

De-annexation



ANNEXATION

Permit info: ANN2025-0001

Application Date: 8/11/2025

Rec'd by: CW

FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921

▪ www.gardencityidaho.org ▪ building@gardencityidaho.org

APPLICANT		PROPERTY OWNER	
Name:	John G. Evans	Name:	same
Company:	City of Garden City	Company:	
Address:	6015 N. Glenwood St.	Address:	
City:	Garden City	City:	
State:	ID	State:	
Zip:	83714	Zip:	
Tel.:	208-472-2907	Tel.:	
E-mail:	lleiby@gardencityidaho.org	E-mail:	

PROPERTY INFORMATION

Site Address:		
See attached legal description		
Subdivision Name:	Lot:	Block:
Tax Parcel Number:	Zoning:	Total Acres:
Proposed Use:	Floodplain:	YES NO
Existing Zoning:	Proposed Zoning:	
Existing Use:	Proposed Use:	
Surrounding Zoning:	Surrounding Uses:	

Is the property proposed to be annexed into Garden City? (Circle) YES NO

De-annexed

If the property is proposed to be annexed, how is such an annexation in the best interest of the City?

N/A

If the property is proposed to be annexed, is the property contiguous to property with Garden City jurisdiction? (Circle) YES NO

N/A

I consent to this application and hereby certify that information contained on this application and in the accompanying materials is correct to the best of my knowledge. I agree to be responsible for all application materials, fees and application correspondence with the City. I will hold harmless and indemnify the City of Garden City from any and all claims and/or causes of action from or an outcome of the issuance of a permit from the City.

Signature of the Applicant

(date)

Signature of the Owner

(date)

APPLICATION INFORMATION REQUIRED

NOTE:

AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES.

ONE (1) HARD COPY OF EACH CHECKLIST ITEM REQUIRED:

- | | |
|---|--|
| <input type="checkbox"/> Preliminary Title Report | <input type="checkbox"/> Dedications and Easements |
| <input type="checkbox"/> Neighborhood Map | <input type="checkbox"/> Affidavit of Legal Interest |
| <input type="checkbox"/> Master Plan | <input type="checkbox"/> Waiver Request of Application Materials |
| <input type="checkbox"/> Site Plan | |
| <input type="checkbox"/> Topographic Survey | |
| <input type="checkbox"/> Natural Hazard and Resources Analysis | |
| <input type="checkbox"/> Dedications and Easements | |
| <input type="checkbox"/> Approved Addresses | |
| <input type="checkbox"/> Statement of Intent and Compliance Statement | |
| <input type="checkbox"/> Neighborhood Meeting Verification | |
| <input type="checkbox"/> Request to Obtain Fire Flow | |



PLEASE CHECK THE FOLLOWING:

INFORMATION FOR PRELIMINARY TITLE REPORT:

- ☐ Document confirming property has been purchased contingent to approvals by city and other agencies
- ☐ Document should confirm if there are liens on property and if there are other issues with title

INFORMATION REQUIRED ON NEIGHBORHOOD MAP:

- ☐ 8 ½" x 11" size minimum
- ☐ Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- ☐ Impact of the proposed siting on existing buildings, structures, and/or building envelopes

INFORMATION REQUIRED ON MASTER PLAN:

- ☐ The master plan is a plan that includes narrative information and illustrations about the proposal
- ☐ The required narrative information shall be as follows:
 - a. Description of the vision for the Master Plan area, including design guidelines, land uses and phasing of development
 - b. A range of square footage, density, site coverage, and locational distribution of land uses;
 - c. Description of a circulation plan for autos, bicycles, transit, and pedestrians within the site and to other off site systems including the Boise River Greenbelt and other waterways
 - d. Description of the amenities within the site including both natural and manmade
 - e. Description of the general mass, scale, and character of the buildings
 - f. Summary of general public facility requirements to serve the development; and
 - g. Proposal for incorporation of existing structures in future development plans

- ☐ The required illustrative plans shall be as follows:
 - a. A map showing property dimensions and legal description
 - b. A map showing existing and proposed building footprints
 - c. A map showing the circulation system including streets, alleys, parking, pedestrian walkways and linkages both within and outside the district.
 - d. A diagram showing development parcels, maximum unit densities, site ingress and egress, and relationship of development to public amenities, public facilities, and/or open site area
- ☐ A section showing the relationship of the buildings, public spaces and the street edge to adjacent properties

