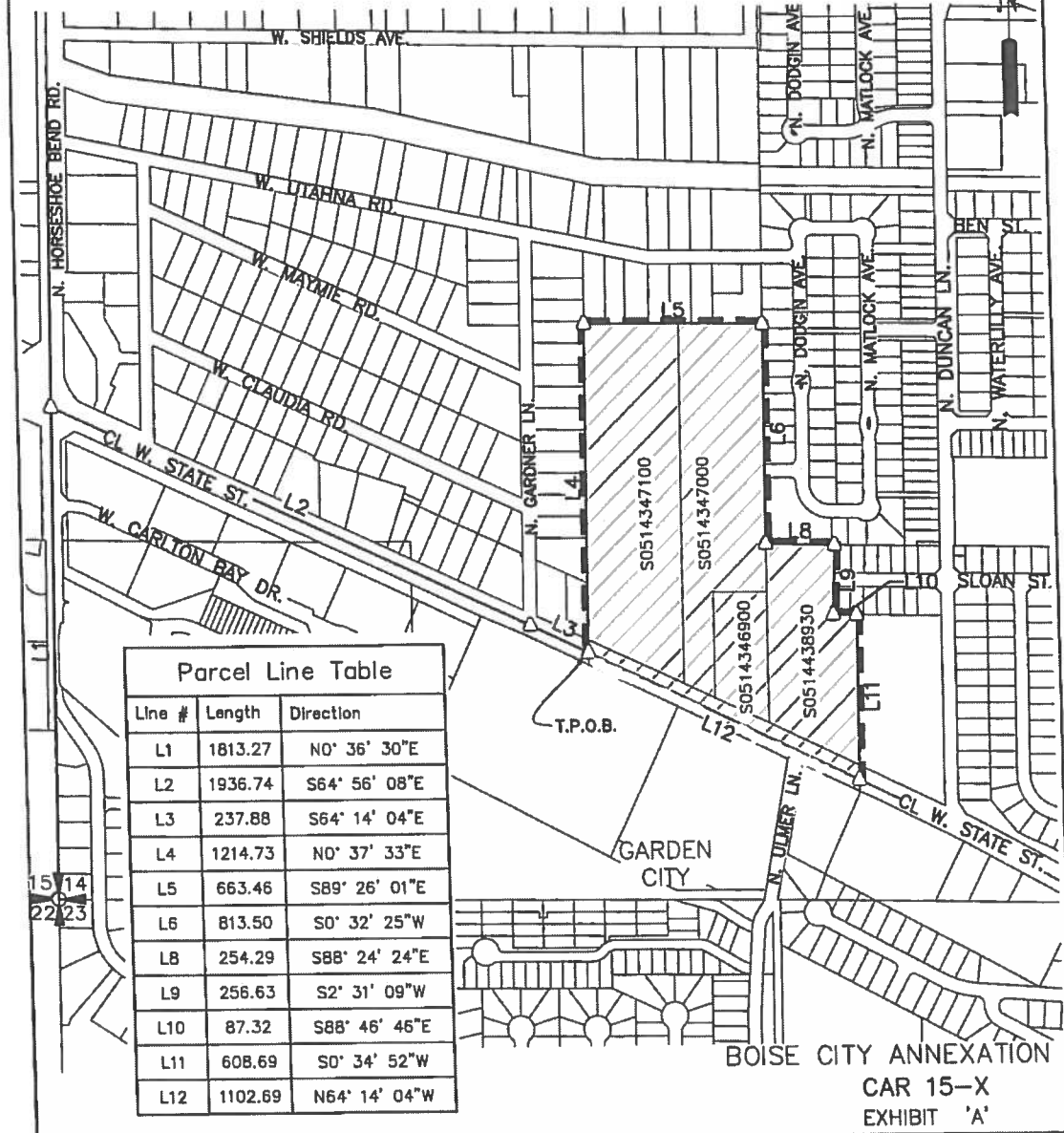
BOISE CITY LIMITS 

ANNEXED AREA 

LOCATED IN: SW1/4
OF SEC. 14,
T.4N., R.1E., B.M.
ADA COUNTY, IDAHO



SCALE



Parcel Line Table		
Line #	Length	Direction
L1	1813.27	N0° 36' 30"E
L2	1936.74	S64° 56' 08"E
L3	237.88	S64° 14' 04"E
L4	1214.73	N0° 37' 33"E
L5	663.46	S89° 26' 01"E
L6	813.50	S0° 32' 25"W
L8	254.29	S88° 24' 24"E
L9	256.63	S2° 31' 09"W
L10	87.32	S88° 46' 46"E
L11	608.69	S0° 34' 52"W
L12	1102.69	N64° 14' 04"W

