

ORDINANCE NO. 2021-01

AN ORDINANCE OF THE CITY OF CROUCH, IDAHO, WITH RESPECT TO CERTAIN LAND WITHIN THE CITY OF CROUCH, IDAHO, ANNEXING CERTAIN LANDS INTO THE CITY OF CROUCH; AMENDING THE ZONING MAP TO SHOW THE ANNEXED PARCEL ZONED AS COMMUNITY COMMERCIAL; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED By the Mayor and City Council of the City of Crouch, Idaho:

Section 1. That the following described real property, a parcel of land located in SE1/4 of Section 16, T.9 N., R.4E., B.M., located in Boise County, Idaho, labeled as parcel number RP09N04E167055 in Boise County records and more particularly described as set forth in Exhibit A, which is hereby incorporated, is hereby annexed into the City of Crouch and zoned Community Commercial.

Section 2. That the following described real property, a parcel of land located in the SE1/4 of Section 16, T. 9 N., R. 4 E., B.M., located in Boise County, Idaho, labeled as parcel number RP09N04E168403 in Boise County records and more particularly described as set forth in Exhibit B, which is hereby incorporated, is hereby annexed into the City of Crouch and zoned Community Commercial.

Section 3. That the following described real property, a parcel of land located in the SE1/4 of Section 16, T. 9 N., R. 4 E., B.M., located in Boise County, Idaho, labeled as parcel number RP09N04E168501 in Boise County records and more particularly described as set forth in Exhibit C, which is hereby incorporated, is hereby annexed into the City of Crouch and zoned Community Commercial.

Section 4. The zoning map is hereby amended to reflect the above-described real property as Community Commercial as defined in the City of Crouch Zoning Ordinance.

Section 5. If any portion of this Ordinance is found to be unenforceable or unconstitutional for any reason, the remaining portion of this Ordinance shall remain in full force and effect.

Section 6. Any portions of any existing ordinances, which are in direct conflict with this Ordinance are hereby repealed insofar as the conflict exists.

Section 7. That this Ordinance shall take effect and be in full force from and after its passage, approval and publication.

Idaho Code 67-6509, Local Planning Act, requires notice of this public hearing to be provided to all political subdivisions providing services to the City of Crouch and to all property owners within 300 feet. **Correspondence regarding the proposed annexation and zoning is to be submitted to the Crouch City Clerk and will be made part of the public record during the**

public hearing. We prefer to receive correspondence no later than (7) seven working days prior to the public hearing. Any written testimony received beyond that date must be brief in order to be read or acted upon. Public testimony will be taken at the hearing and made part of the record.

Files and exhibits relative to this proposal are on file at the Crouch City Hall and available for review during the hours of 12:00 noon to 4:00pm, Tuesday and Wednesday. Further information can be obtained by calling 462-4687. The hearing will be held in a facility that is accessible to persons with disabilities. Special accommodations will be available five (5) days prior to the hearing in a format that is usable to persons with disabilities.

E.S. Becker, City Clerk

Published in the Idaho World January 1/27/2021

EXHIBIT "A"

Parcel 1 of Record of Survey recorded June 27, 2013, as Instrument No. 239948, being a portion of the Southwest quarter of the Southeast quarter of Section 16, Township 9 North, Range 4 East, Boise Meridian, Boise County, Idaho, and also being a portion of that certain parcel described in corrected Warranty Deed Instrument No. 158614 and shown on that certain Record of Survey, Instrument No. 158467, records of Boise County, Idaho, and being more particularly described as follows:

