

ORDINANCE NO. 250

AN ORDINANCE ESTABLISHING PROCEDURES FOR CONSTRUCTION OR PLACEMENT OF STRUCTURES UPON PROPERTY IN THE CORPORATE LIMITS OF IDAHO CITY; PROVIDING FOR BUILDING PERMITS AND OCCUPANCY PERMITS; PROVIDING REGULATIONS AND REQUIREMENTS FOR NEW STRUCTURES; PROVIDING FOR THE ENFORCEMENT OF THIS ORDINANCE, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of Idaho City, Idaho, deems it necessary for the health, peace, safety, convenience, order and prosperity, general welfare of the present and future inhabitants of Idaho City to formulate and adopt a Comprehensive Plan and Zoning Ordinance; and

WHEREAS, the Idaho City Planning and Zoning Commission has only recently been disbanded and the City Council is exercising planning and zoning functions; and

WHEREAS, it is anticipated that the Comprehensive Plan and proposed Zoning Ordinance will not be in effect for several months; and

WHEREAS, new growth within the corporate limits of Idaho City may have the effect of creating zoning problems which are not consistent with the developing comprehensive plan; and

WHEREAS, the City Council has determined that an interim Ordinance be adopted in order to regulate and plan the growth in Idaho City until the Comprehensive Plan and Zoning Ordinance are fully developed;

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

1. This Ordinance shall be known and entitled as the Idaho City Building Code Ordinance.

2. The 1994 edition of the Uniform Building Code is hereby adopted as the standard with which all new construction must comply after the effective date of this Ordinance. A copy of the Uniform Building Code is available at the Idaho City Clerk's Office during normal business hours.

3. Any mobile home or trailer or manufactured home which is proposed to be placed upon property inside the corporate limits of Idaho City shall meet the standards set forth by the Idaho State Industrial Commission. This requirement shall also apply to moving an existing mobile home or trailer or manufactured home from one lot inside the city limits to another lot inside the city limits.

Any such mobile home or trailer shall not be older than the year 1976.

4. No building or other structure shall be erected, moved, added to or structurally altered, nor shall any building, structure or land be established or changed in use without a permit therefor issued by the City Council. Building Permits shall be issued only in conformity with the provisions of this Ordinance. Any construction already commenced on the date this Ordinance becomes effective shall not be affected by this Ordinance. However, actual work must be performed within one hundred twenty (120) days of the effective date of this Ordinance, or the owner must then obtain a Building Permit and comply with the terms of this Ordinance.

5. The application for a Building Permit shall be signed by the owner or applicant attesting to the truth and exactness of all information supplied on the application. Each application shall clearly state that the permit shall expire and be considered revoked if work has not begun within one hundred twenty (120) days from the date the permit was issued. At a minimum, applications shall contain the following information:

1. Name, address and telephone number of the applicant;
2. Legal description of the property;
3. Existing use;
4. Proposed use;
5. Plan, drawn to scale, showing the exact dimensions and the shape of the lot to be built upon; the exact size and location of existing buildings on the lot, if any; and the location and dimensions of the proposed buildings or alteration;
6. Building heights;
7. Number of off-street parking spaces;
8. Number of dwelling units;
9. Proposed sewer and water facilities;
10. Such other matters as may be necessary to determine conformance with, and provide for,

the enforcement of this Ordinance, and other applicable city and county Ordinances.

11. Flood Plain Permit if applicable.
12. Estimated value of new construction, remodel, addition or placement.

6. A fee shall be charged for the building permit as well as for the inspections required under this ordinance. The City Council shall set the fees for the permit and inspections by resolution. The permit fee must be submitted with the application in order for the application to be considered by the City Council. Payment of all fees is required prior to a certificate of occupancy being issued.

7. Within thirty (30) days after the receipt of an application, the City Council shall either approve or disapprove the application in conformance with the provisions of this Ordinance. All Building Permits shall, however, be conditional upon the commencement of work within one hundred twenty (120) days. One copy of the plan shall be returned to the applicant by the City Council after the Council shall have marked such copy either as approved or disapproved and attested to same by the signature of the Mayor or his/her designee on said copy. One copy of plans similarly marked shall be retained by the City Council. The Council shall issue a placard, to be posted in a conspicuous place on the property in question attesting to the fact that the use or alteration is in conformance with the provisions of this Ordinance.

