

**KUNA CITY ORDINANCE NO. 2018-11
DEBRA YOUNG
MUNICIPAL ANNEXATION**

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY, TO WIT: PARCEL NO. R0615250650 OWNED BY DEBRA YOUNG, SITUATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA INTO THE CITY OF KUNA, IDAHO; ESTABLISHING THE ZONING CLASSIFICATION OF SAID REAL PROPERTY; DIRECTING THAT COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kuna, Idaho is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized to annex into and incorporate within the boundaries of the City contiguous real property in the manner provided by Section 50-222, Idaho Code; and

WHEREAS, the owner of the parcel of real property situated in the unincorporated area of Ada County and as more particularly described in Section 2 of this ordinance, has requested, in writing, annexation of said real property to the City of Kuna; and

WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on September 12, 2017 as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on September 26, 2017) where it was recommended to the Mayor and Council that the annexation and zoning request be approved with a zoning classification of R-4; and

WHEREAS, the Kuna City Council, pursuant to public notice as required by law, held a public hearing on November 8, 2017 on the proposed annexation and zoning for the real property described in Section 2 below, as required by Section 67-6525, Idaho Code, made findings (approved on November 21, 2017) where it determined that the requested annexation should be granted with a zoning classification R-4; and

WHEREAS, the zoning classification of R-4 is appropriate to meet the requirements of the Kuna City Code and should be granted.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO, as follows:

Section 1: The Kuna City Council hereby finds and declares that the real property described below is contiguous to the City, that said property can be reasonably assumed to be

used for the orderly development of the City, and that the owner of said property has requested, in writing, annexation thereof to the City.

Section 2: The real property, all situated in Ada County, Idaho, adjacent and contiguous to the City, commonly known as Parcel No. **R0615250650**; and more particularly described in “Exhibit A-1” and “Exhibit A-2” – Legal Description and “Exhibit B” – Location Map, attached hereto and incorporated herein by reference, is annexed to and incorporated in the incorporated territorial limits of the City of Kuna, Idaho.

Section 3: From and after the effective date of this Ordinance, all property and persons within the boundaries and territory described above shall be subject to all ordinances, resolutions, police regulations, taxation and other powers of the City of Kuna.

Section 4: The zoning land use classifications of the land described in Section 2 above is hereby established as R-4, as provided by the Zoning Ordinance of the City. The Zoning Map of the City is hereby amended to include the real property described in Section 2 above in the R-4 zoning land use classification.

Section 5: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the Idaho State Tax Commission, Boise, Idaho, as required by Section 50-223, Idaho Code, and to comply with the provisions of Section 63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 6: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 6th day of March, 2018.

CITY OF KUNA



Joe L. Stear, Mayor

ATTEST:



Chris Engels, City Clerk



EXHIBIT A-1

DEBRA YOUNG MUNICIPAL ANNEXATION

West Parcel Legal Description

The following describes a Parcel of Land being a portion of Lots 1, 3, 5 and 6, Block 6 of the Amended Plat of Avalon Orchard Tracts Subdivision as filed for Record at Page 254 of Plats, Records of Ada County, Idaho and as shown on Record of Survey Number 10925, Records of Ada County, Idaho and Lying in a portion of the NW 1/4 NW 1/4 of Section 30, Township 2 North, Range 1 East, Boise Meridian, Kuna, Ada County Idaho, and more particularly described as follows:

COMMENCING at the Northwest Corner of Section 30 Township 2 North, Range 1 East, Boise Meridian which is being Marked by found Brass Cap. From which, the North 1/4 Corner of said Section 30 bears, South 89°33'02" East, 2542.47 feet (Formerly 2529.2 feet) which is being Marked by a found Aluminum Cap; Thence along the Northerly Boundary Line of the NW 1/4 of said Section 30, North 89°33'02" East, 1218.27 feet (Formerly 1209.2') to the West 1/16th Corner of said Section 30; Thence leaving said Northerly Boundary Line, South 39°03'57" West, 32.00 feet to the Intersection of the Southerly Right of Way Line of East Kuna Road and the Westerly Platted Right of Way Line of said Amended Plat of Avalon Orchard Tracts Subdivision being Marked by a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251"; Thence leaving the Southerly Right of Way Line of East Kuna Road, and along Westerly Platted Right of Way Line of said Amended Plat of Avalon Orchard Tracts Subdivision South 00°22'41" West, 202.27 feet to a the POINT OF BEGINNING:

