

ORDINANCE NO. 326_2017

AN ORDINANCE APPROVING PROPOSED ZONE CHANGES AND AMENDING THE ZONING MAP OF THE CITY OF SUGAR CITY AS SHOWN ON THE ATTACHED MAP, PROVIDING FOR THE ADOPTION OF THE AMENDED MAP; PROVIDING FOR REPEAL OF ANY CONFLICTING PROVISIONS OF THE CODE AND PROVIDING FOR EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, the land hereinafter described is within the City of Sugar City, Idaho and is currently zoned R-1 and R-2, and is requested to be zoned as M1-light manufacturing, MU1-Multiple Use 1, and MU2 - Multiple Use 2 as follows:

PARCEL 1:

LIGHT MANUFACTURING AREA- M1

BEGINNING AT A POINT THAT IS S45°08'40"E 42.46 FEET FROM THE NORTH WEST CORNER OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 40 EAST OF THE BOISE MERIDIAN, MADISON COUNTY, IDAHO; AND RUNNING THENCE N89°54'01"E 355.33 FEET; THENCE S30°08'18"W 703.70 ALONG THE WEST RIGHT OF WAY LINE OF THE EASTERN IDAHO RAILROAD; THENCE N00°11'21"W 607.96 TO THE POINT OF BEGINNING, CONTAINING 2.479 ACRES.

PARCEL 2:

MULTIPLE USE 1 AREA- MU-1

COMMENCING AT A POINT THAT IS N00°11'21"W 1751.26 FEET AND N89°48'39"E 85.31 FEET FROM THE WEST 1/4 CORNER OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 40 EAST OF THE BOISE MERIDIAN, MADISON COUNTY, IDAHO; AND RUNNING THENCE N30°08'18"E 661.86 FEET TO A POINT OF A CURVE WITH A RADIUS OF 540.00 FEET AND A CHORD THAT BEARS N50°43'52"E 379.86 FEET; THENCE TO THE RIGHT ALONG SAID CURVE 388.17 FEET THRU A CENTRAL ANGLE OF 41°11'09" TO A TANGENT CURVE WITH A RADIUS OF 1976.58 FEET AND A CHORD THAT BEARS N72°49'09"E 103.15 FEET; THENCE TO THE RIGHT ALONG SAID CURVE 103.16 FEET THRU A CENTRAL ANGLE OF 02°59'26"; THENCE N89°54'01"E 242.32 FEET; THENCE N00°06'04"W 30.00 FEET; THENCE N89°54'01"E 162.18 FEET; THENCE S00°11'34"E 1295.46 FEET TO A POINT OF A CURVE HAVING A RADIUS OF 25.00 FEET AND A CHORD THAT BEARS S44°48'09"W 35.35 FEET; THENCE TO THE RIGHT ALONG SAID CURVE 39.27 FEET THRU A CENTRAL ANGLE OF 89°59'26"; THENCE S89°47'55"W 262.29 FEET TO A POINT OF A CURVE HAVING A RADIUS OF 461.00 FEET AND A CHORD THAT BEARS N75°01'55"W 241.27 FEET; THENCE TO THE RIGHT ALONG SAID CURVE 244.12 FEET THRU A CENTRAL ANGLE OF 30°20'25"; THENCE N59°51'42"W 698.95 FEET TO A POINT OF A CURVE HAVING A RADIUS OF 25.00 FEET AND A CHORD THAT BEARS N14°51'42"W 35.36

FEET THRU A CENTRAL ANGLE OF 90°00'00 TO THE POINT OF BEGINNING,
CONTAINING 25.050 ACRES.

PARCEL 3:

OLD FARM ESTATES DIVISION No. 3
LEGAL DESCRIPTION MU-2

COMMENCING AT A POINT THAT IS THE WEST 1/4 CORNER OF SECTION 9,
TOWNSHIP 6 NORTH, RANGE 40 EAST OF THE BOISE MERIDIAN, MADISON
COUNTY, IDAHO; AND RUNNING THENCE N00°11'21"W 1582.97 FEET; THENCE
N24°53'59"E 56.30 FEET TO A POINT OF A CURVE WITH A RADIUS OF 25.00 FEET
AND A CHORD THAT BEARS N72°31'08"E 36.93 FEET; THENCE TO THE RIGHT
ALONG SAID CURVE 36.93 FEET THRU A CENTRAL ANGLE OF 95°14'19"; THENCE
S59°51'42"E 690.87 FEET TO A POINT OF A CURVE WITH A RADIUS OF 541.00 FEET
AND A CHORD THAT BEARS S75°01'54"E 283.14 FEET; THENCE TO THE LEFT
ALONG SAID CURVE 286.47 FEET THRU A CENTRAL ANGLE OF 30°20'23"; THENCE
N89°47'55"E 668.77 FEET; THENCE S00°11'34"E 1211.30 FEET; THENCE S89°25'13"W
1597.64 FEET TO THE POINT OF BEGINNING, CONTAINING 48.725 ACRES.

LESS THE FOLLOWING:

COMMENCING AT A POINT THAT IS N89°25'13"E 34.00 FEET FROM THE WEST 1/4
CORNER OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 40 EAST OF THE BOISE
MERIDIAN, MADISON COUNTY, IDAHO; AND RUNNING THENCE N00°11'21"W
305.01 FEET; THENCE N89°25'14"E 285.75 FEET; THENCE S00°34'46"E 305.00 FEET;
THENCE S89°25'13"W 287.83 FEET THE POINT OF BEGINNING, CONTAINING 2.00
ACRES.