8. If the work described in any Building Permit has not begun within one hundred twenty (120) days from the date of issuance thereof, said permit shall expire and be considered revoked by the Council. No written notice of expiration or revocation need be given to the persons affected.

9. It shall be unlawful to use or occupy or permit the use or occupancy of any building or premises, or both, or part thereof thereafter created, erected, changed, converted or wholly or partly altered or enlarged in its use or structure until a Certificate of Occupancy shall have been issued therefor by the City Council stating that the proposed use of the building or land conforms to the requirements of this Ordinance and with all conditional provisions that may have been imposed. This provision shall not apply to structures already occupied or used prior to the commencement of addition or remodel work.

10. Failure to obtain a Building Permit or a Certificate of Occupancy shall be a violation of this Ordinance. Use, arrangement or construction contrary to that authorized through the Building Permit shall also be deemed a violation of this Ordinance.


ORDINANCE NO. 250

11. The City Council shall have the authority to take whatever steps are necessary to civilly enjoin any violation of this Ordinance. Further, violation of any of the provisions of this Ordinance shall constitute a misdemeanor. Each day such violation continues shall be considered a separate offense. The land owner, tenant, subdivider, builder, public official or any other person who commits, participates in, assists in or maintains any such violation may be found guilty of a separate offense.


12. Any party who is aggrieved by a decision of the City Council shall have the right to appeal such decision to the District Court within twenty-eight (28) days, as stated in the Idaho Code.

This Ordinance shall take effect and be in full force and effect from and after its passage, approval and publication according to law, and shall be effective for no longer than twelve (12) months unless sooner repealed.

Adopted and approved this 9th day of April, 1996, and signed by the Mayor of the City of Idaho City and the Chairman of the City Council.



Patricia Campbell, Mayor
City of Idaho City, Idaho



Chairman, Idaho City Council

ATTEST:



Leslie Barkell, Idaho City Clerk

ORDINANCE NO. 249

AN ORDINANCE AMENDING ORDINANCE NO. 246 WHICH ANNEXED CERTAIN LANDS TO THE CORPORATE LIMITS OF IDAHO CITY, WHICH LANDS ARE LOCATED IN BOISE COUNTY, IDAHO, AND ARE ADJACENT OR CONTIGUOUS TO IDAHO CITY, AND PROVIDING AN EFFECTIVE DATE THEREFOR.

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

That Ordinance No. 246 shall be amended as follows:

1. Section 1.B. of Ordinance No. 246 shall be deleted in its entirety and replaced with the following legal description:

A parcel of land being a portion of the SW 1/4 of Section 26, T.6N., R.5.E., B.M., Boise County, Idaho, said parcel being more particularly described as follows:

Commencing at the Drill Steel marking the Southeast Corner NE 1/4 SW 1/4, Section 26, T.6N., R.5E., B.M., Boise County, Idaho; thence, S.89°19'00"W. 300.00 feet along the south line of said NE 1/4 SW 1/4; thence S.8°25'00"E. 141.50 feet to an iron pin on the south right-of-way of Highway No. 21, said point being the REAL POINT OF BEGINNING; thence along the following courses and distances to iron pins: continuing, S.8°25'00"E. 100.95 feet; thence, S.85°59'53"W. 168.61 feet; thence, N.22°32'18"W. 47.21 feet; thence, S.89°46'43"W. 77.62 feet; thence, N.8°25'00"W. 45.20 feet to a point of beginning of curve on the said right-of-way of Highway No. 21; thence along said right-of-way along a curve to the right 256.93 feet, said curve having a delta of 5°13'48", a radius of 2814.79 feet, tangents of 128.56 feet and a long chord of 256.84 feet which bears N.84°43'33"E. to the REAL POINT OF BEGINNING, said parcel containing 0.50 acres, more or less.

2. Section 1C of Ordinance No. 246 shall be deleted in its entirety and replaced with the following language:

Pebble Estates Subdivision

Block 1, Lots 2, 3, 4, 5 and 6 of the Pebble Estates Subdivision as shown on the Amended Pebble Estates Subdivision Plat recorded at the Boise County Recorder's Office.

3. Section 3 of Ordinance No. 246 shall be amended as follows:

Section 3. The City Clerk of Idaho City is hereby directed to file immediately after the passage and approval hereof a copy of this Ordinance with the ~~State Taxation~~ Idaho State Tax Commission and a copy with the County Recorder of Boise County, as provided by Sections 63-2215 and 50-223, Idaho Code, and this Ordinance shall take effect on the ____ day of _____, 1995.

