

ORDINANCE NO. 232
ANNEXATION AND ZONING

AN ORDINANCE OF THE CITY OF STANLEY, IDAHO ANNEXING CERTAIN ADJACENT AND CONTIGUOUS REAL PROPERTY TO THE CITY OF STANLEY; PROVIDING FOR THE ZONING OF SAID ANNEXED REAL PROPERTY; PROVIDING THAT SUCH REAL PROPERTY AND ALL PERSONS WITHIN THE LIMITS OF SUCH ANNEXED REAL PROPERTY SHALL BE SUBJECT TO ALL PROVISIONS OF ALL ORDINANCES OF THE CITY OF STANLEY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, there is certain real property adjacent to the City of Stanley described in Exhibit A and referred to as the "Property" subject to annexation in accordance with the provisions of Idaho Code §50-222; and

WHEREAS, the City Council of Stanley has determined that the annexation of the Property is in the best interests of the City of Stanley and the residents; and

WHEREAS, the Property described in Section 1 of this Ordinance is classified as a Municipal District zoning classification pursuant to SMC 17.28 of the Zoning Ordinance of the City; and

WHEREAS, the City of Stanley Official Zoning Map is updated to reflect the annexation and zoning change and is attached as Exhibit B

WHEREAS, a public hearing was held, pursuant to public notice as required by law, and following the public hearing the City Council determined that the annexation and zoning classification should be granted.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF STANLEY, IDAHO, as follows:

Section 1: The annexation of real property described and depicted in Exhibit A attached and made part of by reference are hereby annexed into the City Limits of Stanley and are made a part of the City of Stanley.

Section 2: The Property annexed to the City of Stanley and described above shall be zoned Municipal District.

Section 3: Official Zoning Map of the City is hereby amended to reflect the change set forth in Section 1 and Section 2 and depicted in Exhibit B

Section 4: From and after the effective date of this Ordinance all property and persons within the Property shall be subject to the provisions of all ordinances of the City of Stanley.

Section 5: That immediately after the passage, approval, and publication of this ordinance according to law, the City Clerk is hereby directed to file with the Custer County Auditor, Treasurer, and Assessor, and with the Idaho State Tax Commission, a certified copy of this ordinance, as provided by Idaho Code §50-223.

Section 6: This Ordinance shall be published once in full and shall take effect and be in force from and after its passage, approval, and publication.

DATED this 30 day of October, 2025.

