

**Instrument # 613981**

BINGHAM COUNTY

12-29-2009

12:47:36

No. of Pages: 23

**ORDINANCE NO. 514 Amended  
CITY OF SHELLEY**

Recorded for : CITY OF SHELLEY

SARA J. STAUB

Fee: 0.00

Ex-Officio Recorder Deputy

**AN ORDINANCE OF THE CITY COUNCIL OF  
THE CITY OF SHELLEY, APPROVING AN AMENDMENT TO THE URBAN  
RENEWAL PLAN FOR THE SHELLEY URBAN RENEWAL AREA.  
AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS  
ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY, STATE  
AND OTHER OFFICIALS; PROVIDING FOR A LIMITATION ON ACTIONS  
AGAINST THE PLAN AFTER 30 DAYS FROM THE EFFECTIVE DATE OF  
THE ORDINANCE; PROVIDING FOR WAIVER OF THE READING RULES;  
PROVIDING FOR SEPARABILITY; AND  
PROVIDING AN EFFECTIVE DATE.**

**WHEREAS, The Shelley Development Authority (hereafter the "Agency") was established on December 10, 1998, by Resolution No. 01-98 of the City Council of the City of Shelley (Exhibit "A", attached hereto); and**

**WHEREAS, on May 26, 1998, the City Council of the City of Shelley (The "City"), by Resolution No. 98-02 determined certain property to be a deteriorated area or a deteriorating area or a combination thereof and designated the area as appropriate for an urban renewal project, said area to be known as the Shelley Urban Renewal Area (The "Project Area") (Exhibit "B", attached hereto); and,**

**WHEREAS, on August 30, 2007, the Agency met and considered an Amendment (hereinafter the "Amendment") to the Shelley Urban Renewal Plan for said Project Area (hereafter the "Plan") and by unanimous vote adopted its recommending to City Council the adoption of the Amendment to the Plan (Exhibit "C", attached hereto); and,**

**WHEREAS, on August 30, 2007, the Shelley Planning and Zoning Commission reviewed the Amendment and has approved the Amendment as being in conformity with the City's Comprehensive Plan (See minutes of the City's Planning and Zoning Commission attached hereto as Exhibit "D"); and,**

**WHEREAS, on September 12, 2007, the Notice of Public Hearing was published in the Shelley Pioneer, the official newspaper for public notice in the City, and also was sent to the governing bodies of Bingham County Assessor, Shelley Cemetery District;; Ambulance District, North Bingham County Library; Flood District #1, and School District No. 60, setting the date for a public hearing to be held on Tuesday October 23, 2007, at 7:30 p.m., at the Shelley City Hall , for consideration of the adoption of the Amendment to the Plan (See Exhibits "E" and "F", attached hereto): and,**

**WHEREAS, on October 23, 2007, at 7:30 p.m., the Shelley City Council held a public hearing on consideration of the adoption of the Plan; and,**

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**WHEREAS, the legislature of the State of Idaho has enacted Chapter 29, Title 50, Idaho Code, as amended (the "Act") authorizing certain urban renewal agencies (including the Agency) to adopt revenue allocation financing provisions as part of the urban renewal plans; and,**

**WHEREAS, the Amendment to the Plan presented by the Agency contains a modified revenue allocation financing provision; and,**

**WHEREAS, as required by applicable law, the Plan (including the Amendment) contains the following information which was made available to the general public and all taxing districts with taxing authority in the Project Area at least thirty days prior to the public hearing and meeting of the City Council:**

- (a) a statement of the objectives of the municipality in undertaking the urban renewal project;**
- (b) an estimate of the cost of the urban renewal project;**
- (c) the sources of revenue to finance these costs, including estimates of revenue allocation under the Act;**
- (d) the amount of bonded or other indebtedness to be incurred;**
- (e) the duration of the project's existence;**
- (f) a description of the revenue allocation area; and,**
- (g) a statement of the estimated impact of revenue allocation financing on all taxing districts within the Revenue Allocation Area.**

**WHEREAS, appropriate notice of the Plan and the revenue allocation provision contained therein has been given to the taxing districts and to the public as required by Idaho Code Section 50-2906; and,**

**WHEREAS, it is necessary and in the best interest of the citizens of the City to adopt the Amendment, including revenue allocation financing provisions, since revenue allocation will help finance the urban renewal project to be completed in accordance with the Plan (as amended) in order: to encourage private development in the Project Area; to prevent and arrest decay of the Project Area due to the inability of existing financing methods to provide needed public improvements; to encourage taxing districts to cooperate in the allocation of future tax revenues arising in the Project Area in order to facilitate the long-term growth of their**

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common tax base; to encourage private investment in the area and to further the public purposes of the Agency.