~~This Ordinance shall take effect and be in full force and effect from and after its passage, approval and publication according to law.~~

4. This Ordinance shall take effect and be in full force and effect from and after its passage, approval and publication according to law.

Adopted and approved this 27th day of February, 1996, and signed by the Mayor of the City of Idaho City and the Chairman of the City Council.

Patricia Campbell
Patricia Campbell, Mayor
City of Idaho City, Idaho

Ron Jensen
Chairman, City Council

ATTEST:

Leslie A. Barkell
Leslie Barkell, Idaho City Clerk

AMENDED PEBBLE ESTATES SUBDIVISION

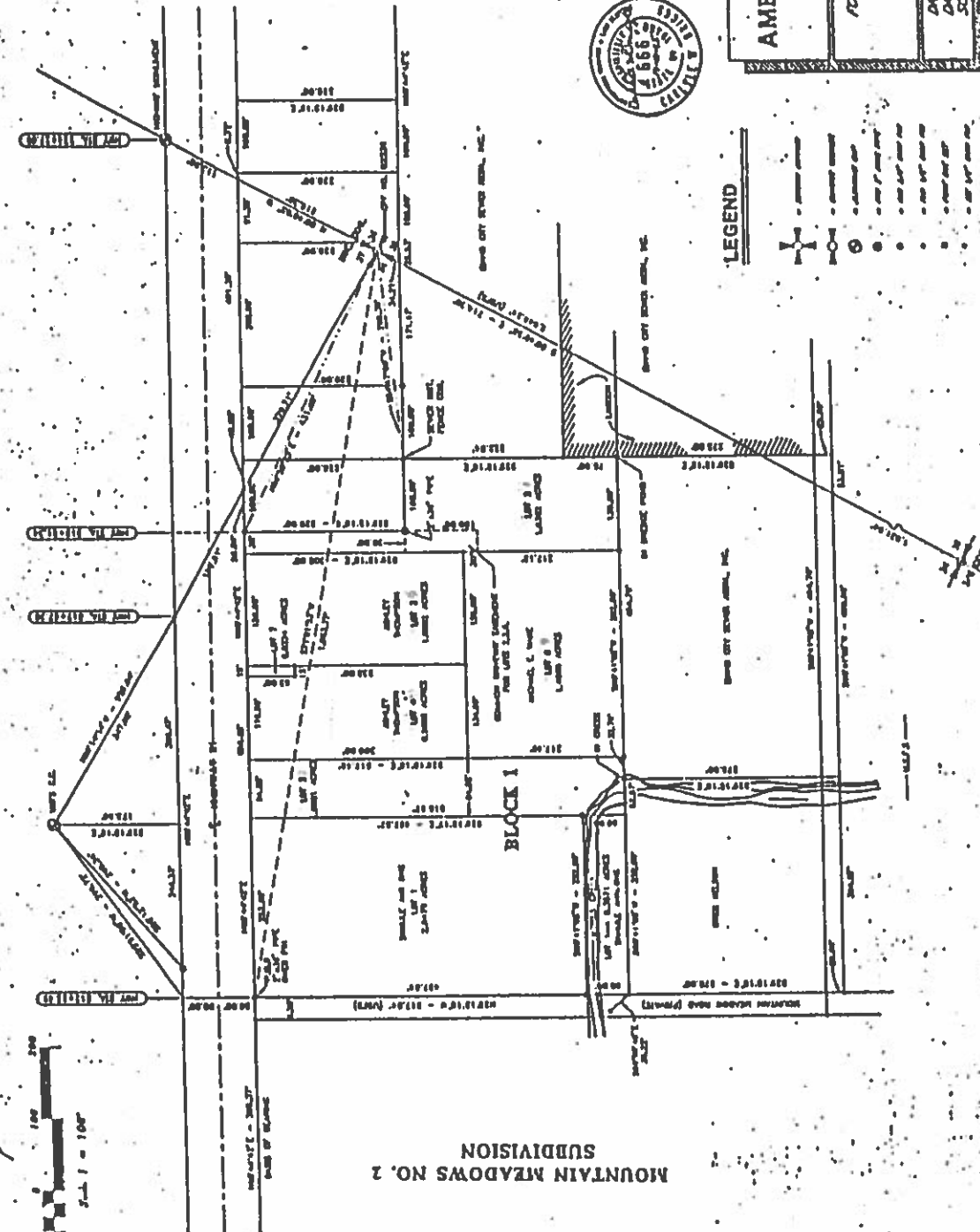
BY 1st 1/4 NE 1/4 SE 1/4 T10C R5C 24
 BOISE COUNTY, IDAHO - DUND CITY AREA, INT 21