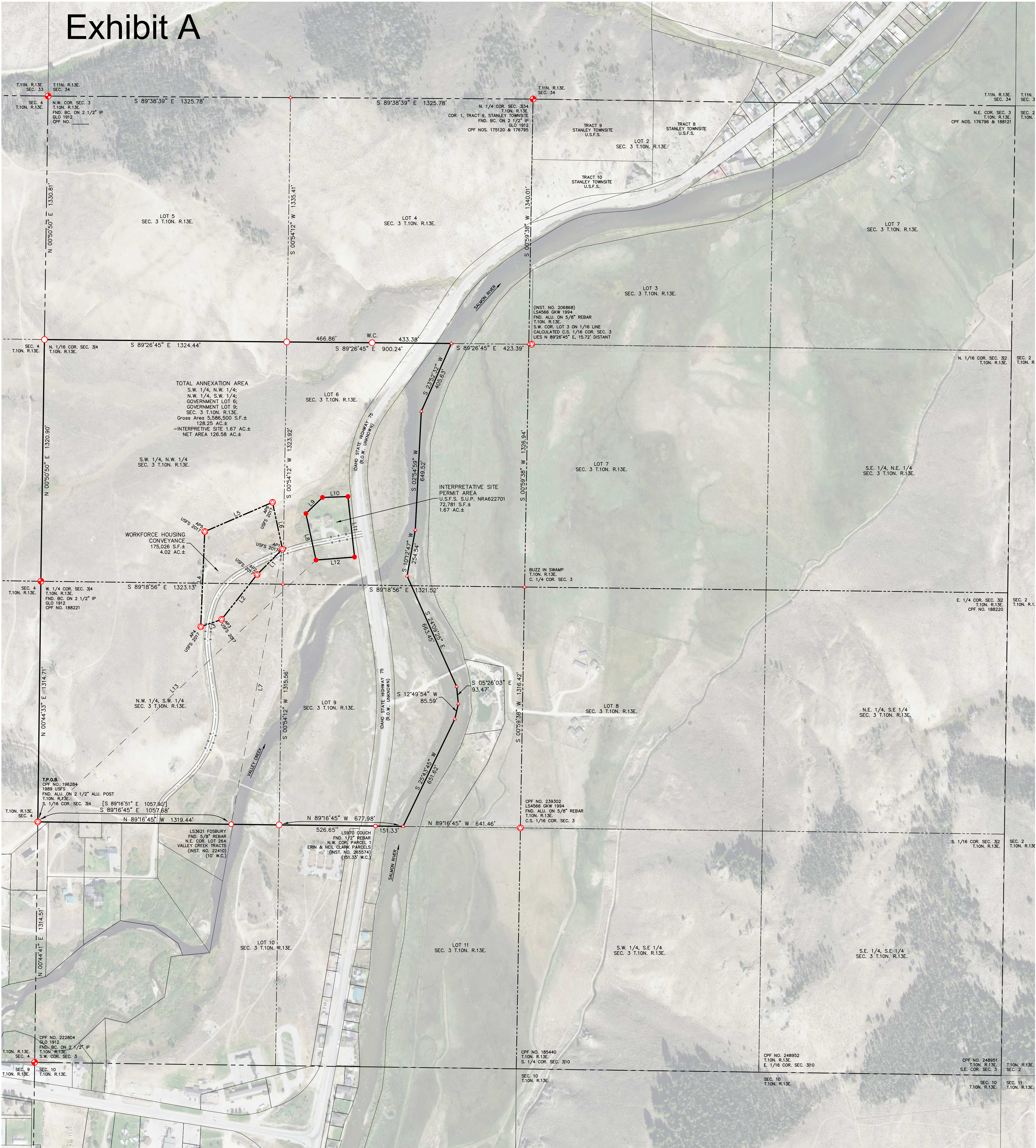
CITY OF STANLEY
Custer County, Idaho

By: Steve Botti
Steve Botti, Mayor

ATTEST:

Hannah Fake
Hannah Fake, City Clerk

Exhibit A



LEGEND

- Annexation Boundary
- Workforce Housing Conveyance Boundary
- Section Line
- 1/4 Section Line
- 1/16 Section Line
- Adjoining Lot Line
- 30' Wide Road Easement - Inst. No. 257334
- Found Brass Cap, As Shown
- Found Aluminum Cap, As Shown
- Found 5/8" Rebar, As Shown
- Found 1/2" Rebar, As Shown
- Found Aluminum Cap on 5/8" Rebar, PLS 7048
- Set 5/8" Rebar, PLS 7048
- Calculated Point, Nothing Found or Set
- True Point of Beginning
- WC Witness Corner
- [] Record Bearing & Distance
- U.S.F.S. Workforce Housing Conveyance Exhibit A
- () Record Bearing & Distance
- U.S.F.S. S.U.P. NRA622701

NOTES

- Basis of Bearings is Grid North per Idaho State Plane Coordinate System, Central Zone, NAD83, (1992), at Grid in US Survey Feet with a Project Combined Scale Factor of 0.99971673, at the True Point of Beginning (TPOB), with a Grid North to Geodetic North Convergence Angle of N 00°39'10" E. Ground Distances will be slightly longer.
- Except as stated or shown on this map, this Survey does not intend to reflect any of the following which may be applicable to Subject Real Property: Natural Hazards, Encroachments, Wetlands, Ditches, Easements other than those shown or listed hereon, Building Setbacks, Restrictive Covenants, Subdivision Restrictions, Zoning Restrictions, Land-Use Regulations, or Deed Restrictions and Exceptions contained within a current Title Policy.
- Utility Locations shown are based on visual surface evidence and City Maps. Utility locations should be verified before any excavation.
- Aerial Imagery, if shown, is from NAIP 2013.