Thence continuing along the Westerly Platted Right of Way Line of said Amended Plat of Avalon Orchard Tracts Subdivision, South 00°22'41" West, 873.73 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251" on the North Top of Bank of Indian Creek (South Side Canal);

Thence leaving said Westerly Right of Way Line, and along the North Top of Bank of Indian Creek (South Side Canal), North 45°19'05" West, 68.34 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

Thence continuing, North 89°06'33" West, 153.27 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

Thence continuing, North 69°19'34" West, 91.26 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

Thence continuing, South 78°51'30" West, 201.10 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

Thence continuing, South 43°04'06" West, 114.28 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

Thence continuing, South 66°46'52" West, 55.20 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

Thence continuing, South 37°04'11" West, 79.52 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

Thence continuing, South 20°11'11" West, 54.91 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

Thence continuing, South 03°24'44" West, 100.21 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

Thence continuing, South 62°07'09" West, 42.84 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

Thence continuing, South 87°46'26" West, 134.59 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

Thence continuing, North 51°43'01" West, 70.13 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

Thence continuing, North 47°20'08" West, 72.74 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

Thence leaving said North Top of Bank, North 00°47'55" West, 281.59 feet to a point on the Centerline of the Teed 346 Rotation Sub-Lateral;

Thence along the Centerline of the Teed 346 Rotation Sub-Lateral the following courses and distance:

1. Southeasterly 12.35 feet along the arc of a Non-Tangent curve to the right having a radius of 197.19 feet, a Central angle of 03°35'18" and a long chord which bears, South 52°34'51" East, 12.35 feet to a point;
2. South 48°50'32" East, 141.03 feet to a point;
3. South 54°24'31" East, 55.42 feet to a point;
4. Southeasterly 33.43 feet along the arc of a Non-Tangent curve to the left having a radius of 38.03 feet, a Central angle of 50°21'32" and a long chord which bears, South 79°34'54" East, 32.36 feet to a point;
5. Northeasterly 66.12 feet along the arc of a Non-Tangent curve to the left having a radius of 198.51 feet, a Central angle of 19°04'58" and a long chord which bears, North 65°42'15" East, 65.81 feet to a point;
6. Northeasterly 116.76 feet along the arc of a Non-Tangent curve to the left having a radius of 277.85 feet, a Central angle of 24°04'36" and a long chord which bears, North 33°39'54" East, 115.90 feet to a point;
7. Northeasterly 20.01 feet along the arc of a Non-Tangent curve to the left having a radius of 45.42 a Central angle of 25°14'38" and a long chord which bears, North 09°00'08" East, 19.85 feet to a point;
8. North 00°27'36" East, 91.98 feet to a point;
9. Northeasterly 91.59 feet along the arc of a Non-Tangent curve to the right having a radius of 192.42 feet a Central angle of 27°16'22" and a long chord which bears, North 14°05'46" East, 90.73 feet to a point;
10. Northeasterly 56.46 feet along the arc of a Non-Tangent curve to the right having a radius of 95.00 feet, a Central angle of 34°03'00" and a long chord which bears, North 44°45'33" East, 55.63 feet to a point;
11. North 51°08'47" East, 67.26 feet to a point;
12. Northeasterly 73.93 feet along the arc of a curve to the left having a radius of 215.91 feet, a Central angle of 19°37'08" and a long chord which bears, North 21°44'37" East, 73.57 feet to a point;
13. North 15°27'33" East, 54.66 feet to a point;

14. North 08°29'03" East, 64.63 feet to a point;
15. Northeasterly 53.06 feet along the arc of a Non-Tangent curve to the right having a radius of 105.54 feet, a Central angle of 28°48'13" and a long chord which bears, North 22°53'56" East, 52.50 feet to a point;
16. North 40°39'46" East, 102.55 feet to a point;
17. North 36°40'07" East, 72.95 feet to a point;
18. Northeasterly 144.55 feet along the arc of a Non-Tangent curve to the right having a radius of 214.67 feet, a Central angle of 38°34'46" and a long chord which bears, North 63°14'57" East, 141.83 feet to a point;
19. North 81°53'51" East, 100.21 feet to a point;
20. North 67°54'02" East, 53.20 feet to a point;
21. North 52°46'16" East, 63.95 feet to a point;
22. North 49°59'10" East, 44.25 feet to the POINT OF BEGINNING:

The above described Parcel of Land contains 10.90 Acres more or less.