1995

MOUNTAIN MEADOWS NO. 2 SUBDIVISION

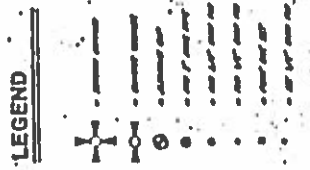


VICINITY MAP



NOTES

1. ALL DIMENSIONS SHALL BE TAKEN FROM THE CENTER OF ANY ROAD UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS SHALL BE TAKEN FROM THE CENTER OF ANY ROAD UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS SHALL BE TAKEN FROM THE CENTER OF ANY ROAD UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS SHALL BE TAKEN FROM THE CENTER OF ANY ROAD UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS SHALL BE TAKEN FROM THE CENTER OF ANY ROAD UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS SHALL BE TAKEN FROM THE CENTER OF ANY ROAD UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS SHALL BE TAKEN FROM THE CENTER OF ANY ROAD UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS SHALL BE TAKEN FROM THE CENTER OF ANY ROAD UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS SHALL BE TAKEN FROM THE CENTER OF ANY ROAD UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS SHALL BE TAKEN FROM THE CENTER OF ANY ROAD UNLESS OTHERWISE NOTED.



AMENDED PEBBLE ESTATES SUBDIVISION

FOR: ADLET THOMPSON AC AND
 P.O. BOX 10118
 CASCADE DRWG 83811
 (208) 343-3381

DESIGN BY: CLONIAS
 DATE: 12-07-15
 SCALE: 1" = 100'

ORDINANCE NO. 248

AN ORDINANCE REPEALING ORDINANCE NO. 244 AND ESTABLISHING PARKING REGULATIONS WITHIN THE LIMITS OF IDAHO CITY, ADOPTING PROCEDURES FOR ENFORCING THOSE REGULATIONS, ESTABLISHING PENALTIES FOR VIOLATIONS OF THE REGULATIONS, AND ESTABLISHING AN EFFECTIVE DATE

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

1. That Ordinance No. 244 shall be rescinded and shall be considered null and void as of the effective date of this ordinance.

2. Parking in Idaho City shall be governed by the following regulations:

I

Parking on public streets within the City of Idaho City shall be regulated as described below and in the official parking map made a part of this ordinance and designated as Exhibit A to this Ordinance:

A. Montgomery Street

- 1. No Parking between Highway 21 and Walulla Street.**
- 2. Between Walulla and Commercial Streets, no parking on east side and parallel parking on west side.**
- 3. Between Commercial and Wall Streets, no parking on west side and diagonal parking with the flow of traffic on the east side.**
- 4. Between Wall and School Streets, no parking on either side.**
- 5. No parking on either side North of School Street.**

B. Walulla Street

- 1. Between Main and Montgomery Streets, parallel parking on the North side.**

2. Between Main and Montgomery Streets, no parking allowed on the South side.

C. Commercial Street

1. Between Main and Montgomery Streets, no parking on either side.

D. Wall Street

1. Between Main and Montgomery Streets, no parking on either side.

E. Main Street

1. Between Highway 21 and Walulla Street, diagonal parking, with the flow of traffic, on the West side.
2. Between Walulla and Commercial Streets, diagonal parking, with the flow of traffic, on the West side, and parallel parking on the East side.
3. Between Commercial and Wall Streets, diagonal parking, with the flow of traffic, on the West side and parallel parking on the East side.
4. Between Wall and School Streets, no parking on the West side.
5. North of School Street, no parking on the West side.
6. Between Wall Street and Bear Run Road, no parking on the East side.

F. Fire Hydrants

1. No parking in front of or within twenty (20) feet of any fire hydrants.

G. RV Dump

1. No parking in front of or within twenty (20) feet of any RV dump.

II

If a city law enforcement officer, or other parking patrol officer is designated by the Mayor, observes a vehicle

parked in violation of this Ordinance, he or she shall place a notice upon the vehicle indicating the time and date of the violation, the make, model, and license number of the vehicle, and the number of the Ordinance violated as well as a description of the violation, upon the vehicle. The notice shall also indicate the fine for the violation and that such fine must be paid to the City Clerk and the time limits for the payment of such fine.