LINE TABLE

LINE	DISTANCE	BEARING
L1	196.57' [196.64']	S 44°54'31" W [S 44°53'19" W]
L2	312.38' [312.35']	S 38°22'41" W [S 38°23'17" W]
L3	120.86' [120.95']	S 70°41'00" W [S 70°40'00" W]
L4	520.63' [520.74']	N 02°24'53" E [N 02°24'45" E]
L5	403.44' [403.64']	N 66°40'53" E [N 66°40'00" E]
L6	261.50' [261.67']	S 11°59'33" E [S 11°58'50" E]
L7	1529.31' [1531.06']	N 10°33'24" E [N 10°24'05" E]
L8	259.75' [259.82']	N 12°15'16" W [N 12°15'16" W]
L9	126.31' [126.35']	N 45°37'50" E [N 45°37'50" E]
L10	139.60' [138.64']	N 88°02'50" E [N 88°02'50" E]
L11	332.49' [332.58']	S 06°12'15" E [S 06°12'15" E]
L12	211.25' [211.31']	S 85°33'13" W [S 85°33'13" W]
L13	2088.16' [2088.75']	N 46°45'23" E [N 46°45'23" E]

GRAPHIC SCALE



(IN FEET)
1 inch = 250 ft.

PROJECT PATH AND PRINT DATE U:\CarlsonProjects\2146_StanleyAnnexation\dwg\2146_StanleyAnnexation_2025.dwg 09/22/2025 06:52:31 PM MST

REVISIONS

NO

DATE

BY



Alpine Enterprises Inc.

Surveying, Mapping, Civil Engineering,
and Natural Hazards Consulting
660 Bell Dr., Unit 1
P.O. Box 2037, Ketchum, ID 83340 USA
(208) 727-1988 727-1987 fax
email: bsmith@alpineenterprisesinc.com

AN EXHIBIT MAP SHOWING
THE STANLEY ANNEXATION
WITHIN S3, T.10N., R.13E., B.M., CUSTER COUNTY, IDAHO
PREPARED FOR THE CITY OF STANLEY

ALPINE ENTERPRISES INC.

Surveying, Civil Engineering, Mapping, GPS, GIS and Natural Hazards Consulting

PROPERTY DESCRIPTION OF THE 2025 STANLEY ANNEXATION OF USFS LANDS

A parcel of land lying within a portion of Section 3, Township 10 North, Range 13 East, Boise Meridian, Custer County, Idaho; being more particularly described as follows:

Commencing at an Aluminum Cap by the USFS marking the South 1/16th Corner common to said Section 3 and Section 4, which point is the **TRUE POINT OF BEGINNING**;

Thence N 00°44'33" E, 1314.71 feet along the line between said Sections 3 and 4 to a GLO Brass Cap marking the ¼ Corner common to said Sections 3 and 4;

Thence N 00°50'50" E, 1320.90 feet along the line between said Sections 3 and 4 to a 5/8" rebar by PLS 7048 marking the North 1/16th Corner common to said Sections 3 and 4;

Thence S 89°26'45" E, 1324.44 feet along the line between Govt. Lot 5 and the SW ¼ of the NW 1/4 of said Section 3 to a 5/8" rebar by PLS 7048;

Thence continuing S 89°26'45" E, 900.24 feet along the line between Govt. Lots 4 and 6 to a point on the approximate centerline of the Salmon River, which point is witnessed by a 5/8" rebar by PLS 7048 lying N 89°26'45" W, 433.38 feet distant;

Thence the following courses and distances along the approximate centerline of the Salmon River:

S 23°52'32" W, 405.63 feet;

S 02°54'59" W, 649.52 feet;

