

ORDINANCE NO. 2017-04

AN ORDINANCE OF THE CARIBOU COUNTY, IDAHO, AMENDING THE ZONING MAP OF THE AREA OF CITY IMPACT TO CLASSIFY CERTAIN PROPERTY PRESENTLY DESIGNATED AS C-2 (COMMERCIAL) TO A-1 (AGRICULTURAL); DIRECTING THE CITY CLERK TO CAUSE THE OFFICIAL ZONING MAP OF THE AREA OF CITY IMPACT TO BE AMENDED TO REFLECT THE ZONING DISTRICT CHANGE; WAIVING THE RULE REQUIRING THIS ORDINANCE TO BE READ ON THREE SEPARATE OCCASIONS; AND ESTABLISHING AN EFFECTIVE DATE OF THIS ORDINANCE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS, IDAHO, AS FOLLOWS:

SECTION 1. Based upon application by Louis and Terrisa Berg the following property located in the impact area of the City of Soda Springs, Idaho, presently zoned as Commercial (C-2) is rezoned to Agricultural (A-1):

Township 9 South, Range 41 East of the Boise Meridian:

Section 12:

Beginning at the West  $\frac{1}{4}$  corner of said Section 12 from which the Northwest corner of Section 12 bears North  $01^{\circ}02'09''$  East 2643.61 feet;

Thence North  $01^{\circ}02'09''$  East 534.50 feet along the West line of said Section 12 (North 524.2 feet by record) to a  $\frac{5}{8}$ " rebar with cap labeled, "A.A. Hudson, PLS 4735" set on the intersection and said West line and the Northerly right of way line of Highway 30, the TRUE POINT OF BEGINNING.

Thence North  $01^{\circ}02'09''$  East 1027.06 feet along said West line to a  $\frac{5}{8}$ " rebar with cap set on the intersection of said West line and the Southerly right of way line of the Union Pacific Railroad;

Thence South  $79^{\circ}47'14''$  East 1334.98 feet along said Railroad right of way line to a  $\frac{5}{8}$ " rebar with cap;

Thence South  $54^{\circ}19'20''$  West 894.15 feet to a  $\frac{5}{8}$ " rebar with cap;

Thence South  $53^{\circ}26'13''$  West 234.26 feet to a  $\frac{5}{8}$ " rebar with cap set on a fence line;

Thence North  $89^{\circ}26'58''$  West 322.34 feet along said fence line to a  $\frac{5}{8}$ " rebar with cap;