ORDINANCE NO. _____ ACRES: ±26.5 EFFECTIVE DATE: _____

Area 7

PARCELS

S0513417652 AND S0513417720

A parcel of land located in the Northeast Quarter of the Southeast Quarter of Section 13, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at the southeast corner of Section 13; thence along the southerly boundary of Section 13 South $89^{\circ}35'33''$ West 1324.00 feet to the southwest corner of the Southeast Quarter of the Southeast Quarter of Section 13; thence along the westerly boundary of the East Half of the Southeast Quarter of Section 13 North $0^{\circ}30'54''$ East 1653.14 feet; thence leaving said westerly boundary South $89^{\circ}43'50''$ East 14.22 feet to the True Point of Beginning;

thence along the existing Boise City limits South $89^{\circ}43'50''$ East 651.70 feet (previously South $89^{\circ}44'21''$ East);

thence leaving said Boise City limits South $0^{\circ}28'52''$ West 153.99 feet;

thence South $0^{\circ}28'52''$ West 173.99 feet;

thence along the existing Boise City limits North $89^{\circ}45'49''$ West 329.49 feet (previously North $88^{\circ}33'45''$ West);

thence along the existing Boise City limits North $0^{\circ}26'11''$ East 164.08 feet (previously North $0^{\circ}11'08''$ West 164.07 feet);

thence along the existing Boise City limits North $89^{\circ}44'49''$ West 97.26 feet (previously South $89^{\circ}34'28''$ West);

thence along the existing Boise City limits North $0^{\circ}04'13''$ East 119.00 feet (previously North $0^{\circ}21'00''$ East 119.00 feet);

thence along the existing Boise City limits North $89^{\circ}44'49''$ West 224.00 feet (previously North $89^{\circ}46'00''$ West 232.00 feet);

thence along the existing Boise City limits North $0^{\circ}30'54''$ East 45.18 feet to the **True Point of Beginning**.

