

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF TITLE 8 OF ADA COUNTY CODE. AS ADOPTED BY ORDINANCE NO. 391, TO CHANGE THE ZONING DESIGNATION OF PROJECT #202202476-PC-ZOA-ZC-DA-S FROM THE RURAL PRESERVATION (RP) DISTRICT AND THE RURAL RESIDENTIAL (RR) DISTRICT TO THE PLANNED COMMUNITY (PC) DISTRICT.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ADA COUNTY, IDAHO, THAT THE OFFICIAL ZONING MAP TITLE 8, ADA COUNTY CODE, AS ADOPTED BY ORDINANCE NO. 391 IS HEREBY AMENDED AS FOLLOWS:

THE BASE ZONING DESIGNATION IS CHANGED FROM THE RURAL PRESERVATION (RP) DISTRICT AND THE RURAL RESIDENTIAL (RR) DISTRICT TO THE PLANNED COMMUNITY (PC) DISTRICT ON THE FOLLOWING DESCRIBED PROPERTY SITUATED IN ADA COUNTY:

A PARCEL OF LAND SITUATED IN THE EAST HALF OF SECTION 15, THE SOUTH HALF OF SECTION 14, THE NORTH HALF OF SECTION 23, AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN;

THENCE S00°09'54"W, 2673.29 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 15 TO THE QUARTER-SECTION CORNER COMMON TO SECTIONS 14 AND 15;

THENCE S89°51'58"E, 767.20 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 14 TO THE CENTERLINE OF W. TEN MILE CREEK RD.;

THENCE S50°06'33"E, 588.66 FEET ALONG THE CENTERLINE OF W. TEN MILE CREEK RD.;

THENCE 48.13 FEET ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 2°45'27", A CHORD BEARING OF S51 °29'16"E, AND A CHORD LENGTH OF 48.12 FEET, ALONG THE CENTERLINE OF W. TEN MILE CREEK RD.;

THENCE S52°52'00"E, 628.18 FEET ALONG THE CENTERLINE OF W. TEN MILE CREEK RD.;

THENCE 60.41 FEET ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 5000.00 FEET, A CENTRAL ANGLE OF 0°41'32", A CHORD BEARING OF S52°31'14"E, AND A CHORD LENGTH OF 60.41 FEET, ALONG THE CENTERLINE OF W. TEN MILE CREEK RD.;

THENCE S52°10'28"E, 559.69 FEET ALONG THE CENTERLINE OF W. TEN MILE CREEK RD.;

THENCE 173.73 FEET ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 3000.00 FEET, A CENTRAL ANGLE OF 3°19'05", A CHORD BEARING OF S50°30'55"E, AND A CHORD LENGTH OF 173.71 FEET, ALONG THE CENTERLINE OF W. TEN MILE CREEK RD.;

THENCE S48°51'23"E, 78.10 FEET ALONG THE CENTERLINE OF W. TEN MILE CREEK RD. TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14;

THENCE S89°44'32"E, 199.62 FEET ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14 TO THE CENTER-SOUTH SIXTEENTH-SECTION CORNER;

THENCE S89°44'29"E, 1325.12 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14 TO THE SOUTHWEST SIXTEENTH-SECTION CORNER;

THENCE S00°23'07"W, 1327.57 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14 TO THE EAST SIXTEENTH-SECTION CORNER COMMON TO SECTIONS 14 AND 23;

THENCE S89°37'22"E, 1326.43 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23 TO THE SECTION CORNER COMMON TO SECTIONS 13, 14, 23, AND 24;

THENCE S00°40'38"W, 1322.36 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23 TO THE NORTH SIXTEENTH-SECTION CORNER COMMON TO SECTIONS 23 AND 24;

THENCE S89°26'09"E, 1336.31 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24 TO THE NORTHWEST SIXTEENTH-SECTION CORNER;

THENCE S89°26'09"E, 1336.45 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24 TO THE CENTER-NORTH SIXTEENTH-SECTION CORNER;

THENCE S89°27'18"E, 1343.04 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24 TO THE NORTHEAST SIXTEENTH-SECTION CORNER;

THENCE S00°31'44"W, 1327.37 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24 TO THE CENTER-EAST SIXTEENTH-SECTION CORNER;

THENCE S89°23'00"E, 1341.67 FEET ALONG THE NORTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 24 TO THE QUARTER-SECTION CORNER COMMON TO SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN AND SECTION 19, TOWNSHIP 2 NORTH, RANGE 2 EAST, BOISE MERIDIAN;

THENCE S00°44'54"W, 1323.44 FEET ALONG THE EAST LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 24 TO THE SOUTH SIXTEENTH-SECTION CORNER COMMON TO SECTIONS 19 AND 24;

THENCE N89°27'03"W, 2677.75 FEET ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 24 TO THE CENTER-SOUTH SIXTEENTH-SECTION CORNER;

THENCE N00°30'23"E, 1326.60 FEET ALONG THE WEST LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 24 TO THE CENTER QUARTER-SECTION CORNER;

THENCE N89°23'00"W, 1339.75 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24 TO THE CENTER-WEST SIXTEENTH-SECTION CORNER;