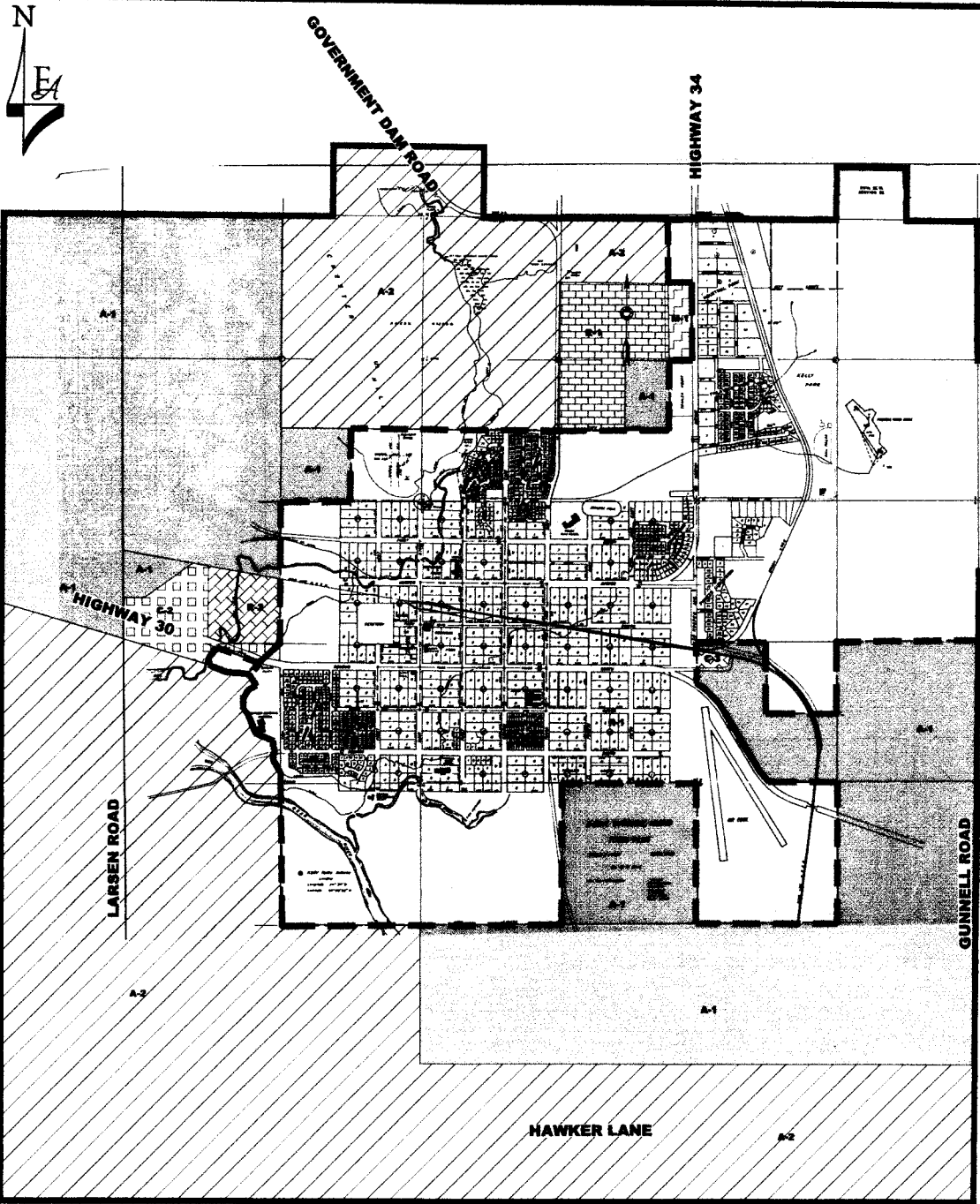
Thence South  $88^{\circ}28'10''$  West 68.20 feet along said fence line to a  $\frac{5}{8}$ " rebar with cap;

Thence South  $01^{\circ}01'58''$  West 139.44 feet (127.00 feet by record) to  $\frac{5}{8}$ " rebar with cap set on said Northerly right of way line of Highway 30;








Thence North  $70^{\circ}08'16''$  West 26.47 feet (25.00 feet by record) along said right of way line to the TRUE POINT OF BEGINNING.

SECTION 2. The City Clerk is hereby directed to cause the official zoning map of the Area of City Impact of Soda Springs, Idaho, attached as Exhibit "D" to Ordinance No. 661 of the City, to be amended to reflect the zoning district changes set forth in this ordinance

**EXHIBIT "D"**  
**ZONING MAP OF IMPACT AREA OF SODA SPRINGS, IDAHO**



**ZONING LEGEND**

- |   |                          |   |                            |
|---|--------------------------|---|----------------------------|
|  | <b>A-1 AGRICULTURE-1</b> |  | <b>M-1 MANUFACTURING-1</b> |
|  | <b>A-2 AGRICULTURE-2</b> |  | <b>R-1 RESIDENTIAL</b>     |
|  | <b>C-2 COMMERCIAL-2</b>  |  | <b>R-2 RESIDENTIAL</b>     |
|  | <b>C-3 COMMERCIAL-3</b>  |   |                            |

--- CITY OF SODA SPRINGS BOUNDARY  
 ——— IMPACT ZONE

**CITY OF SODA SPRINGS**  
**AREA OF IMPACT ZONING MAP**



MARCH 2017

**FORSGREN**  
*Associates Inc.*

350 NORTH 2ND EAST, REXBURG, ID 83440  
 PH: 208.368.0201 FAX: 208.368.0208

SECTION 3. The rule requiring that this ordinance be read on three (3) separate occasions is hereby waived.

SECTION 4. This ordinance shall be in full force and effect from and after its passage, approval, and publication according to law and the passage, approval and publication of a like ordinance by Caribou County, Idaho,

PASSED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SODA SPRINGS, IDAHO, THIS 27<sup>TH</sup> DAY OF MARCH, 2017.

  
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PHIL CHRISTENSEN, CHAIRMAN

ATTEST:

  
\_\_\_\_\_  
DENISE HORSLEY- CLERK