BOISE CITY LIMITS 

ANNEXED AREA 

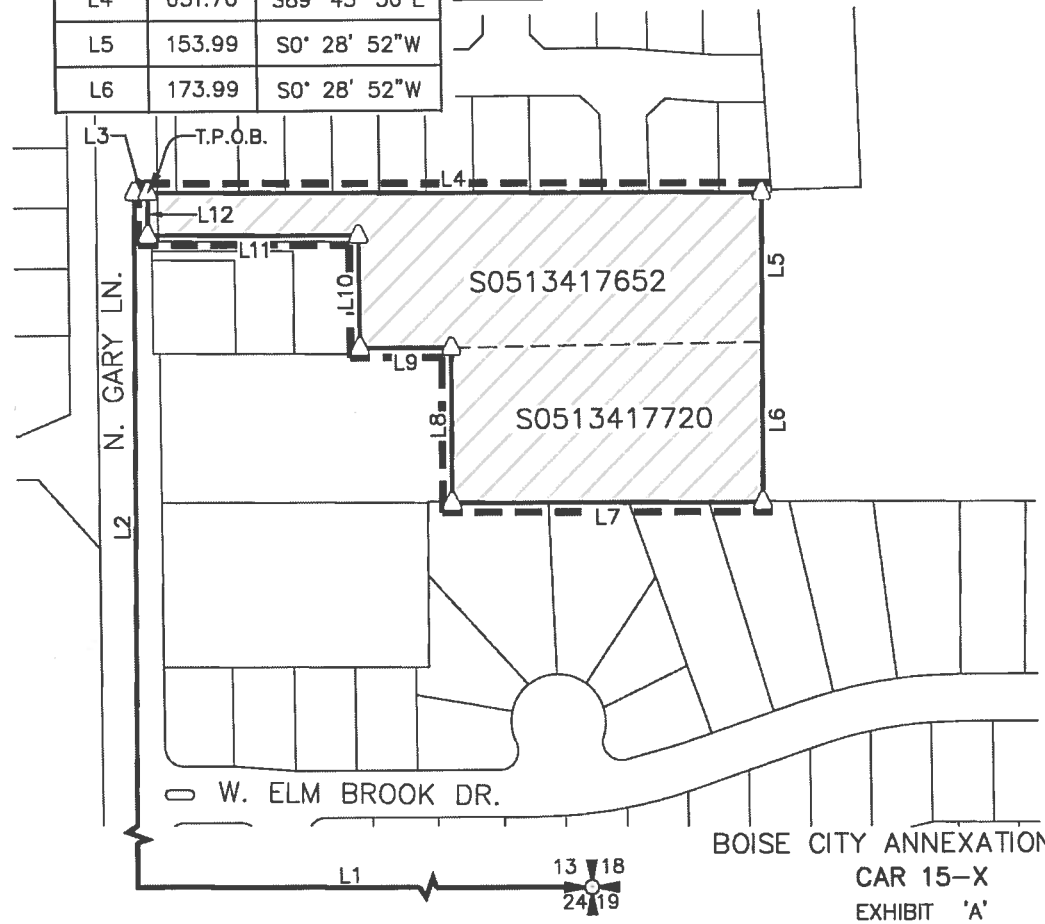
LOCATED IN: PART NE1/4
SE1/4, SEC. 13,
T.4N., R.1E., B.M.
ADA COUNTY, IDAHO

150 75 0 150 300ft

SCALE

Parcel Line Table		
Line #	Length	Direction
L1	1324.00	S89° 35' 33"W
L2	1653.14	N0° 30' 54"E
L3	14.22	S89° 43' 50"E
L4	651.70	S89° 43' 50"E
L5	153.99	S0° 28' 52"W
L6	173.99	S0° 28' 52"W

L7	329.49	N89° 45' 49"W
L8	164.08	N0° 26' 11"E
L9	97.26	N89° 44' 49"W
L10	119.00	N0° 04' 13"E
L11	224.00	N89° 44' 49"W
L12	45.18	N0° 30' 54"E



BOISE CITY ANNEXATION
CAR 15-X
EXHIBIT 'A'

ORDINANCE NO. _____ ACRES: ±3.08 EFFECTIVE DATE: _____

I:\PWA\Design\Civil3D\Projects\Annexations\Annexations_2015\Exhibit Annexation of N Gary Ln.WL

Area 8

PARCELS

R7498005695, R7498004750, R7498006441, R7498005695,
R7498004750, R7498004765, S0514110505, S0514110100,
S0514110101, S0514110150, R7498004762

An area of land located in the Northeast $\frac{1}{4}$ of Section 14, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at the East $\frac{1}{4}$ corner of Section 14;

Thence along the southerly boundary of said Northeast $\frac{1}{4}$ North $88^{\circ}52'38''$ West 1317.62 feet;

thence leaving said southerly boundary North $0^{\circ}35'15''$ East 1313.45 feet;

thence South $88^{\circ}42'58''$ East 329.57 feet;

thence North $0^{\circ}36'56''$ East 302.46 feet to the southerly right of way of West Hill Road;

thence along said right of way the following courses and distances;

South $68^{\circ}39'58''$ East 293.09 feet;

South $69^{\circ}48'26''$ East 58.87 feet;

South $69^{\circ}50'41''$ East 80.16 feet;

South $70^{\circ}40'19''$ East 106.50 feet;

South $74^{\circ}38'58''$ East 198.58 feet;

South $78^{\circ}27'07''$ East 113.29 feet;

South $84^{\circ}02'23''$ East 180.69 feet;

thence leaving said right of way South $0^{\circ}38'39''$ West 1350.52 along the easterly boundary of said Section 14 to the Point of Beginning.

Together with the easterly right of way of North Bogart Lane.