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 as
applied for and reflected above, and

WHEREAS, the City Council has approved and adopted the recommendations of the
Planning and Zoning Committee, for the property described above.

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

Parcel 1 as described above is hereby rezoned as M1, light Manufacturing

Parcel 2 as described above is hereby rezoned as MU-1, Multiple Use 1

Parcel 3 as described above is hereby rezoned as MU-2, Multiple Use 2

Section 1. The Zoning Map for the City of Sugar City is hereby amended as shown on the attached map.

Section 2. The attached map is hereby adopted as the official zoning map of the City of Sugar City.

Section 3. All provisions of the Sugar City Code in conflict herewith are repealed so far as they are in conflict with this Ordinance.

Section 4. This Ordinance shall be in full force and effect from and after its passage, execution and publication in the manner provided by law.

ENACTED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR this 25th day of May, 2017.

CITY OF SUGAR CITY, IDAHO



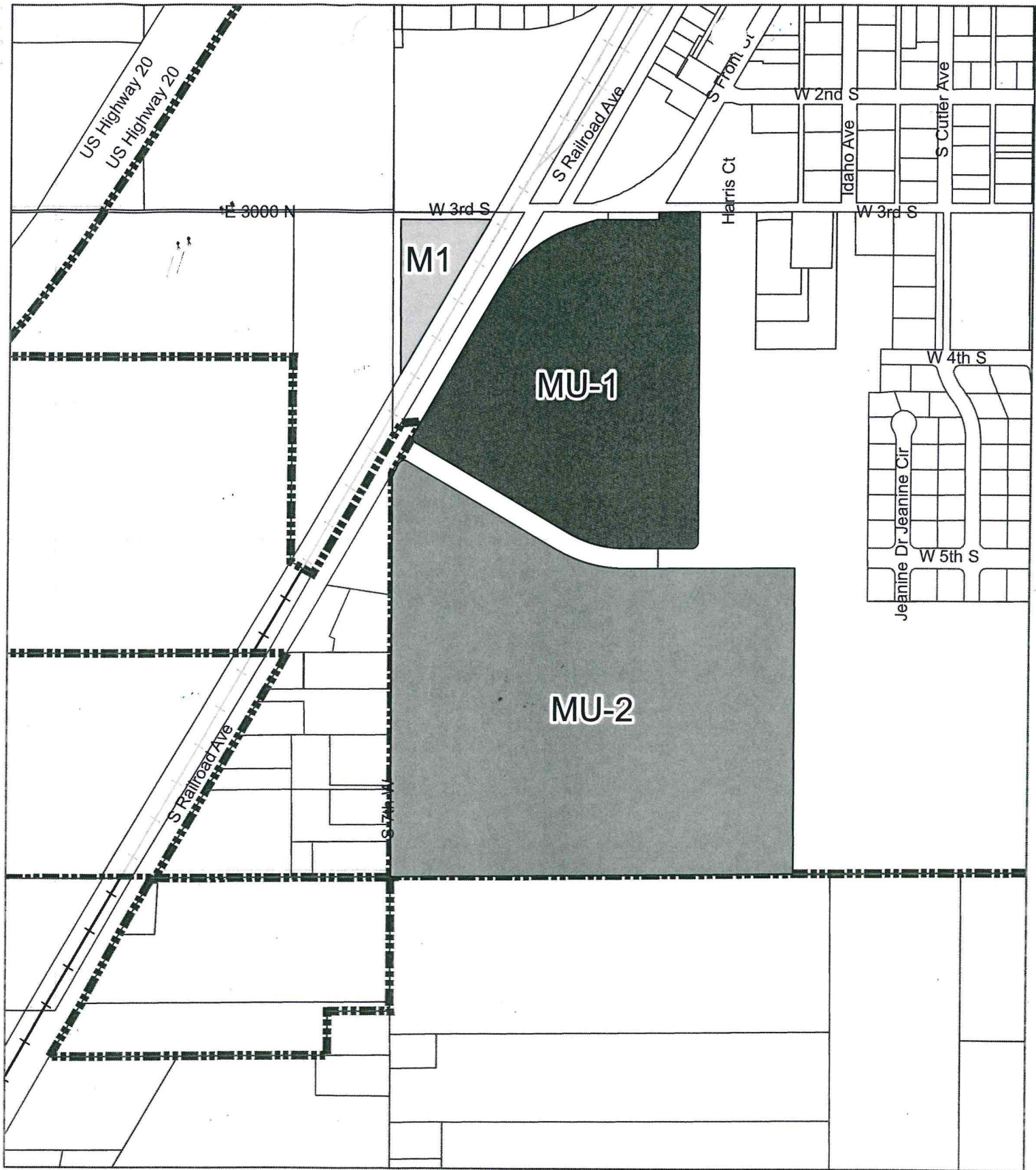
DAVID D. OGDEN, MAYOR

ATTEST:

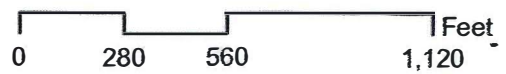


WENDY MCLAUGHLIN,
CITY CLERK-TREASURER

(SEAL)



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31 May 2017

The information contained in this map is for reference purposes only. Madison County and the City of Sugar City cannot be held responsible for misuse of the data.