INFORMATION REQUIRED ON SITE PLAN:

- ☐ 24" x 36" size minimum
- ☐ Scale not less than 1" = 20', legend, and north arrow.
- ☐ Property boundary, dimensions, setbacks and parcel size.
- ☐ Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone
- ☐ Building envelope dimensions with the center of the envelope location established in relation to the property lines
- ☐ Adjacent public and private street right of way lines
- ☐ Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations
- ☐ For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8.
- ☐ For uses other than a drive-through, the site plan shall demonstrate safe vehicular access as required in 8-4E-4
- ☐ Driveways, access to public streets, parking with stalls, loading areas.
- ☐ Sidewalks, bike and pedestrian paths.
- ☐ Berms, walls, screens, hedges and fencing.
- ☐ Location and width of easements, canals, ditches, drainage areas.
- ☐ Location, dimensions and type of signs.
- ☐ Trash storage and mechanical equipment and screening.
- ☐ Parking including noted number of regular, handicap and bike parking as well as dimensions of spaces and drive aisles depicted on plan
- ☐ Log depicting square footage of impervious surface, building and landscaping
- ☐ Location and height of fences and exterior walls
- ☐ Location and dimensions of outdoor storage areas
- ☐ Location of utilities and outdoor serviced equipment and areas
- ☐ Location of any proposed public art
- ☐ Location of any proposed exterior site furniture
- ☐ Location of any exterior lighting
- ☐ Location of any existing or proposed signage

INFORMATION FOR TOPOGRAPHIC SURVEY:

- ☐ The topographic map is a map of the application site and adjoining parcels prepared by an engineer and/or land surveyor, and at a scale of not less than one inch (1") to twenty feet (20').
- ☐ If the site has been known to have been altered over time, then the applicant shall provide evidence of the natural topography of the site

INFORMATION FOR NATURAL HAZARD AND RESOURCES ANALYSIS:

- ☐ Prepared by a licensed engineer
- ☐ The natural hazards and resources analysis shall provide an inventory and recommendation regarding natural conditions existing on the site.
- ☐ The analysis shall include: significant natural resources existing on the site shall be identified including vegetation; fish and wildlife habitat; and water, including streams and riparian zones. A plan for preservation and/or mitigation of significant resources should be prepared by a qualified professional.
- ☐ For subdivisions within a floodplain: Detailed information on the nature, source, and extent of the hazard and the proposed actions to minimize or eliminate danger to public health, safety or property. The analysis shall include the following information:
 - a. The location of existing water channels and drainage ways, floodway, flood plain and base flood elevation
 - b. The location of all planned improvements including dams, dikes, and similar structures
 - c. All planned diversions, alterations or rerouting of channels and drainage ways.

INFORMATION FOR DEDICATIONS AND EASEMENTS:

- | The statement of intent for dedications and/or easements shall include the location, size, dimensions, and purpose

INFORMATION FOR STATEMENT OF INTENT AND COMPLIANCE STATEMENT:

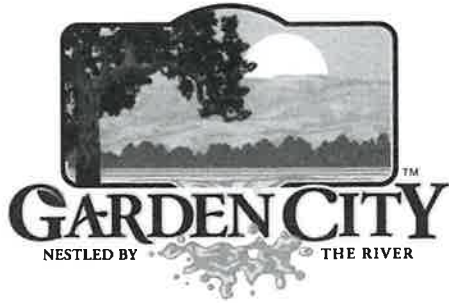
- ☐ Should include purpose, scope, and intent of project
- ☐ Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community
- ☐ Statement explaining how the proposed use(s) is compliant with the standards of review for the proposed application. Cite the ordinances the proposed use(s) is compliant with

INFORMATION FOR NEIGHBORHOOD MEETING VERIFICATION:

- ☐ Copy of notice sent to property owners within 300' of an applicable property
- ☐ List of notice recipients with names and addresses
- ☐ Sign-up sheet from meeting

INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:

- ☐ Statement must include a list of the application materials to be waived and an explanation for the request