**BE IT ORDAINED BY THE MAYOR AND  
COUNCIL OF THE CITY OF SHELLEY,  
IDAHO:**

**SECTION 1. That it is hereby found and  
determined that:**

- (a) The Project Area as defined in the Resolution No. 98-02, continues to be deteriorated or a deteriorating area as defined in the act and qualifies as an eligible urban renewal area under the Act;**
- (b) The rehabilitation, conservation, and redevelopment of the Project Area pursuant to the Plan is necessary in the interest of the public health, safety, and welfare of the residents of the Project Area and City of Shelley; and,**
- (b) There continues to be a need for the Agency to function in the Project Area and the City of Shelley.**

**SECTION 2. That there is not expected to be any displacement of persons or families within the Project Area.**

**SECTION 3. That the said Amendment to the Plan conforms to the Comprehensive Plan of the City of Shelley, Idaho.**

**SECTION 4. That the said Plan (as amended by the Amendment) gives due consideration to the provision of adequate open space, park and recreation areas and facilities that may be desirable for neighborhood improvement and shows consideration for the health, safety and welfare of any children residing in the general vicinity of the Project Area covered by the Plan.**

**SECTION 5. That said Plan (as amended by the Amendment) affords maximum opportunity, consistent with the**

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sound needs of the City as a whole for the rehabilitation or redevelopment of the Project Area by private enterprise.

**SECTION 6.** That the City Council finds that the Project Area and Revenue Allocation Area (as amended by the Amendment) do not consist of predominately open land, that the Agency does not intend to acquire any open land on any widespread basis, and that the Project Area is planned to be redeveloped in a manner that will include both residential and non-residential uses. Provided, however, that the City Council does find that if portions of the Project Area and Revenue Allocation Area are deemed "open land" the criteria set forth in the Act and Title 50, Chapter 20, Idaho Code, as amended, have been met, and that the City Council finds that there is a shortage of housing of sound standards and design which is decent, safe and sanitary existing in the Project Area and the City and that one of the Plan objectives, to increase the residential opportunity to include affordable housing, does meet the sound needs of the City for housing and will provide housing opportunity in an area that does not now contain such opportunity, and that the portion of the Project Area which is identified for non-residential uses is necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives, in accordance with the Act and the objectives of the Comprehensive Plan to overcome economic disuse, outmoded street patterns, the need for improved traffic patterns and the need for improved infrastructure and facilities in the area.

**SECTION 7.** That the Amendment to the Plan, a copy of

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which is attached hereto and marked as Exhibit "C" and made a part hereof by attachment, be and the same hereby is approved.

**SECTION 8.** That upon the effective date of this Ordinance, the city Clerk is authorized and directed to transmit to the county Auditor and Tax Assessor of Bingham County, and to the appropriate officials of (list taxing districts), and to the State Tax Commission a copy of this Ordinance, a copy of the legal description of the boundaries of the Revenue Allocation Area, as amended, and a map or plat indicating the boundaries of the Revenue Allocation Area, as amended.

**SECTION 9.** The City Council hereby finds and declares that the Revenue Allocation Area as defined in the Amendment to the Plan includes that portion of the Project Area, the equalized assessed valuation of which the Council hereby determines in and as part of the Plan is likely to increase as a result of the initiation and completion of urban renewal projects pursuant to the Plan.

**SECTION 10.** No direct or collateral action attacking the Plan shall be brought prior to the effective date of this Ordinance or after the elapse of thirty (30) days from and after the effective date of this Ordinance adopting the Plan.

**SECTION 11.** That pursuant to the affirmative vote of one-half (1/2) plus one (1) of the Members of the Full Council, the rule requiring two (2) separate readings by title and one (1) reading in full be, and the same hereby is, dispensed with, and accordingly, this Ordinance shall be in full force and effect immediately upon its passage, approval and publication, and shall be retroactive to October 23, 2007, to the extent

permitted by Title 50, Chapter 29,  
Idaho Code, as amended.

**SECTION 12.** The provisions of this Ordinance are severable and if any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid for any reason, such declaration shall not affect the validity of remaining portions of this Ordinance.