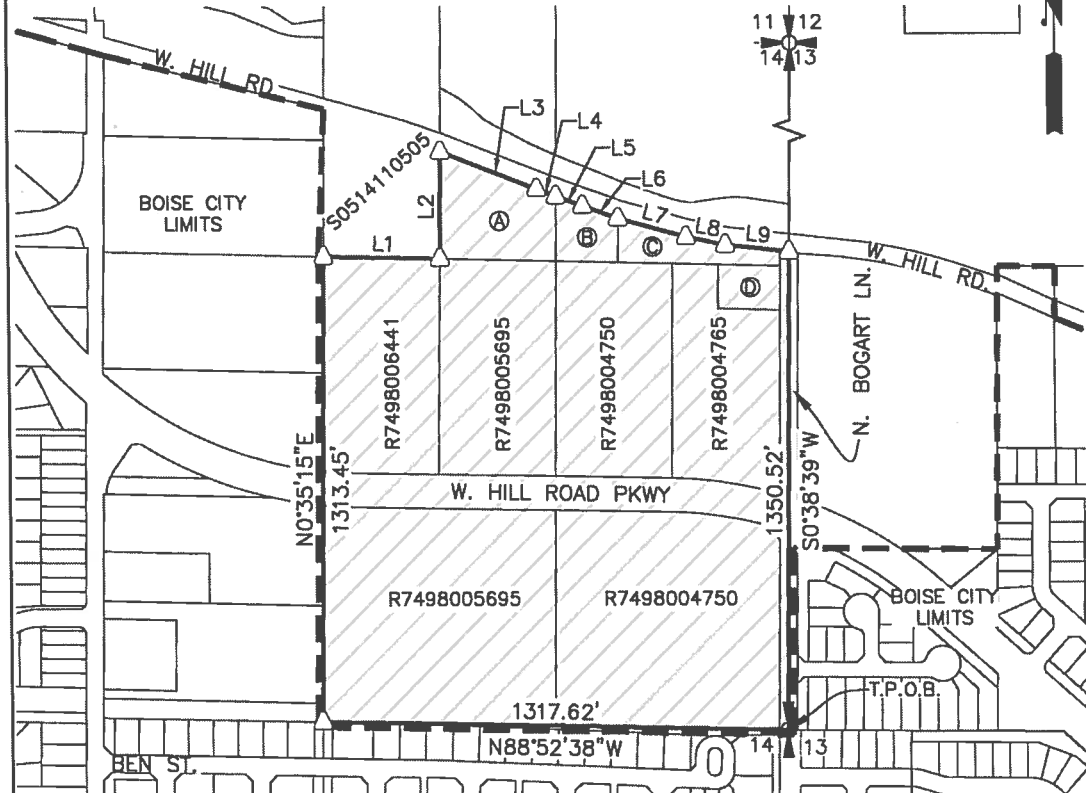
BOISE CITY LIMITS 

ANNEXED AREA 

LOCATED IN: NE1/4, SEC. 14,
T.4N., R.1E., B.M.
ADA COUNTY, IDAHO

400 200 0 400 800ft

SCALE



Parcel Line Table		
Line #	Length	Direction
L1	329.57	S88° 42' 58"E
L2	302.46	N0° 36' 56"E
L3	293.09	S68° 39' 58"E
L4	58.87	S69° 48' 26"E
L5	80.16	S69° 50' 41"E

L6	106.50	S70° 40' 19"E
L7	198.58	S74° 38' 58"E
L8	113.29	S78° 27' 07"E
L9	180.69	S84° 02' 23"E

Ⓐ S0514110100 Ⓑ S0514110150
Ⓒ S0514110101 Ⓓ R7498004762

BOISE CITY ANNEXATION
CAR 15-X
EXHIBIT 'A'

ORDINANCE NO. _____ ACRES: ±42.95 EFFECTIVE DATE: _____

Area 9

PARCELS S0513417200, S0513449010, S0618325550,
S0618325771, S0618325662, S0618336137, S0618336220

An area of land located in the Northeast Quarter of the Southeast Quarter of Section 13, Township 4 North, Range 1 East, B.M. and Government Lots 3 and 4 of Section 18, Township 4 North, Range 2 East, B.M., Ada County, Idaho, more particularly described as follows:

Beginning at the southwesterly corner of Section 18; thence along the westerly boundary of Section 18 North 0°27'18" East 796.32 feet to the True Point of Beginning;

thence continuing North 0°27'18" East 521.27 feet;

thence South 89°32'22" West 24.04 feet;

thence North 0°28'03" East 428.89 feet to the southerly right of way of West Hill Road;

thence along said right of way North 61°12'37" West 411.70 feet;

thence leaving said right of way North 27°48'26" East 58.55 feet;

thence South 82°31'52" East 206.25 feet;

thence South 72°16'18" East 134.64 feet;

thence South 56°02'05" East 138.06 feet;

thence South 48°42'34" East 75.20 feet;

thence South 45°05'44" East 50.83 feet;

thence South 39°49'04" East 60.12 feet;

thence South 36°54'15" East 119.90 feet;

thence South 35°31'23" East 114.88 feet;

thence South 32°05'47" East 177.42 feet;

thence North 89°33'57" West 204.53 feet to the northeasterly right of way of West Hill Road;

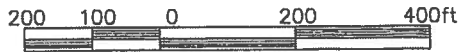
thence along said right of way South 29°20'49" East 673.88 feet;

thence leaving said right of way North 89°47'25" West 587.12 feet to the True Point of Beginning.