Commencing at an aluminum cap marking the Southeast corner of said Section 16; thence along the Southerly line of said Section 16 South 89°20'58" West 1319.77 feet to the Southeast corner of said Southwest quarter of the Southeast quarter of Section 16: thence along the Southerly line of said Southwest quarter of the Southeast quarter of Section 16 South 89°20'58" West 1319.59 feet to an iron pin marking the Southwest corner of said Southwest quarter of the Southeast quarter of Section 16; thence North 00°01'39" West 246.89 feet along the Westerly line of said Southwest quarter of the Southeast quarter of Section 16 to the centerline of the Middle Fork of the Payette River, the Point of Beginning; thence continuing North 00°01'39" West 562.26 feet (formerly 561.26 feet) along the Westerly line of the Southwest quarter of the Southeast quarter of Section 16 to an iron pin on the Southerly right-of-way line of the Banks-Lowman Highway (State Highway 17); thence along said Southerly right-of-way line of the Banks-Lowman Highway (State Highway 17) North 63°10'12" East 88.08 feet (formerly North 63°18'44" East 91.34 feet) to an iron pin; thence continuing along said Southerly right-of-way line, along a spiral curve to the right, 38.70 feet, with a long chord bearing North 53°14'12" East 39.70 feet to an iron pin, hereinafter referred to as 'Point A'; thence leaving said Southerly right-of-way line South 25°50'00" East 83.05 feet to an iron pin; thence North 66°35'25" East 229.34 feet to an iron pin; thence South 86°13'44" East 215.80 feet to an iron pin; thence South 23°58'01" East 939.07 feet to an iron pin on said Southerly line of the Southwest quarter of the Southeast quarter of Section 16; thence South 89°20'58" West 204.23 feet along the Southerly line of Southwest quarter of the Southeast quarter of Section 16 to said centerline of the Middle Fork of the Payette River: thence along the following courses and distances along said centerline of the Middle Fork of the Payette River; thence North 63°55'44" West 122.33 feet; thence South 87°49'30" West 111.60 feet; thence along a curve to the right 264.18 feet, said curve having a radius of 200.00 feet, a central angle of 75°40'58" and a long chord bearing North 51°26'08" West 245.39 feet to a point of reverse curve: thence along a curve to the left 135.61 feet, said curve having a radius of

92.00 feet, a central angle of 84°27'22" and a long chord bearing North 55°49'20" West 123.66 feet; thence South 81°56'19" West 239.85 feet to the Point of Beginning.

EXHIBIT "B"

Parcel 2 of Record of Survey recorded June 27, 2013, as Instrument No. 239948, being a portion of the Southwest quarter of the Southeast quarter of Section 16. Township 9 North, Range 4 East, Boise Meridian, Boise County, Idaho, and also being a portion of that certain parcel described in Corrected Warranty Deed, Instrument No. 158614, and shown on that certain Record of Survey No. 158467, records of Boise County, Idaho, and being more particularly described as follows:

Commencing at an aluminum cap marking the Southeast corner of said Section 16; thence along the Southerly line of said Section 16 South 89°20'58" West 1319.77 feet to the Southeast corner of said Southwest quarter of the Southeast quarter of Section 16; thence along the Southerly line of said Southwest quarter of the Southeast quarter of Section 16 South 89°20'58" West 70.17 feet to the Point of Beginning; thence continuing along said Southerly line of the Southwest quarter of the Southeast quarter South 89.20'58" West 292.21 feet to an iron pin; thence leaving said Southerly line North 23°58'01" West 939.07 feet to an iron pin; thence North 86°13'44" West 215.80 feet to an iron pin; thence South 66°35'25" West 229.34 feet to an iron pin; thence North 25°50'00" West 83.05 feet to an iron pin, hereinafter referred to as 'Point A', on the Southerly right-of-way line of the Banks• Lowman Highway (State Highway 17); thence along said Southerly right-of-way line of the Banks-Lowman Highway (State Highway 17) the following courses and distances: thence along a spiral curve to the right 79.06 feet with a chord bearing North 64°02'45" East 79.06 feet to an iron pin; thence North 25°00'15" West (formerly North 24°51'57" West) 10.00 feet to an iron pin; thence along a spiral curve to the right 75.63 feet with a chord bearing North 66°27'02" East 75.62 feet to an iron pin; thence along a curve to the right 304.14 feet (formerly 299.83 feet), said curve having a radius of 1085.92 feet, a central angle of 16°02'49" (formerly 15°49'12") and a long chord bearing North 76°11'37" East 303.14 feet (formerly North 76°13'20" East 298.88 feet) to an iron pin; thence South 05°47'30" East (formerly South 05°52'04" East) 10.00 feet to an iron pin; thence along a curve to the right 93.89 feet, said curve having a radius of 1075.92 feet, a central angle of 05°00'00" and a long chord bearing North 86°43'01" East 93.86 feet (formerly North 86°37'58" East) to an Iron pin; thence North 00°49'59" West (formerly North 00°52'04" West) 20.00 feet; thence along a curve to the right 131.16 feet, said curve having a radius of 1095.92 feet, a central angle of 06°51'25" and a long chord bearing South 87°21'16" East 131.08 feet to an iron pin; thence leaving said Southerly right-of-way line South 57°25'39" East 151.99 feet to an iron pin; thence South 18°53'02" East 201.82 feet to an iron pin; thence South 68°38'56" East 86.30 feet to an iron pin; thence South 76°54'21" East 280.80 feet to an iron pin on the Easterly line of said Southwest quarter Southeast quarter: thence South 00°13'54" East 483.51 feet to the centerline of the Middle Fork of the Payette River; thence South 23°54'20" West 171.60 feet along said centerline to the Point of Beginning.