III

Proof of who the registered owner of a vehicle upon which a notice of violation is placed shall be prima facie evidence that such registered owner was the driver of the vehicle at the time of the violation. It shall be the responsibility of the registered owner to prove that he or she was not driving the vehicle at the time of the violation.

IV

Fines for violation of this Ordinance shall be paid to the City Clerk of the Idaho City. The City Council shall establish a fine schedule which shall be adopted or amended by resolution of the City Council. The City Council shall be authorized to adopt a schedule which increases the parking fine if it is not paid within seven (7) days of the violation and to increase the fine further for each seven (7) day period after the violation, up to 21 days, if the fine is not paid. If the fine is paid, there will be no further prosecution of the matter. The fine schedule described above may be amended at any time by resolution of the City Council.

V

All monies received as fines pursuant to this Ordinance shall be collected by the City Clerk for Idaho City and shall be deposited in the general fund. The City Clerk shall maintain a record of receipt of such fines and shall prepare a monthly report of receipt.

VI

If any person wishes to contest the notice of violation, he or she must notify the City Clerk of his or her intentions within fourteen (14) days of the date of violation. At that time, the matter will be submitted to the City Attorney for a determination of whether a misdemeanor complaint should be filed and, if so, the matter will be processed in Magistrate Court.

VII

If the fine is not paid as described above within twenty-one (21) days of the violation, or the registered owner of the

vehicle upon which a notice of violation was placed does not notify the City Clerk in writing of his or her intention to contest the notice of violation, a misdemeanor complaint may be filed by the City Attorney against the registered owner of the vehicle. Failure to pay the fine as set out in the fine schedule shall be considered a misdemeanor and shall carry the penalties as described in the Idaho Code for general misdemeanors. If a person contests the notice of violation in a timely manner and does not prevail, the fine shall be that amount as set out in the fine schedule which the person would have been required to pay had he or she paid the fine on the date the notice of intent to contest the violation was filed.

VIII

Upon placing a notice of violation upon any vehicle, the law enforcement officer, or other parking control officer as designated by the Mayor, shall file a copy of the notice of violation with the City Clerk not later than the next business day and shall retain a copy for his or her records.

IX

Signs shall be placed in all areas regulated by this Ordinance indicating the requirements of the Ordinance. Removal or destruction of any parking control signs shall constitute a misdemeanor and shall subject a violator to a fine of up to \$300.00, incarceration in the county jail of up to six months or both such fine and jail time.

X

Any streets within the City which are not specifically mentioned in Section I of this Ordinance or referred to on the official parking map shall be considered not regulated by this Ordinance and no notice of violation for any parking upon any such streets shall be issued.

XI

This Ordinance shall take effect and be in full force and effect as of April 1, 1996, or from and after its passage, approval and publication according to law, whichever is later.