BOISE CITY LIMITS 

ANNEXED AREA 

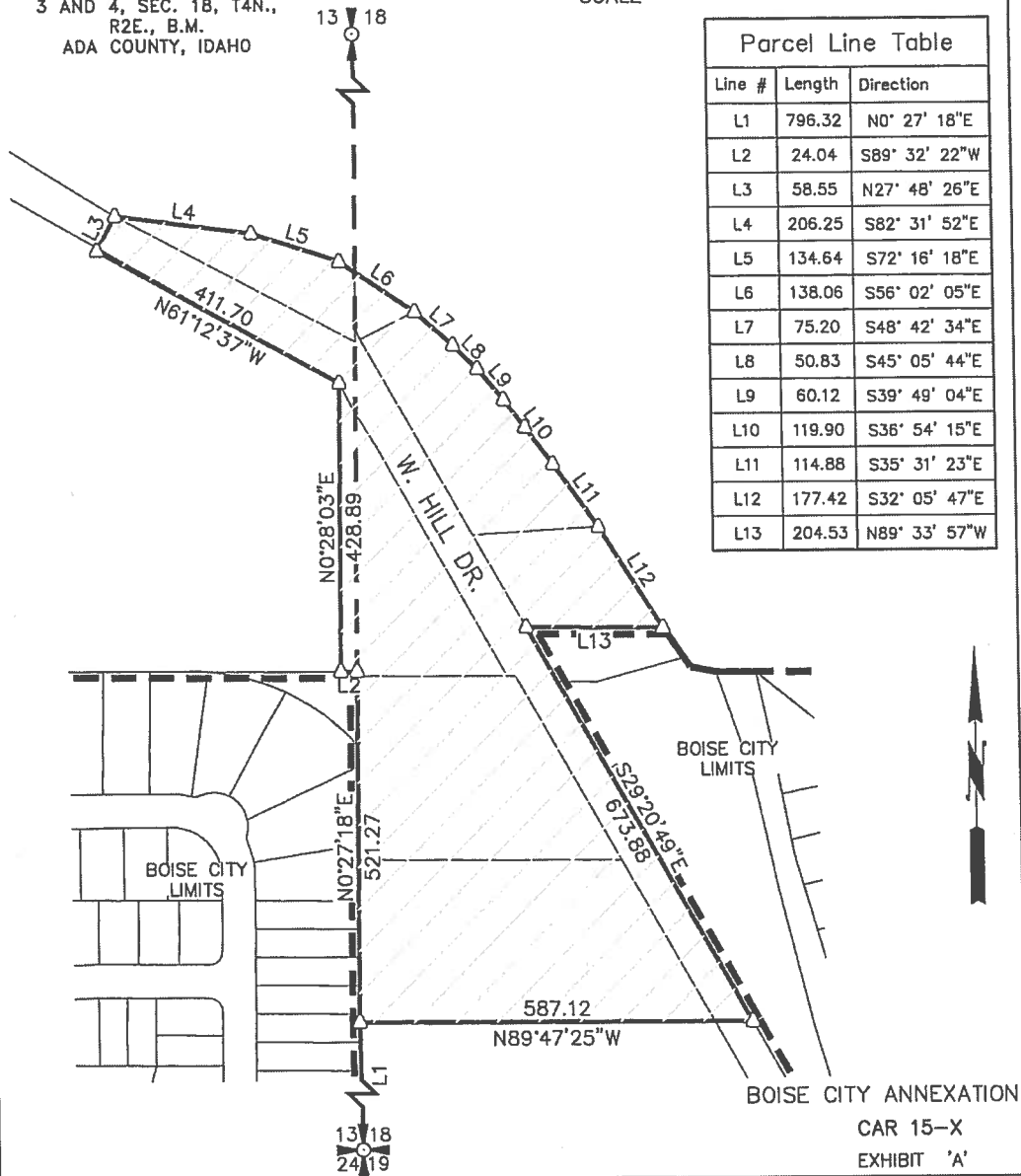
LOCATED IN: NE1/4 SE1/4,
SEC. 13,
T.4N., R.1E., B.M. GOV'T LOTS
3 AND 4, SEC. 18, T4N.,
R2E., B.M.
ADA COUNTY, IDAHO



SCALE

Parcel Line Table

Line #	Length	Direction
L1	796.32	N0° 27' 18"E
L2	24.04	S89° 32' 22"W
L3	58.55	N27° 48' 26"E
L4	206.25	S82° 31' 52"E
L5	134.64	S72° 16' 18"E
L6	138.06	S56° 02' 05"E
L7	75.20	S48° 42' 34"E
L8	50.83	S45° 05' 44"E
L9	60.12	S39° 49' 04"E
L10	119.90	S36° 54' 15"E
L11	114.88	S35° 31' 23"E
L12	177.42	S32° 05' 47"E
L13	204.53	N89° 33' 57"W



