

ORDINANCE NO. 321_2016

AN ORDINANCE AMENDING THE ZONING MAP TO RECLASSIFY CERTAIN LANDS WITHIN THE CITY OF SUGAR CITY (SUCH LAND BEING COMMONLY KNOWN AS A PORTION OF THE RIVER BEND RANCH PROPERTY) UNDER THE CITY'S ZONING ORDINANCE; AMENDING AND REVISING THE CITY'S OFFICIAL ZONING MAP TO REFLECT THIS CHANGE; AND PROVIDING WHEN THIS ORDINANCE SHALL BECOME EFFECTIVE.

WHEREAS, the land hereinafter described is within the City of Sugar City, Idaho and is currently zoned as R-1 (Single Family Residential), and

WHEREAS, it appears to the Mayor and City Council of the City of Sugar City that the proper classification of said land is that of R-3 (High Density Residential), as defined in Section 9-6-2A of the Sugar City Municipal Code, and

WHEREAS, the City Council requested that the Sugar City Planning and Zoning Commission consider re-zoning of the affected land, and, after public hearing on the same, the Planning and Zoning Commission made its report and recommends a zoning classification of R-3 (High Density Residential) for the hereinafter described lands, and

WHEREAS, the City Council has determined that the proper classification under the Zoning Ordinance of the City of Sugar City, for the property is as hereinafter set forth.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SUGAR CITY, AS FOLLOWS:

That the following described lands situated in Sugar City, Madison County, Idaho are hereby re-zoned as R-3 (High Density Residential):

PARCEL 1:

Township 7 North, Range 40 East, Boise Meridian, Madison County, Idaho

Section 33, S1/2NW1/4, N1/2SW1/4; that portion described as follows:

Beginning at the Southwest Corner of the N1/2SW1/4; thence N. 89° 51' 36" E. Along the South Line of the said aliquot part 823.35 feet to a monument set on the North Bank of the Teton River; thence N. 53° 37' E. along said bank 66.2 feet; thence N. 12° 06' E. along said bank 501.5 feet; thence N. 39° 55' E. along said bank 204.0 feet; thence N. 24° 37' E. along said bank 184.5 feet; thence N. 64° 42' E. along said bank 139.4 feet; thence N. 87° 42' E. along said bank 276.8 feet; thence N. 53° 16' E. along said bank 173.3 feet; thence N. 31° 51' E. along said bank 636.9 feet; thence N. 70° 09' E. along said bank 115.0 feet; thence N. 11° 05' E. along said bank 163.0 feet; thence N. 39° 53' E. along said bank 98.5 feet; thence S. 88° 13' E. along said bank 94.4 feet; thence S. 73° 00' E. along said bank 272.3 feet to a monument set on the north bank of

said river and East Line of the S1/2NW1/4; thence N. 0° 20' 17" W. along said line 882.59 feet to the Northeast Corner of the said part; thence S. 89° 45' 57" W. along the North line of said part 2636.86 feet to the Northwest Corner of said part; thence S. 0° 22' 54" E. along the West Line of said part 2635.06 feet to the Corner of Beginning.

That the official zoning map of the City of Sugar City, Idaho be revised to show that the above-described land is a part of the R-3 zoning district.

This ordinance shall be in full force and effect from and after its passage, approval and due publication.

ENACTED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR this 8th Day of September, 2016.

CITY OF SUGAR CITY, IDAHO



DAVID D. OGDEN, MAYOR

ATTEST:



WENDY MCLAUGHLIN
CITY CLERK-TREASURER

(SEAL)

Ordinance No. 321
Nov. 2016

N 1000 E



US Hwy 20

W 9th N

E 9th N

Navidano Dr

Alhambra Dr

Fortuna Dr

Cielo Dr

Pro Peat Dr

Stage Rd

LEGEND



R-3