6015 Glenwood Street • Garden City, Idaho 83714
Phone 208 - 472-2921 • Fax 208 - 472-2926
www.gardencityidaho.org

Property Owner Permission (Affidavit of Legal Interest)

State of Idaho)
)SS
County of Ada)

I, John G. Evans, See attached legal description
Name Address of Owner
(must be primary owner as noted in Ada County Assessor's records.
If the primary owner is a business write the business name)
Garden City ID 83714
City State and Zip

Being first duly sworn upon oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission to City of Garden City,
Name of Applicant
to submit the accompanying application pertaining to see attached legal description
Garden City Idaho, 837 14 property. Address of Property Subject to this Affidavit

2. I agree to indemnify, defend, and hold the City of Garden City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

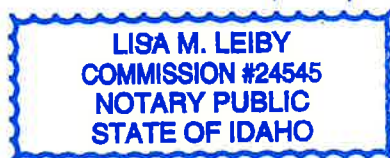
3. I hereby grant permission to City of Garden City staff to enter the subject property for the purpose of site inspections related to processing said applications.

4. I acknowledge that all fees related to said applications and improvements are ultimately the property owner's responsibility.

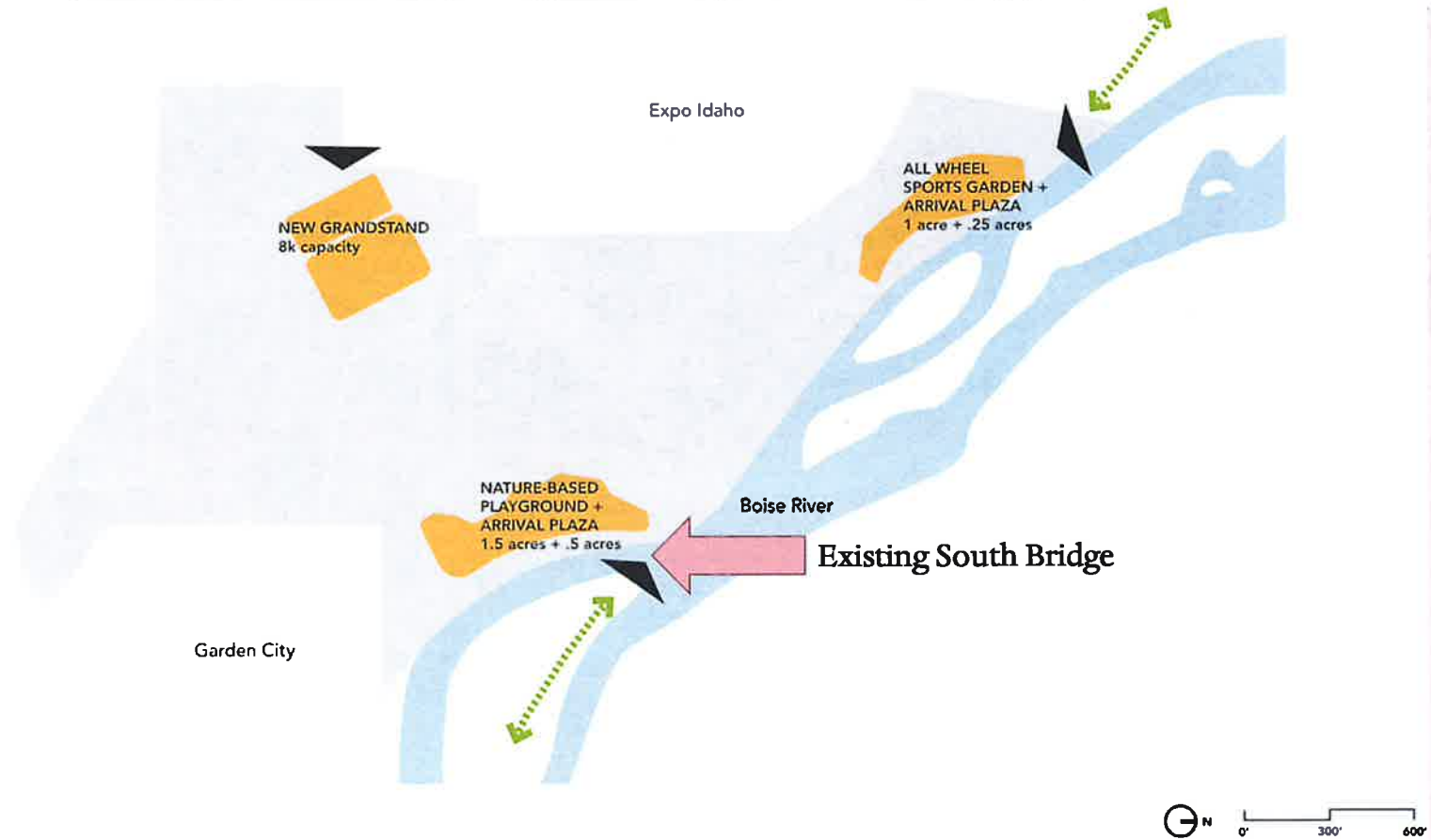
Dated this 6th day of August, 2025
John G. Evans John G. Evans
Signature Printed Name
(must be primary owner, registered agent, or otherwise have legal authority to sign on behalf of primary owner)