S 10°12'47" W, 254.54 feet;

S 24°09'25" E, 663.45 feet;

S 05°26'03" E, 93.47 feet;

S 12°49'54" W, 85.59 feet;

S 25°43'45" W, 651.62 feet;

Thence leaving said approximate centerline of the Salmon River, N 89°16'45" W; 151.33 feet to a ½" rebar by LS 970 marking Northwest Corner of Parcel 1 as shown on Instrument No. 265574;

Thence continuing N 89°16'45" W; 526.65 feet to a 5/8" rebar by PLS 7048;

Thence continuing N 89°16'45" W, 261.76 feet to a 5/8 rebar by LS3621, witnessing the Northeast Corner of Lot 26A, Valley Creek Tracts as shown on Instrument No. 22410;

ALPINE ENTERPRISES INC.

Surveying, Civil Engineering, Mapping, GPS, GIS and Natural Hazards Consulting

Thence continuing N 89°16'45" W, 1057.68 feet to the **TRUE POINT OF BEGINNING**; containing a Gross Area of 5,586,500 square feet (128.25 Acres), more or less;

Excepting therefrom the Stanley Interpretive Site Permit Area, more particularly described as follows:

Commencing at said Aluminum Cap by the USFS marking the South 1/16th Corner common to said Sections 3 and 4, thence N 46°45'23" E, 2088.16 feet to a 5/8" rebar by PLS 7048, which point is the **TRUE POINT OF BEGINNING**;

Thence N 12°15'16" W, 259.75 feet to a 5/8" rebar by PLS 7048;

Thence N 45°37'50" E, 126.31 feet to a 5/8" rebar by PLS 7048;

Thence N 88°02'50" E, 139.60 feet to a 5/8" rebar by PLS 7048;

Thence S 06°12'15" E, 332.49 feet to a 5/8" rebar by PLS 7048;

Thence S 85°33'13" W, 211.25 feet to the **TRUE POINT OF BEGINNING**; containing 72,780 square feet, (1.67 acres), more or less; resulting in a Net Area of the Annexation Area of 126.58 Acres, more or less.

Basis of Bearings for this Description is Grid North per Idaho State Plane Coordinate System, NAD83 (1992) at Grid in US Survey Feet. Combined Project Scale Factor is 0.99971673, Ground Distances will be slightly longer. Convergence Angle from Grid North to Geodetic North is N 00°39'10" E.