EXHIBIT A-2

DEBRA YOUNG MUNICIPAL ANNEXATION

East Parcel Legal Description

The following describes a Parcel of Land being a portion of Lots 1 & 3, and a portion of Lots 5 thru 10, Block 5 of the Amended Plat of Avalon Orchard Tracts Subdivision as filed for Record at Page 254 of Plats, Records of Ada County, Idaho and as shown on Record of Survey Number 10925, Records of Ada County, Idaho and Lying in a portion of the NE 1/4 NW 1/4 of Section 30, Township 2 North, Range 1 East, Boise Meridian, Kuna, Ada County Idaho, and more particularly described as follows:

COMMENCING at the Northwest Corner of Section 30 Township 2 North, Range 1 East, Boise Meridian which is being Marked by found Brass Cap. From which, the North 1/4 Corner of said Section 30 bears, South 89°33'02" East, 2542.47 feet (Formerly 2529.2 feet) which is being Marked by a found Aluminum Cap; Thence along the Northerly Boundary Line of the NW 1/4 of said Section 30, North 89°33'02" East, 1218.27 feet (Formerly 1209.2 feet) to the West 1/16th Corner of said Section 30; Thence leaving said Northerly Boundary Line, South 38°15'14" East, 32.04 feet to the Intersection of the Southerly Right of Way Line of East Kuna Road and the Easterly Platted Right of Way Line of said Amended Plat of Avalon Orchard Tracts Subdivision being Marked by a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251"; Thence leaving said Intersection, and along the Southerly Right of Way Line of East Kuna Road, South 89°33'02" East, 642.05 feet (Formerly 640 feet) to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251", the **POINT OF BEGINNING**:

Thence continuing along the Southerly Right of Way Line of East Kuna Road, South 89°33'02" East, 637.03 feet (Formerly 635 feet) to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251" on the Westerly Right of Way Line of South Stroebel Road;

Thence leaving said Southerly Right of Way Line, and along the Westerly Right of Way Line of South Stroebel Road, South 00°39'08" West, 1218.80 feet (Formerly 1210.6 feet) to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251" on the North Top of Bank of Indian Creek (South Side Canal);

Thence leaving said Westerly Right of Way Line, and along the North Top of Bank of Indian Creek (South Side Canal), North 87°06'53" West, 480.36 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

Thence continuing, North 78°58'51" West, 144.70 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

Thence continuing, North 56°46'55" West, 110.79 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

Thence continuing, North 72°16'58" West, 169.65 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

Thence continuing, South 55°44'02" West, 157.47 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

Thence continuing, South 89°56'46" West, 227.37 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