Subscribed and sworn to before me the day and year first above written.

Lisa M. Leiby
Notary Public for Idaho
Residing at: Meridian, ID
My Commission expires 8/31/2025



The Boise River Island south bridge ties directly into the new county park



Garden City PD request to de-annex the Island and Alworth Current City Limits



Garden City PD request to de-annex the Island and Alworth NEW CITY LIMITS





**CITY OF GARDEN CITY
TREASURY/CLERK**

6015 N. Glenwood St Garden City, Idaho 83714

DATE: August 11, 2025
TO: Garden City Development Services
FROM: Lisa Leiby, City Treasurer/Clerk
RE: De-annexation

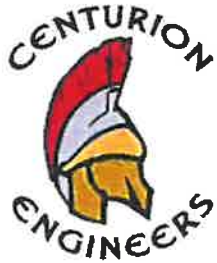
The City of Garden City's seeks to de-annex the subject properties due to the impact on city policing services that will be required due to the development of a new park and soccer fields in Ada County's jurisdiction at Expo Idaho.

The city is requesting de-annexation under Idaho Code 50-225, Exclusion of Territory, and believes that the request is compliant with applicable statutes.

The city is requesting a waiver for all non-applicable application materials as this is a de-annexation by a government agency to relinquish ownership of certain real property to Ada County.

Thank you,

Lisa M. Leiby
Treasurer/Clerk



CENTURION ENGINEERS, INC.

Consulting Engineers, Land Surveyors and, Planners
2323 S. Vista Ave, Suite 206 Boise, ID 83705
Telephone 208.343.3381 | www.centengr.com

Garden City Boise River Island at River Club De-Annexation

11 July 2025

A parcel of land generally lying between the northeasterly boundary of the Randall Acres Subdivision No. 5 and the southwesterly boundaries of the Amended Plat Lot 53 Thru Lot 62, Block 1 the Plantation Subdivision No. 1, the Amended Plat of a Portion of Lot 1, and Lots 2, 3, 4, 5, and 6, Block 1, The Plantation Subdivision No. 2, the Investors Plantation on the River and the Lakeharbor No. 7 a Subdivision, all as shown on the official plats thereof on file in the office of the Ada County, Idaho, Recorder and generally lying between the westerly right-of-way of West Remington Street, and its extension, and the northwesterly right-of-way of East 51st Street, or its extension, being situate in the south one-half of Section 30, Township 4 North, Range 2 East, Boise Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the southwest corner of said Section 30; thence S89°13'00"E, 1,517.90 feet along the southerly boundary line of said Section 30 to the west sixteenth quarter of said Section 30; thence N00°04'00"E, 1,338.31 feet to the northwest corner of said Randall Acres Subdivision No. 5, which is the ***Point of Beginning***:

Thence continuing N00°04'00"E, 836.68 feet across the Boise River to the southwesterly boundary of said Amended Plat Lot 53 Thru Lot 62, Block 1 the Plantation Subdivision No. 1;

Thence the following courses and distances along the southwesterly boundary of said Amended Plat Lot 53 Thru Lot 62, Block 1 the Plantation Subdivision No. 1:

S28°01'33"E, 363.26 feet;

S53°01'33"E, 140.00 feet;

S42°31'33"E, 31.87 feet to the southeast corner of said Amended Plat Lot 53 Thru Lot 62, Block 1 the Plantation Subdivision No. 1 and to the southwest corner of said Amended Plat of a Portion of Lot 1, and Lots 2, 3, 4, 5, and 6, Block 1, The Plantation Subdivision No. 2;

Thence S52°27'52"E, 212.38 feet along the southwesterly boundary of said Amended Plat of a Portion of Lot 1, and said Lots 2, 3, 4, 5, and 6, Block 1, The Plantation Subdivision No. 2;

Thence S59°58'54"E, 120.71 feet along the southwesterly boundary of said Amended Plat of a Portion of Lot 1, and said Lots 2, 3, 4, 5, and 6, Block 1, The Plantation Subdivision No. 2 to the southeast corner of said Amended Plat of a Portion of Lot 1, and said Lots 2, 3, 4, 5, and 6, Block 1, The Plantation Subdivision No. 2 and to the westerly boundary of said Investors Plantation on the River;

Thence the following courses and distances along the westerly and southwesterly boundary of said Investors Plantation on the River:

S18°33'33"W, 12.19 feet;
S63°10'27"E, 49.82 feet;
S70°40'27"E, 424.00 feet;
S71°50'27"E, 340.00 feet to the westerly boundary of said Lakeharbor No. 7 a Subdivision;

Thence the following courses and distances along the westerly and southwesterly boundary of said Lakeharbor No. 7 a Subdivision:

S00°39'38"W, 44.22 feet;
S59°07'47"E, 80.68 feet;
S46°25'17"E, 165.90 feet;
S34°36'27"E, 136.40 feet;
S06°28'27"E, 15.50 feet;
S53°17'48"E, 25.26 feet;
S19°01'17"E, 88.60 feet;
S35°14'47"E, 129.20 feet;
S23°14'42"E, 9.20 feet to the extension of the northwesterly right-of-way of East 51st Street;

Thence S34°20'00"W, 534.16 feet across the main channel of the Boise River along the extension of the northwesterly right-of-way of East 51st Street to the Boise River mean high waterline as shown on Record of Survey No. 4589, records of Ada County, Idaho;

Thence the following courses and distances along the easterly and northeasterly boundary of said Record of Survey No. 4589:

N06°42'31"W, 139.17 feet (recorded distance of 139.95 feet on said Record of Survey No. 4589);
N36°21'14"W, 156.78 feet;
S80°14'04"W, 43.06 feet;
N51°25'04"W, 92.31 feet;
N63°51'26"W, 239.68 feet (recorded distance of 239.61 feet on said Record of Survey No. 4589);

Thence the following courses and distances along the northeasterly, northerly and northwesterly boundary of Record of Survey No. 2711, records of Ada County, Idaho:

N34°15'34"E, 141.74 feet;
N82°01'56"W, 42.38 feet;
N86°22'14"W, 70.42 feet;
N87°36'12"W, 297.13 feet;
S33°18'59"W, 49.97 feet to the northeasterly boundary of said Randall Acres Subdivision No. 5;

Thence the following courses and distances along the easterly and northeasterly boundary of said Randall Acres Subdivision No. 5:

N58°08'00"W, 135.33 feet;
N49°12'00"W, 693.88 feet to the ***Point of Beginning***.

Comprising of 25.51 acres, more or less.

This description has been prepared from information of record in the office of the Ada County, Idaho, Recorder's office. A land survey specific to this description has not been performed by the Land Surveyor executing this description. The basis of bearing for this description is the plat of Randall Acres Subdivision No. 5.