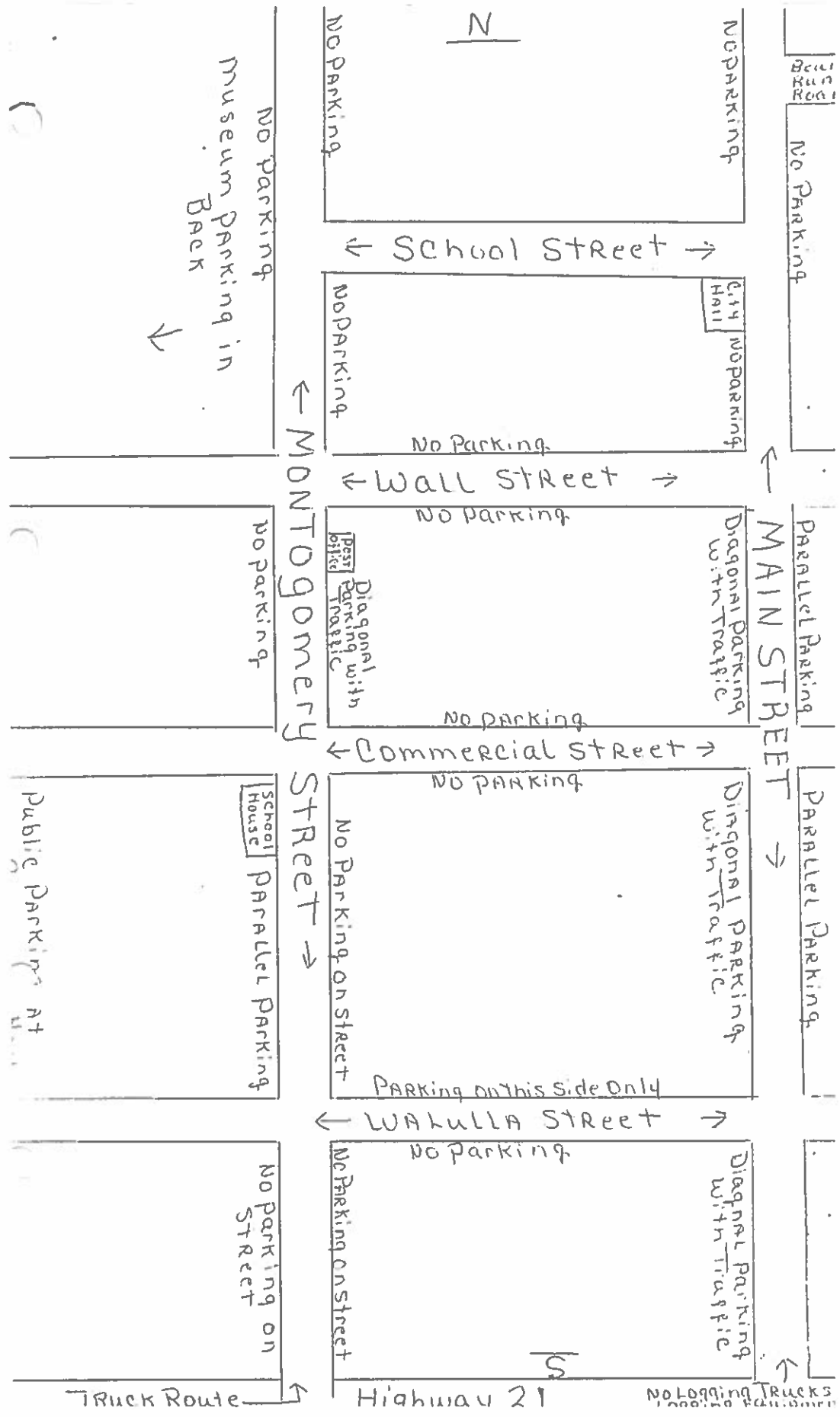
Adopted and approved this 27th day of FEBRUARY,
1996, and signed by the Mayor of the City of Idaho City and the
Chairman of the City Council.

Patricia Campbell
Patricia Campbell, Mayor
City of Idaho City, Idaho

Ron Jameson
Ron Jameson, Chairman
Idaho City Council

ATTEST:

Leslie A. Barkell
Leslie Barkell, Idaho City Clerk



BEAR
RUN
ROAD

No Parking

NO PARKING

N

NO PARKING

School Street

NO PARKING

Museum Parking in
Back



City Hall

NO PARKING

NO PARKING

No Parking

← MONTGOMERY

Wall Street

No Parking



Parallel Parking

MAIN STR

Diagonal Parking
with Traffic

Post
office

Diagonal
Parking with
Traffic

No Parking

no parking



ORDINANCE NO. 247

AN ORDINANCE REPEALING ORDINANCES 158, 227, 236; DISSOLVING THE IDAHO CITY PLANNING AND ZONING COMMISSION; AND ESTABLISHING THAT THE CITY COUNCIL FOR THE CITY OF IDAHO CITY WILL EXERCISE ALL THE FUNCTIONS OF THE PLANNING AND ZONING COMMISSION.

WHEREAS, Idaho Section 67-6503 requires that every city shall exercise the powers conferred by the Local Land Use Planning Act of 1975, contained in Chapter 65 of Title 67 of the Idaho Code; and

WHEREAS, Idaho Code Section 67-6504 provides for the creation of a planning and zoning commission by a city council to exercise the power enumerated under the Local Land Use Planning Act of 1975; and

WHEREAS, the City Council of Idaho City created a planning and zoning commission in Ordinance Number 158, later amended by Ordinances 227 and 236 to exercise the powers enumerated in the Local Land Use Planning Act; and

WHEREAS, it has become difficult to obtain persons who are willing to serve on the planning and zoning commission; and

WHEREAS, the planning and zoning commission has not been a functioning body for several months;

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL AS FOLLOWS:

1. Ordinances 158, 227, and 236 are hereby repealed and the Idaho City Planning and Zoning Commission is hereby dissolved and shall no longer be in existence.
2. The City Council for the City of Idaho City will exercise all of the functions of the planning and zoning commission.
3. This ordinance in no way affects any other ordinances except those ordinances which are specifically repealed. If any other ordinance requires the planning and zoning commission to take any action, such action will from henceforth be the responsibility of the city council.

