Instrument # 286146
TETON COUNTY, IDAHO
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Index to: CITY ORDINANCE

CORRECTED

THE CITY OF VICTOR, IDAHO

ORDINANCE NO. O608

AN ORDINANCE OF THE CITY OF VICTOR AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF VICTOR, WHICH IS PART OF TITLE 10 OF THE CITY'S MUNICIPAL CODE, TO ASSIGN COMMERCIAL MIXED USE (CX) TO THE 3.52-ACRE PARCEL OF LAND.

WHEREAS, The purpose of this ordinance shall be to promote the health, safety, and general welfare of the people of the city and the area of city impact by fulfilling the purposes and requirements of the Local Planning Act of 1975 and implementing the comprehensive plan for the city and its area of city impact. Specific statements of purpose accompany selected provisions of this ordinance, but the comprehensive plan provides the full statement of the city's purpose and intent in planning and zoning activities.

WHEREAS, This title is adopted pursuant to the authority granted by the Local Planning Act of 1975 and the City's constitutional police powers. It fulfills the requirements of the Local Planning Act.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF VICTOR, TETON COUNTY, IDAHO:

Section 1. That City of Victor official zoning map, dated June 22, 2022, be amended to assign the Commercial Mixed Use (CX) District to the 3.52-acre parcel located at the northwest corner of S. Agate Ave. and Baseline Road and described as:

A PARCEL OF LAND BEING A PORTION OF THAT TRACT AS DESCRIBED ON THAT GRANT DEED RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF TETON COUNTY, IDAHO AS INSTRUMENT NUMBER 278225, LOCATED WITHIN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 45 EAST, BOISE MERIDIAN, CITY OF VICTOR, TETON COUNTY, IDAHO, SAID PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 11, 12, 13, 14, MARKED BY REBAR WITH AN ALUMINUM CAP AS DESCRIBED IN THAT CORNER PERPETUATION AND FILING RECORD RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF TETON COUNTY, IDAHO AS INSTRUMENT NUMBER 268983;

THENCE N 00°47'05" W, 128.75 FEET, ALONG THE SECTION LINE COMMON TO SAID SECTIONS 11 AND 12 TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THE OLD JACKSON HIGHWAY, ALSO KNOWN AS AGATE STREET, AS DESCRIBED IN THAT RIGHT-OF-WAY DEED RECORDED IN SAID OFFICE AS INSTRUMENT NUMBER 20821, SAID POINT BEING MARKED BY A REBAR WITH AN ALUMINUM CAP INSCRIBED "LS 2860";

THENCE N 46°46'13" W, 83.43 FEET, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF BASELINE ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING N 46°46'13" W, 702.86 FEET, ALONG SAID NORTHERLY RIGHT-OF-WAY, TO A POINT; THENCE N 41°25'52" E, 95.44 FEET, DEPARTING SAID NORTHERLY RIGHT-OF-WAY TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE THROUGH AN ARC LENGTH OF 39.73 FEET, WITH A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF N 86°57'49" E, WITH A CHORD LENGTH OF 35.68 FEET, TO A POINT; THENCE S 47°30'14" E, 149.23 FEET, TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE THROUGH AN ARC LENGTH OF 55.43 FEET, WITH A RADIUS OF 36.00 FEET, WITH A CHORD BEARING OF N 88°22'58" E, WITH A CHORD LENGTH OF 50.12 FEET, TO A POINT; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT, WITH AN ARC LENGTH OF 162.49 FEET, WITH A RADIUS OF 285.00 FEET, WITH A CHORD BEARING OF N 60°36'11" E, WITH A CHORD LENGTH OF 160.30 FEET, TO A POINT; THENCE WITH A

REVERSE CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 48.83 FEET, WITH A RADIUS OF 36.00 FEET, WITH A CHORD BEARING OF N 38°04'34" E, WITH A CHORD LENGTH OF 45.18 FEET, TO A POINT; THENCE N 00°47'05" W, 155.39 FEET, TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE THROUGH AN ARC LENGTH OF 39.27 FEET, WITH A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF N 44°12'55" E, WITH A CHORD LENGTH OF 35.36 FEET, TO A POINT; THENCE N 89°12'55" E, 52.86 FEET, TO A POINT OF INTERSECTION WITH SAID WESTERLY RIGHT-OF-WAY LINE OF BASELINE ROAD; THENCE S 00°47'05" E, 751.21 FEET, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, TO THE POINT OF BEGINNING;

SAID PARCEL ENCOMPASSES 3.52 ACRES.
THE BASIS OF BEARINGS BEING N 00°47'05" W, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO.

Section 2. That all ordinances, resolutions, orders, or parts thereof or in conflict with this ordinance are hereby voided.

Section 3. That this Ordinance shall be in full force and effect upon its passage, approval and publication.

First Reading by Title Only on April 26, 2023.

This Ordinance was adopted after the first reading and by suspension of the Rule as allowed pursuant to Idaho Code § 50-902.

PASSED by the City Council of the City of Victor, Idaho this 26th day of April 2023

APPROVED by the Mayor of the City of Victor, Idaho this 26th day of April 2023

APPROVED:

MAYOR

ATTEST

Michelle Smith
CITY CLERK