Layout Sketch

added Plat of a Portion of Lot 1, and Lots 2, 3, 4, 5, and 6, Block 1 Plantation Subdivision No. 2

DEANNEXATION BOUNDARY
SUBDIVISION BOUNDARY
TIE LINE

SOUTHWEST SECTION CORNER

Deed No. 8949561

(Boise City)

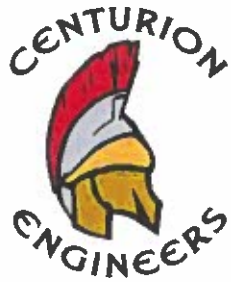
WEST SIXTEENTH
CORNER OF SECTION 30

WEST SIXTEENTH
CORNER OF SECTION 30

ty)
Randall Acres No. 5

(Garden City)

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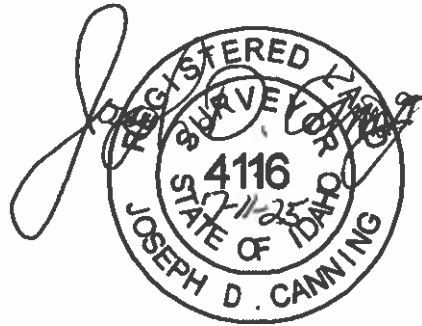
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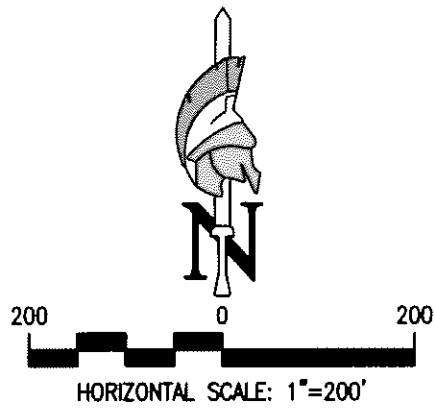
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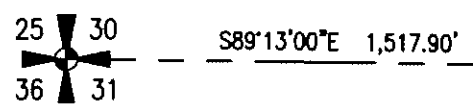
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Legend