Adopted and approved this 13th day of January, 19 96, and
signed by the Mayor of the City of Idaho City.

Patricia Campbell
Patricia Campbell, Mayor
City of Idaho City, Idaho

ATTEST:

Leslie A. Barkell
Leslie A. Barkell, Idaho City Clerk

ORDINANCE NO. 246

AN ORDINANCE ANNEXING CERTAIN LANDS TO THE CORPORATE LIMITS OF IDAHO CITY, WHICH LANDS ARE LOCATED IN BOISE COUNTY, IDAHO, AND ARE ADJACENT OR CONTIGUOUS TO IDAHO CITY, SAID LANDS AND TERRITORY BEING GENERALLY DESCRIBED OR REFERRED TO AS PROPERTY ALONG THE SOUTH BOUNDARY OF SAID IDAHO CITY; PROVIDING THAT A COPY OF THIS ORDINANCE BE FILED WITH THE COUNTY ASSESSOR AND THE COUNTY RECORDER OF BOISE COUNTY, STATE OF IDAHO, AND WITH THE STATE TAX COMMISSION OF IDAHO; AND PROVIDING AN EFFECTIVE DATE THEREFOR.

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

Section 1. That the following described lands and territory which lie contiguous and adjacent to the corporate limits of Idaho City and of which the record owners have requested annexation be, and the same are hereby, annexed to the corporate limits of Idaho City, and by such annexation the said territory and all lands included therein, are hereby annexed and included within the territorial limits of Idaho City being described as follows, to-wit:

A. MORES CREEK CROSSING

A portion of the IDAHOAN PLACER MINERAL SURVEY 1541, said portion being situated in the Southeast 1/4 of Section 26, Township 6 North, Range 5 East, Boise Meridian, Boise County, Idaho, described as follows:

Commencing at a found brass cap monumenting Corner No. 7 of said IDAHOAN PLACER MINERAL SURVEY 1541, thence along the Southerly line of said mineral survey S79 degrees-23'-43" E a distance of 1668.94 feet to a set aluminum capped iron pipe monumenting Corner No. 8 of said mineral survey (from which a found brass cap monumenting Corner No. 9 of said mineral survey bears S78 degrees-36'-52"E a distance of 2778.86 feet), said corner No. 8 being the REAL POINT OF BEGINNING.

**Thence continuing along the southerly line of said IDAHOAN PLACER MINERAL SURVEY 1541 N79degrees-23'-43"W a distance of 806.69 feet to a set steel pin.
Thence leaving said southerly line N09degrees-32'-53"W a distance of 861.05 feet to a set steel pin.**

Thence S62degrees-30'-53"E a distance of 281.56 feet to a set steel pin.

Thence N04degrees-45'-07"E a distance of 63.19 feet to a set steel pin.

Thence N21degrees-08'-54"W a distance of 104.32 feet to a set steel pin on the southerly right-of-way of the Idaho State Highway 21.

Thence along said southerly right-of-way the following courses: S80degrees-48'-02"E a distance of 234.86 feet to a found brass cap.

Thence southeasterly 452.27 feet along the arc of a circular curve concave to the northeast, said curve having a radius of 2914.79 feet, a central angle of 8degrees-53'-24" and a long chord that bears S85degrees-14'-44"E a chord distance of 451.82 feet to a set steel pin.

Thence leaving said southerly right-of-way S01degrees-30'-53"E a distance of 13.07 feet to a set steel pin.

Thence southeasterly 137.44 feet along the arc of a circular curve concave to the Northeast, said curve having a radius of 375.00 feet, a central angle of 21 degrees-00'-00" and a long chord that bears S12 degrees -00'-53"E a chord distance of 136.68 feet to a set steel pin.

Thence southeasterly 239.55 feet along the arc of a circular curve concave to the southwest, said curve having a radius of 1525.00 feet, a central angle of 09 degrees -00'-00" and a long chord that bears S18 degrees -00'-53"E a chord distance of 239.30 feet to a set steel pin.

Thence S13 degrees -30'-53"E a distance of 36.00 feet to a set steel pin.

Thence N76 degrees -29'-07"E a distance of 96.93 feet to a set steel pin.

Thence S68 degrees -00'-53"E a distance of 144.91 feet to a set steel pin.