ORDINANCE NO. _____ ACRES: ±10.22 EFFECTIVE DATE: _____

I:\PWA\Design\Civil3D\Projects\Annexations\Annexations_2015\Exhibit Annexation at W Hill Rd & Elm Brook.WL

BOISE CITY ANNEXATION
CAR 15-X
EXHIBIT 'A'

Area 10

STATE STREET RIGHT OF WAY

That portion of West State Street right of way located in the Southwest Quarter of Section 14, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho, lying southwesterly of the centerline of West State Street described as follows;

Beginning at the Southwest corner for Section 14, thence along the westerly boundary of Section 14 North $0^{\circ}36'30''$ East 1813.27 feet to the centerline of West State Street and the True Point of Beginning;

thence along said centerline and existing Boise City limits South $64^{\circ}56'08''$ East 1936.74 feet;

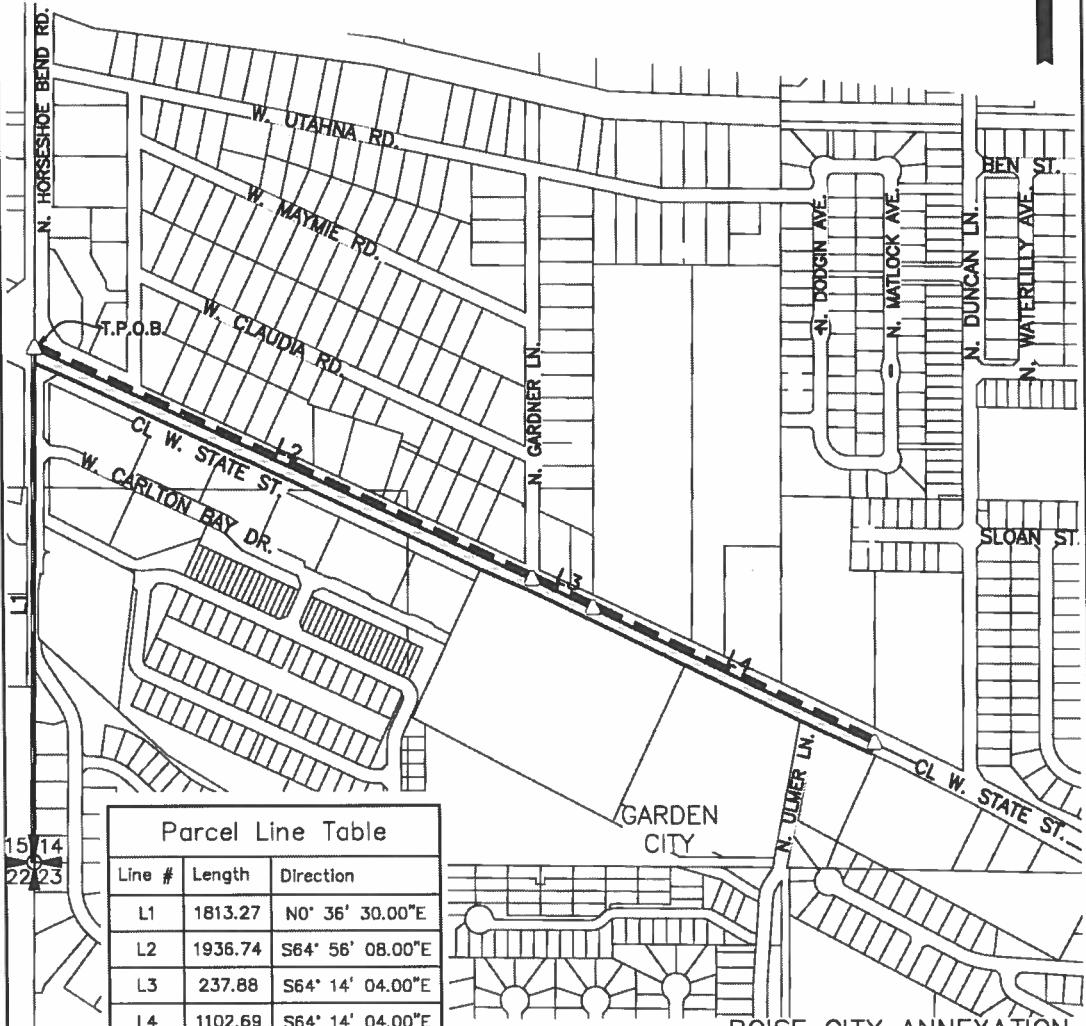
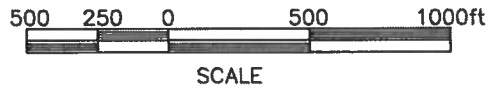
thence continuing along said centerline and Boise City limits South $64^{\circ}14'04''$ East 237.88 feet;

thence along said centerline South $64^{\circ}14'04''$ East 1102.69 feet to the existing Boise City limits.