- DEANNEXATION BOUNDARY
- SUBDIVISION BOUNDARY
- TIE LINE
- SOUTHWEST SECTION CORNER

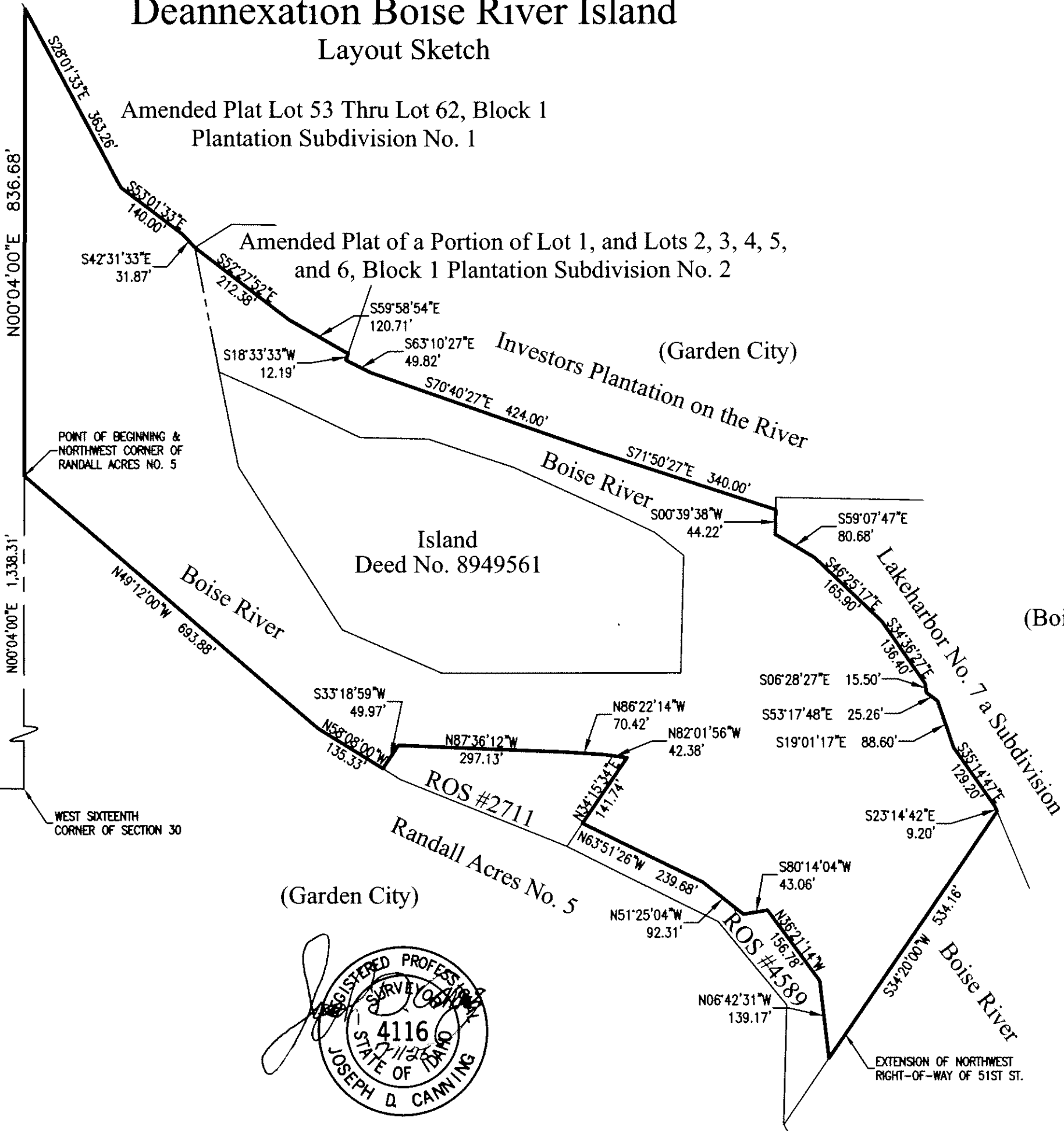


Deannexation Boise River Island Layout Sketch

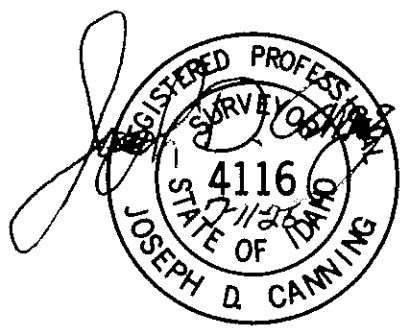
Amended Plat Lot 53 Thru Lot 62, Block 1
Plantation Subdivision No. 1

Amended Plat of a Portion of Lot 1, and Lots 2, 3, 4, 5,
and 6, Block 1 Plantation Subdivision No. 2

Farigrounds



CENTURION ENGINEERS, INC.
Consulting Engineers, Land Surveyors, Planners
2323 S. Vista Ave. Suite 206 | Boise, ID 83705
208.343.3381 | www.centengr.com



QUITCLAIM DEED
Ada County

Grantor: Ada County Highway District

Grantee: Ada County

Abbreviated

Legal Desc: portions of NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 31, Township 4 North, Range 2 East, B.M.,
Garden City, Ada County, Idaho and the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 30, Township 4
North, Range 2 East, B.M., Garden City, Ada County, Idaho

Resolution #: 2442

THIS INDENTURE made this 7th day of May, 2025, between the ADA COUNTY HIGHWAY DISTRICT, a body politic and corporate of the State of Idaho, hereinafter referred to as "GRANTOR", and Ada County, of 3103 W Sheryl Dr, Suite 100, Meridian, Idaho 83642, hereinafter referred to as "GRANTEE";

WITNESSETH:

FOR VALUE RECEIVED, GRANTOR does by these presents convey, remise, release and forever quitclaim unto GRANTEE all rights, title and interest of GRANTOR in the real property situated in the COUNTY OF ADA, STATE OF IDAHO, as more particularly described on Exhibit A attached hereto and by this reference made a part hereof (hereinafter the "Right-of-Way").

SUBJECT TO easements of record, statutory rights of utilities and districts to be in the public right-of-way which rights are being exercised in the Right-of-Way as of the date of this Indenture (for sewer, gas, water or similar pipelines and their appurtenances, for electrical and telephone lines and for irrigation and drainage ditches), and subject to licenses for telecommunications lines which are in place in the Right-of-Way as of the date of this Indenture. GRANTEE is responsible for the costs of any relocation or replacement of such pipelines, lines, and ditches.