Thence S21 degrees -59'-07"W a distance of 113.00 feet to a set steel pin.

Thence S26 degrees -00'-53"E a distance of 74.72 feet to a set steel pin.

Thence S21 degrees -24'-07"W a distance of 397.46 feet to a set steel pin on the southerly line of said IDAHOAN PLACER MINERAL SURVEY 1541.

Thence along said southerly line N78 degrees -36'-52"W a distance of 152.00 feet to the REAL POINT OF BEGINNING.

The above described tract of land contains 20.83 acres, more or less, subject to all existing easements and right-of-ways. Public utility easements are not dedicated to the public, however, the

right of access to and use of public utility easements required to service all lots within this platting is perpetually reserved.

The property is shown on the map attached hereto as Exhibit A for the Mores Creek Crossing.

B.

A parcel of land situated in the SE1/4 of the SW1/4 of section 26 T6NR5E, Boise County, Idaho, and is part of Idahoan Placer patented Mineral Survey # 1541 and a part of Bullion claim Mineral Survey # 1483, further described as follows: Start at the NE corner of the SE1/4 of the SW1/4 of section 26 T6NR5E; thence south 89 degrees 19' West a distance of 300 feet; thence south 8 degrees 25' East a distance of 141.5 feet to the real point of beginning and corner # 1 which corner lies on South right of way boundary of State Highway # 21; thence south 8 degrees 25' East a distance of 400 feet to corner # 2 thence south 77 degrees 25' West a distance of 1048 feet a corner # 3; thence North 8 degrees 25' west a distance of approximately 400 feet to corner # 4; which corner lies on the south right of way boundary of State Highway # 21 thence in a Northeasterly direction along the south right of way boundary of State Highway #21 to the place of beginning. Said Highway right of way boundary lies 50 feet south of the center line of State Highway # 21. Parcel contains 10.32 acres, more or less.

C. PEBBLE ESTATES SUBDIVISION

A parcel of land situated in the Northeast one-quarter of Section 34, Township 6 North, Range 5 East, Boise Meridian, Boise County, Idaho, more particularly described as follows:

Commencing at a Brass Cap marking the corner common to sections 26, 27, 34, and 35;
thence S 71 degrees 02'41"W a distance of 1063.79 feet to a 5/8 inch iron pin the point of beginning;
thence N 60 degrees 42'24"E a distance of 658.85 feet to a 5/8 inch iron pin;
thence S 29 degrees 12'11" E a distance of 219.89 feet to a 2 inch iron pipe.
thence N 60 degrees 50'06"E a distance of 100.00 feet to a point;
thence S 29 degrees 15'18"E a distance of 298.02 feet to a point;
thence S 60 degrees 36'05"W a distance of 454.66 feet to a point;

thence S 60 degrees 41'05"W a distance of 304.07 feet to a 1/2
inch iron pin;
thence N 29 degrees 14'51"W a distance of 518.88 feet to the
point of beginning.
comprising of 8.53 acres.

The property is show on the map attached hereto as Exhibit B for the Pebble
Estates Subdivision annexation.

Section 2. That from and after the effective date of the Ordinance, all
property included within the boundaries of the territory described in Section 1
hereof, and annexed to Idaho City as provided by Section 1, and all persons residing
therein shall be subject to all statutes pertaining to Idaho City and all ordinances,
police regulations, taxation and other powers of Idaho City, and all persons within
the said territories annexed shall be and are entitled to all the rights and benefits as
are other persons residing within the corporate limits of Idaho City.

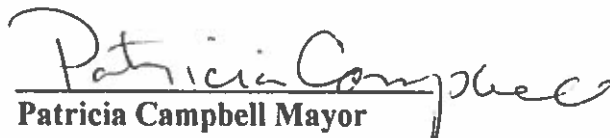
Section 3. The City Clerk of Idaho City is hereby directed to file
immediately after the passage and approval hereof a copy of this ordinance with the
State Taxation and a copy with the County Recorder of Boise County, as provided
by sections 63-2215 and 50-223, Idaho Code, and this Ordinance shall take effect on
the eighth day of November, 1995.

This Ordinance shall take effect and be in full force and effect from and after
its passage, approval and publication according to law.

Adopted and approved this eighth of November, 1995, and signed by the
Mayor of the City of Idaho City .

Approved:

Attest:


Patricia Campbell Mayor
City of Idaho City, Idaho


Leslie A. Barkell Idaho City Clerk