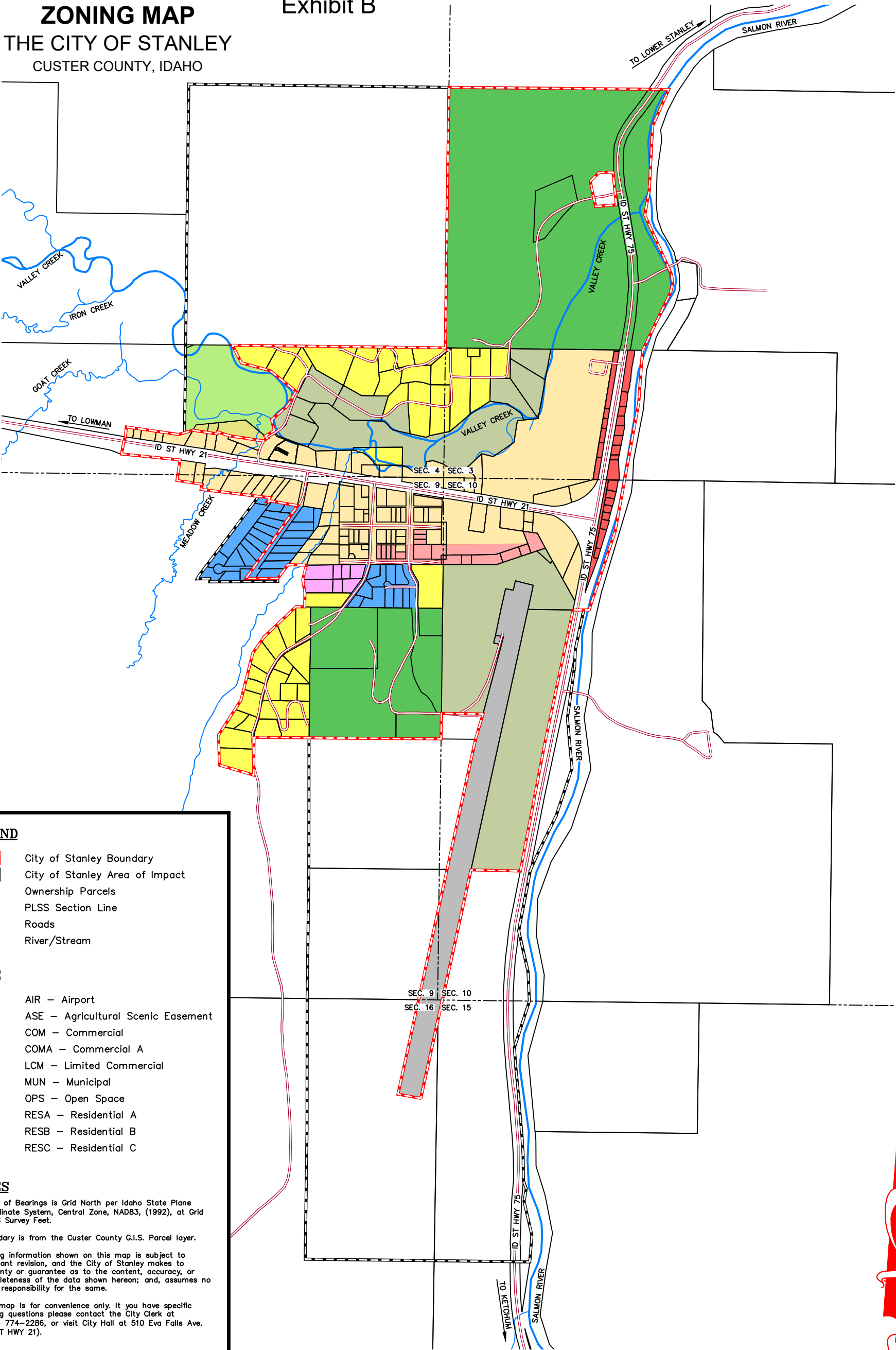


AnnexationLegalDescription.docx

ZONING MAP

Exhibit B

THE CITY OF STANLEY
CUSTER COUNTY, IDAHO



LEGEND

- City of Stanley Boundary
- City of Stanley Area of Impact
- Ownership Parcels
- PLSS Section Line
- Roads
- River/Stream

ZONE

- AIR – Airport
- ASE – Agricultural Scenic Easement
- COM – Commercial
- COMA – Commercial A
- LCM – Limited Commercial
- MUN – Municipal
- OPS – Open Space
- RESA – Residential A
- RESB – Residential B
- RESC – Residential C

NOTES

- 1) Basis of Bearings is Grid North per Idaho State Plane Coordinate System, Central Zone, NAD83, (1992), at Grid in US Survey Feet.
- 2) Boundary is from the Custer County G.I.S. Parcel layer.
- 3) Zoning information shown on this map is subject to constant revision, and the City of Stanley makes no warranty or guarantee as to the content, accuracy, or completeness of the data shown hereon; and, assumes no legal responsibility for the same.
- 4) This map is for convenience only. If you have specific zoning questions please contact the City Clerk at (208) 774-2286, or visit City Hall at 510 Eva Falls Ave. (ID ST HWY 21).



STANLEY
Spectacular in all seasons.

GRAPHIC SCALE



(IN FEET)
1 inch = 1000 ft.



ZONING MAP
THE CITY OF STANLEY
WITHIN SECTIONS 3, 4, 9, 10, 15, & 16
T.10N., R.13E., B.M., CUSTER COUNTY, IDAHO