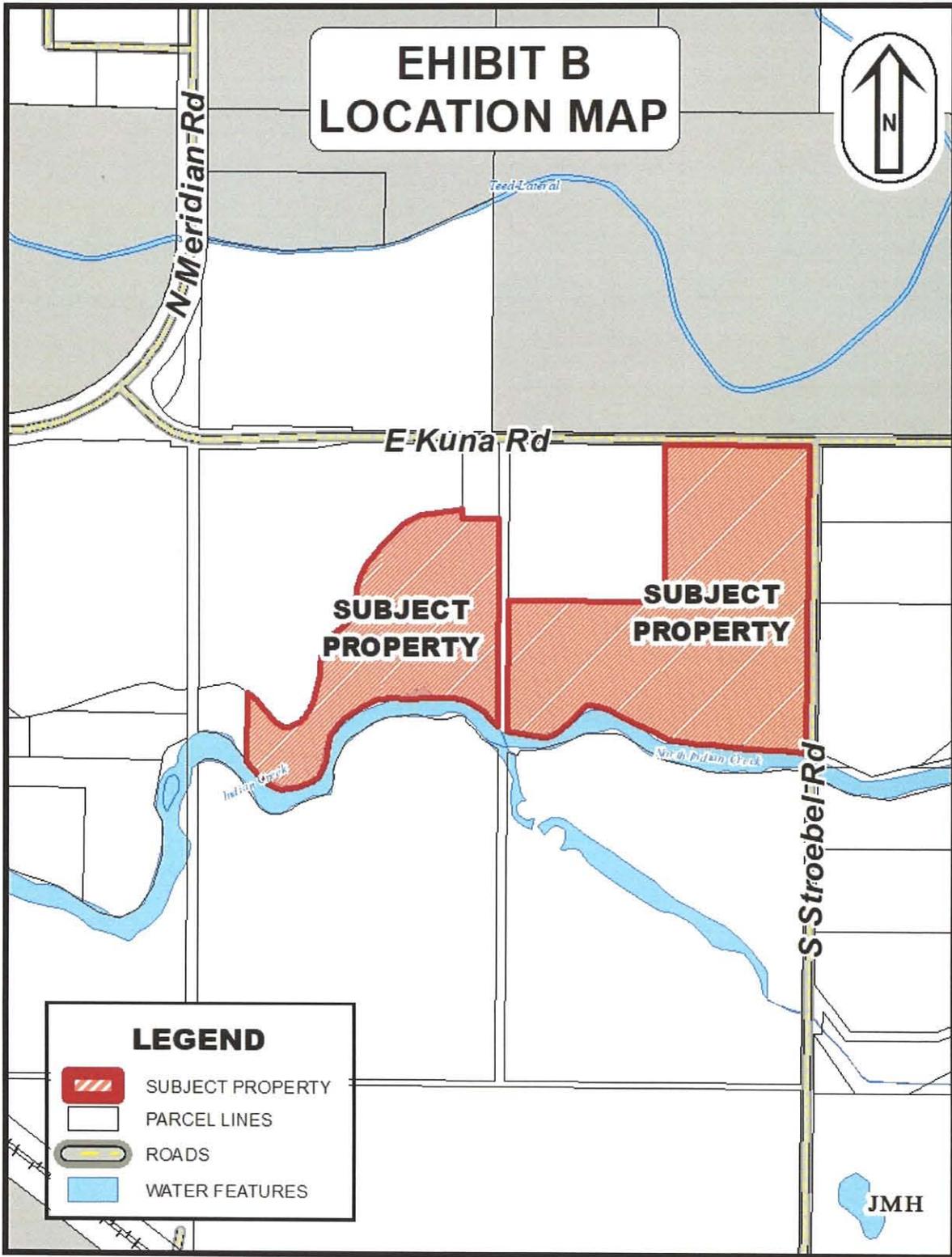
Thence continuing, North 45°19'05" West, 54.78 feet to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251" being on the Easterly Platted Right of Way Line of said Amended Plat of Avalon Orchard Tracts Subdivision;

Thence leaving said North Top of Bank, and along the Easterly Platted Right of Way Line of said Amended Plat of Avalon Orchard Tracts Subdivision, North 00°22'41" East, 479.18 feet (Formerly 414.5 feet) to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

Thence leaving said Easterly Platted Right of Way Line, South 89°33'14" East, 642.05 feet (Formerly 640 feet) to a set 5/8" Iron Pin with Plastic Cap "Koerner PLS 8251";

Thence, North 00°22'41" East, 635.80 feet (Formerly 635.8 feet) to the POINT OF BEGINNING:

The above described Parcel of Land contains 24.70 Acres more or less.



**KUNA CITY ORDINANCE NO. 2018-11
DEBRA YOUNG
MUNICIPAL ANNEXATION**

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY, TO WIT: PARCEL NO. R0615250650 OWNED BY DEBRA YOUNG, SITUATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA INTO THE CITY OF KUNA, IDAHO; ESTABLISHING THE ZONING CLASSIFICATION OF SAID REAL PROPERTY; DIRECTING THAT COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

The full text of this ordinance is available at the City Clerk's Office, Kuna City Hall, 751 W. 4th Street, Kuna, Idaho 83634.

THE FOREGOING SUMMARY IS APPROVED for publication this 6th day of March, 2018 by the City Council of the City of Kuna.

CITY OF KUNA, a Municipal Corporation
of Idaho



Joe L. Stear, Mayor

ATTEST:



Chris Engels, City Clerk



I have reviewed the foregoing summary and believe that it provides a true and complete summary of Ordinance No. 2018-11 and that the summary provides adequate notice to the public of the contents of this ordinance.

DATED this 6th day of March, 2018.



Richard T. Roats, City Attorney

PUBLISHED: March 14, 2018