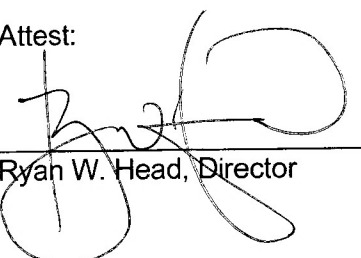
TO HAVE AND TO HOLD the same unto the GRANTEE and to its successors and assigns forever.

IN WITNESS WHEREOF, this Quitclaim Deed has been duly executed by and on behalf of GRANTOR this 7th day of May 2025.

ADA COUNTY HIGHWAY DISTRICT

By 
Miranda Gold, President

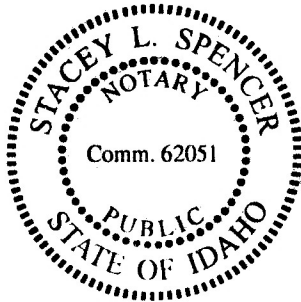
Attest:


Ryan W. Head, Director

State of Idaho)
) ss
County of Ada)

On this 9th day of May, in the year 2025, before me,
Stacey L. Spencer, a Notary Public in and for the State of Idaho, personally
appeared Miranda Gold, known or identified to me to be the President of the Board of
Commissioners of the Ada County Highway District, and Ryan W. Head, known or identified to me
to be the Director of the Ada County Highway District, the persons who executed this instrument on
behalf of said Highway District for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day
and year in this certificate first above-written.



Stacey L. Spencer
Notary Public for the State of Idaho
Residing at Borise, Idaho
My Commission expires: August 13, 2025



EXHIBIT A PARCEL DESCRIPTION

A parcel of land situate in the Northwest Quarter of the Northwest Quarter of Section 31, Township 4 North, Range 2 East, Boise Meridian, Garden City, Ada County, Idaho, and more particularly described as follows:

COMMENCING at the Northwest corner of Section 31, from which the West $1/16^{\text{th}}$ corner of said Section bears South $88^{\circ}52'48''$ East, 1518.37 feet; thence along the northerly line of the northwest quarter of the northwest quarter of Section 31, South $88^{\circ}52'48''$ East, 775.29 feet to the northeasterly right of way of Alworth Street, the **POINT OF BEGINNING**:

Thence continuing along said line, South $88^{\circ}52'48''$ East, 614.71 feet;

Thence South $01^{\circ}03'17''$ West, 408.44 feet to the northeasterly right of way of Alworth Street;

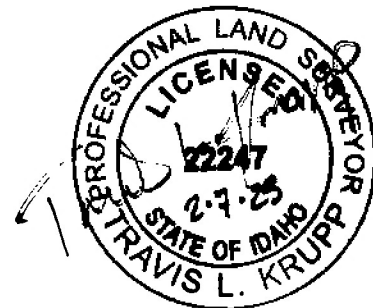
Thence along said right of way, North $55^{\circ}17'53''$ West, 783.42 feet to the **POINT OF BEGINNING**.

Containing 125,535.098 square feet or 2.882 acres, more or less.

END OF DESCRIPTION.

Prepared by:
Travis L. Krupp, PLS
Regional Survey Manager

TLK:jp



[11118]
CPF No.
2024-019688

P.O.C.

775.29'

P.O.B.

0 120 240

Scale in Feet

Alworth St.

Basis of Bearing
S88°52'48"E 1518.37'
614.71'

125,535.10 SqFt ±
2.88 Acres ±

S01°03'17"W 408.44'

128.38'

W 1/16th Corner
CPF No.
2023-053264



Found Brass Cap



Found Aluminum Cap



Found 5/8" Rebar w/ Plastic Cap
Marked "PLS 22247"

Section Line

Parcel Boundary

Adjacent Parcel Line

Right of Way



EXHIBIT "B"

Parcel

A PARCEL OF LAND SITUATE IN THE NORTHWEST 1/4 OF THE
NORTHWEST 1/4, SECTION 31, TOWNSHIP 4 NORTH, RANGE 2 EAST,
BOISE MERIDIAN, GARDEN CITY, ADA COUNTY, IDAHO.

HMM
engineering

680 S. Progress Avenue, Suite 2B
Meridian, ID 83642
(208) 342-7957