BOISE CITY LIMITS 

ANNEXED AREA 

SOUTHWESTERLY R/W
 LOCATED IN: SW1/4
 OF SEC. 14,
 T.4N., R.1E., B.M.
 ADA COUNTY, IDAHO



Parcel Line Table		
Line #	Length	Direction
L1	1813.27	N0° 36' 30.00"E
L2	1936.74	S64° 56' 08.00"E
L3	237.88	S64° 14' 04.00"E
L4	1102.69	S64° 14' 04.00"E

BOISE CITY ANNEXATION
 CAR 15-X
 EXHIBIT 'A'

ORDINANCE NO. _____ ACRES: ±3.2 EFFECTIVE DATE: _____

EXHIBIT B
Findings in Support of the Annexation

The Planning and Zoning Commission, in hearing on September 14, 2015, made the following findings in forwarding a recommendation for approval of the annexation. The findings were subsequently adopted by the City Council in public hearing on November 17, 2015:

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

The subject lands have been within the City's sewer planning area for many years.

B. Honor negotiated area of impact agreements.

The only reference to unilateral annexations in the Area of Impact Agreement (B.C.C. 11-01-07) 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. The record for CAR15-25 clearly demonstrates that it is.

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

No significance 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 that 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 within 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 as equivalent as possible to current Ada County zoning and/or which matches the land use designation of Blueprint Boise. In doing so the City finds that zoning to be applied will:

A. Comply with and conform to the Comprehensive Plan.

The zoning being applied will match the existing Ada County zoning and/or the comprehensive plan. Future decisions on requests for zone changes will be based on the Comprehensive Plan Land Use Map and Zoning Consistency Matrix, as well as the other applicable goals and policies contained in the Plan.

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

Transportation services and other public facilities can best be planned for and provided under the auspices of one jurisdiction. Only Boise City operates any sort of transit system which might feasibly service the area someday.

C. Maintain and preserve compatibility of surrounding zoning and development.

This finding is satisfied since the City is assigning zoning which is comparable to the zoning that exists now under County jurisdiction or which matches the land use designation of Blueprint Boise. Future developments that involve requests for zone changes will also be evaluated against this standard. The following demonstrates the comparable City zoning that will be applied upon annexation.

Ada County Zone

RUT, R1
R4, R6, R8, R8M
R12
R20
C1
C2
RP

Boise City Zone

R-1A (large lot, semi-rural)
R-1C (single family urban densities)
R-2D (higher density residential)
R-3D (high density residential)
C-1D (neighborhood commercial)
C-2D (general commercial)
A1 (Open Space)

Findings from State Code

The annexation proceedings including the annexation plan, the public hearings and land use classification assignments all support the following statements from Idaho code, which were also set forth in the minutes of the City Council hearing:

- (A) The land to be annexed meets the applicable requirements of this section and does not fall within the exceptions or conditional exceptions contained in this section (ISC 50-222).
- (B) The annexation is consistent with the public purposes addressed in the annexation plan prepared by the city; and,
- (C) The annexation is reasonably necessary for the orderly development of the city.

A. The land to be annexed meets the applicable requirements of this section and does not fall within the exceptions or conditional exceptions contained in this section.

- 1. Category B. Annexations. For the lands which are contiguous with city limits and which number less than 100 parcels, the City completed the following steps:
 - a. On August 26, 2015, a notice of annexation hearing and map were posted in the subject area.
 - b. Notice was published in the Idaho Statesman to satisfy the zoning hearing requirement. The date of publication was August 15, 2015.
 - c. A notice was sent directly to each affected property owner. The notice was sent on August 7, 2015, over 28 days in advance of the first public hearing and contained:
 - 1. An invitation to attend an informal question and answer session held on August 17, 2015.
 - 2. A map of the annexation area in which the owner's property lay with the annexation areas highlighted.
 - 3. A summary of the annexation plan.
 - 4. An invitation to attend a public hearing before the Planning and Zoning Commission on September 14, 2015.
 - 5. Instructions on how and by when to submit written information.