THENCE N89°23'00"W, 1339.75 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER TO THE QUARTER-SECTION CORNER COMMON TO SECTIONS 23 AND 24;

THENCE N89°36'00"W, 1320.59 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23 TO THE CENTER-EAST SIXTEENTH-SECTION CORNER;

THENCE N00°35'36"E, 1322.52 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23 TO THE NORTHEAST SIXTEENTH-SECTION CORNER;

THENCE N89°36'42"W, 1323.87 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23 TO THE CENTER-NORTH SIXTEENTH-SECTION CORNER;

THENCE N89°36'27"W, 1329.71 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23 TO THE NORTHWEST SIXTEENTH-SECTION CORNER;

THENCE S00°37'41"W, 1321.95 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23 TO THE CENTER-WEST SIXTEENTH-SECTION CORNER;

THENCE N89°35'20"W, 1333.80 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23 TO THE QUARTER-SECTION CORNER COMMON TO SECTIONS 22 AND 23;

THENCE N00°47'22"E, 2643.07 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 23 TO THE SECTION CORNER COMMON TO SECTIONS 14, 15, 22, AND 23;

THENCE N00°30'00"E, 1319.35 FEET ALONG THE WEST LINE OF SECTION 14 TO THE SOUTH SIXTEENTH-SECTION CORNER COMMON TO SECTIONS 14 AND 15;

THENCE N89°59'18"W, 2323.60 FEET ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 15 TO THE CENTER-WEST-WEST-SOUTHEAST TWO-HUNDRED FIFTY-SIXTH-SECTION CORNER;

THENCE N00°10'31"E, 1319.06 FEET ALONG THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15 TO THE CENTER-WEST-WEST-EAST TWO-HUNDRED FIFTY-SIXTH-SECTION CORNER;

THENCE N89°59'40"W, 333.01 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 15 TO THE CENTER QUARTER-SECTION CORNER OF SECTION 15;

THENCE N00°07'54"E, 177.81 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER TO THE CENTERLINE OF THE NEW YORK CANAL;

THENCE 613.35 FEET ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1165.00 FEET, A CENTRAL ANGLE OF 30°09'54", A CHORD BEARING OF N66°14'17"E, AND A CHORD LENGTH OF 606.29 FEET, ALONG THE CENTERLINE OF THE NEW YORK CANAL;

THENCE ON A NON-TANGENT LINE N51°09'23"E, 602.78 FEET ALONG THE CENTERLINE OF THE NEW YORK CANAL;

THENCE 288.36 FEET ON A CURVE TO THE LEFT, HAVING A RADIUS OF 955.00 FEET, A CENTRAL ANGLE OF 17°18'02", A CHORD BEARING OF N42°30'22"E, AND A CHORD LENGTH OF 287.27 FEET, ALONG THE CENTERLINE OF THE NEW YORK CANAL;

THENCE N33°51'21"E, 72.22 FEET ALONG THE CENTERLINE OF THE NEW YORK CANAL;

THENCE 370.81 FEET ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 910.00 FEET, A CENTRAL ANGLE OF 23°20'49", A CHORD BEARING OF N45°31'46"E, AND A CHORD LENGTH OF 368.25 FEET, ALONG THE CENTERLINE OF THE NEW YORK CANAL;

THENCE N57°12'10"E, 173.84 FEET ALONG THE CENTERLINE OF THE NEW YORK CANAL;

THENCE 464.67 FEET ON A CURVE TO THE LEFT, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 27°43'58", A CHORD BEARING OF N43°20'11"E, AND A CHORD LENGTH OF 460.14 FEET, ALONG THE CENTERLINE OF THE NEW YORK CANAL;

THENCE N29°28'12"E, 323.78 FEET ALONG THE CENTERLINE OF THE NEW YORK CANAL;

THENCE 475.70 FEET ON A CURVE TO THE LEFT, HAVING A RADIUS OF 865.00 FEET, A CENTRAL ANGLE OF 31°30'34", A CHORD BEARING OF N13°42'55"E, AND A CHORD LENGTH OF 469.73 FEET, ALONG THE CENTERLINE OF THE NEW YORK CANAL;

THENCE N02°02'22"W, 118.61 FEET ALONG THE CENTERLINE OF THE NEW YORK CANAL TO THE SOUTH RIGHT-OF-WAY LINE OF W. HUBBARD RD.;

THENCE N00°20'34"W, 55.00 FEET TO THE NORTH LINE OF SECTION 15;

THENCE N89°39'26"E, 421.86 FEET ALONG THE NORTH LINE OF SECTION 15 TO THE POINT OF BEGINNING.

ADOPTED this 21st day of November, 2023


Board of Ada County Commissioners

By: 

Rod Beck, Commissioner

By: 

Ryan Davidson, Commissioner

By: 

Thomas Dayley, Commissioner

ATTEST:



Trent Tripple, Ada County Clerk
BY HEATH RIBORDY, ASSISTANT DEPUTY CLERK

PUBLISHED: November 28, 2023

LEGAL NOTICE

ORDINANCE NO. 962

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ATTEST: Trent Tripple, Ada County Clerk