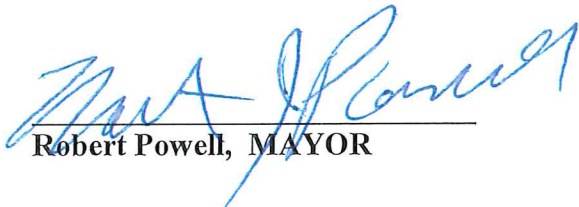
EXHIBIT "C"

Parcel 3 of Record of Survey recorded June 27, 2013, as Instrument No. 239948, being a portion of the Southwest quarter of the Southeast quarter of Section 16, Township 9 North, Range 4


East, Boise Meridian. Boise County, Idaho and also being a portion of the certain parcel described in Corrected Warranty Deed, Instrument No. 158614, and shown on that certain Record of Survey Instrument No. 158467, records of Boise County, Idaho, and being more particularly described as follows:

Commencing at an aluminum cap marking the Southeast corner of said Section 16; thence along the Southerly line of said Section 16: South 89°20'58" West 1319.77 feet to the Southeast corner of said Southwest quarter of the Southeast quarter of Section 16; thence along the Easterly line of said Southwest quarter Southeast quarter of Section 16 North 00°13'54" West 639.60 feet to an iron pin, the Point of Beginning; thence leaving said Easterly line of said Southwest quarter Southeast quarter of Section 16 North 76°54'21" West 280.80 feet to an iron pin; thence North 68°38'56" West 86.30 feet to an iron pin; thence North 18°53'02" West 201.82 feet to an iron pin; thence North 57°25'39" West 151.99 feet to an iron pin on the Southerly right-of-way line of the Banks-Lowman Highway (State Highway 17); thence along said Southerly right of way line of the Banks-Lowman Highway (State Highway 17), along the following courses and distances: thence along a curve to the right 329.24 feet, said curve having a radius of 1095.92 feet, a central angle of 17°12'46" and a long chord bearing South 75°19'10" East 328.00 feet to an iron pin hereinafter referred to as "Point B"; thence along a spiral curve to the right 195.64 feet with a long chord bearing South 63°21'40" East (formerly South 63°20'51" East) 195.57 feet to an iron pin; thence South 61°42'47" East (formerly South 61°41'58" East) 61.89 feet to an iron pin on the Easterly line of said Southwest quarter Southeast quarter of Section 16; thence South 00°13'54" East 167.68 feet along said Easterly line of said Southwest quarter Southeast quarter of Section 16 to the Point of Beginning.

PASSED AND ADOPTED on this 10 day of FEB, 2021.


Robert Powell, MAYOR

ATTEST:


E. S. Becker, CITY CLERK

Reviewed by: Geoffrey A. Schroeder
City Attorney