6. Instructions on how and where to obtain a copy of the annexation plan free of charge.
2. Prior to beginning annexation proceedings, the City determined that the subject lands contain less than one hundred separate private ownerships and platted lots of record.
3. Properties which are more than five acres in size, not surrounded by the City and which are not connected to City sewer are not being proposed for annexation, unless agreed to by the owner.
4. The City has prepared an annexation plan, appropriate to the scale of the annexation, which contains the following elements:
 - a. The manner of providing tax-supported municipal services, if any, to the lands proposed to be annexed;
 - b. The changes in taxation and other costs, using examples, which would result if the subject lands were to be annexed;
 - c. The means of providing fee-supported municipal services, if any, to the lands proposed to be annexed;
 - d. A brief analysis of the potential effects of annexation upon other units of local government which currently provide tax-supported or fee-supported services to the lands proposed to be annexed; and,
 - e. The proposed future land use plan and zoning designation or designations, subject to public hearing, for the lands proposed to be annexed.

B. The annexation would be consistent with the public purposes addressed in the annexation plan prepared by the city.

Purposes addressed and supported in the annexation plan include:

1. When the interrelationship between the city and the fringe area is close, there is need for unified planning and zoning. By means of annexation, Boise's zoning ordinances can be extended to unincorporated parcels in the Northwest area, thus helping to assure orderly provision of services. Coordinated action is much easier to achieve if the area is not under separate Ada County jurisdiction.
2. Annexation leads to a unified community and can prevent the fragmentation of local governmental authority among a large number of special districts. Fragmentation may cause conflicts of authority and the absence of cooperation, political irresponsibility, duplication of services, inadequate service levels, lack of effective area-wide planning and programming, financial inequities and other problems.
3. Political boundaries will, after annexation, more nearly reflect the true and existing sociological, economic, cultural, and physical boundaries of the city. The subject parcels and the City of Boise are already inextricably bound together.
4. 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.

5. Annexation will allow people and businesses that are part of the city in social, economic and practical senses to be included in a legal sense. And it will enable those who are part of the community to fully participate in community activities through service as elected officials by eligibility to serve as appointed officers on city boards and commissions.

In support of these purposes, the following is a summary of municipal services to be provided by Boise City upon annexation:

Police

Ada County currently responds to service calls in this area. The City would extend urban level policing services to the proposed annexation area without significant adjustment to current staffing levels or organizational structure.

Fire

Service will continue to be provided to the annexed area as is currently being done via contract with the North Ada County Fire and Rescue District and the Eagle Fire District (west of Abe Ave). While the annexation does not have a significant service impact, additional growth in the annexed area and the North River Planning Area within the City's current limits may require an additional station in the future.

Parks

The City has prepared and adopted a master parks plan that identifies future needs for park sites and which seeks to provide park space for all City residents according to a certain ratio. The 53-acre Optimist Youth Sports Complex is close to the annexation area. The residents of the annexation area are served by the adjacent Veteran's Cemetery, Seaman's Gulch Trailheads, and Alder Point-Pocono Pathway. The City is developing a neighborhood park (Magnolia Park) off Bogart Lane which will serve the annexed area and the surrounding city area. The property for Magnolia Park is owned by the City.

Sewer

The City currently serves customers both inside and outside of the city limits under the same set of rules and fees. Requests for connection in the area will be handled under these rules. Annexation should result in less administrative burdens with the City undertaking all of the new development permitting obligations.

Library Services

All residents are eligible to use the Boise Public Library without individual payment of a non-resident fee because of the mutual participation of Boise Public Library and Ada Community Library in the Open Access Agreement. The annexation will help assure that revenues exist to maintain the quality library services which Boise City intends to provide all of its citizens.

C. The annexation is reasonably necessary for the orderly development of the city.

1. It has been the intent of the City and the annexation plan to demonstrate that this annexation will contribute to the efficient delivery of services and will thus benefit the entire community. The state legislature declared that it is also the policy of the State of Idaho:

...That cities of the state should be able to annex lands which are reasonably necessary to assure the orderly development of Idaho's cities in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable the orderly development of private lands which benefit from the cost-effective availability of municipal services in urbanizing

areas and to equitably allocate the costs of public services in management of development on the urban fringe. (I.C. 50-222(1))

2. The goal of orderly development is hindered when a City has urbanizing areas receiving municipal services adjacent to its borders that are not annexed. The City is unable to fully implement the goals and policies of its comprehensive plan in such circumstances.
3. The proposed annexation will contribute toward the stated goal of equitable allocation of costs by requiring a consistent property tax assessment among residents who have access to all of the municipal services offered by the City.