**SECTION 13.** That this Ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED BY THE CITY COUNCIL December 29, 2009

SIGNED BY THE MAYOR December 29, 2009

  
MAYOR

ATTEST:   
CITY CLERK

PUBLISH: January 6, 2010 (By Summary)

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RESOLUTION NO. 01-98

OF THE SHELLEY PLANNING AND ZONING COMMISSION RELATING TO  
THE DOWNTOWN URBAN RENEWAL PLAN FOR THE CITY OF SHELLEY

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WHEREAS, the Shelley Urban Renewal Agency ("Agency") has submitted a proposed Urban Renewal Plan entitled Downtown Urban Renewal Plan, City of shelley (the "Plan") to the City of Shelley and the City Council, through the Mayor, referred the Plan to the Shelley Planning and Zoning Commission for review and recommendations concerning the conformity of said Plan with the Comprehensive Plan, known as the Comprehensive Plan of the City of Shelley, and

WHEREAS, the staff of the Shelley Planning and Zoning Commission has reviewed said Plan and has determined that it is in all respects in conformity with the Comprehensive Plan; and

WHEREAS, the Shelley Planning and Zoning Commission met on December 9, 1998, to consider the Plan, and

WHEREAS, the Shelley Planning and Zoning Commission has reviewed said Plan in view of the Comprehensive Plan.

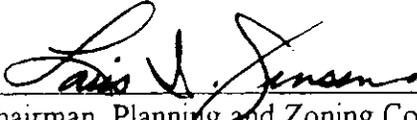
NOW THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SHELLEY, IDAHO:

Section 1: That the Plan, submitted by the Shelley Urban Renewal Agency and referred to this Commission by the City Council for review, in all respects is in conformity with the Comprehensive General Plan.

Section 2: that the Director of the Planning and Zoning Division be and hereby is authorized and directed to provide the Shelley City Council with a certified copy of this Resolution relating to said Plan.

Section 3: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

Passed by the Planning and Zoning Commission of the City of Shelley, Idaho, this 9th day of December, 1998.

  
Chairman, Planning and Zoning Commission

  
Director, Planning and Zoning Division

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RESOLUTION NO. 98-02

A RESOLUTION OF THE CITY OF SHELLEY, BINGHAM COUNTY, IDAHO, TO CREATE AN URBAN RENEWAL AGENCY WITHIN THE CITY AFTER FINDING THAT ONE OR MORE DETERIORATED OR DETERIORATING AREAS EXIST WITHIN THE CITY; THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, OR A COMBINATION THEREOF, IS NECESSARY IN THE INTEREST OF PUBLIC SAFETY, HEALTH, MORALS OR WELFARE OF THE RESIDENTS OF THE CITY; AND THAT THERE IS A NEED FOR AN URBAN RENEWAL AGENCY TO FUNCTION IN THE CITY; APPOINTING FIVE MEMBERS TO SAID AGENCY, DESIGNATING ONE APPOINTEE TO SERVE AS CHAIRPERSON; AND DIRECTING SAID AGENCY TO PREPARE LEGAL DESCRIPTIONS OF PROPOSED URBAN RENEWAL AREAS AND A PLAN FOR RENEWAL AND A PLAN TO CREATE A REVENUE ALLOCATION AREA.

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF SHELLEY, IDAHO, THAT:

- I. The Mayor and Council do make the following findings of fact:
- A. That there exists in the City one or more deteriorated or deteriorating areas, as defined by Idaho Code 50-2018(I), and
  - B. That rehabilitation, conservation, redevelopment, or a combination thereof of such area or areas is necessary in the interest of public safety, public health, morals or welfare of the residents of the City; and
  - C. That there is need for an urban renewal agency to function in the City.
- II. Based upon the above stated Finding of Facts, the Mayor and Council do hereby:
- A. Create the Shelley Urban Renewal Agency (SURA), pursuant to I.C. 50-2006 and
  - B. Appoints five persons as Commissioners of said agency; and sets their respective terms of office, to wit:

<u>Eric R. Christensen</u>	2 yrs.
<u>Heber J. Hansen</u>	2 yrs.
<u>Gary Hammer</u>	3 yrs.
<u>Neil Andreason</u>	3 yrs.
<u>I. Bruce Crockett</u>	3 yrs.; and

- C. Designates and appoints Heber J. Hansen as Chairperson of said agency for 1 year.

III. The Mayor and Council do hereby direct the SURA to:

- A. Prepare legal descriptions of proposed urban renewal areas; and
- B. Prepare a plan for their renewal; and
- C. Propose a revenue allocation area to provide for financing the rehabilitation of urban renewal areas; and
- D. Submit all legal descriptions, plans and proposed areas to the Mayor and Council.

PASSED AND APPROVED by the Council and signed by the Mayor this 26<sup>th</sup> day of May, 1998.

CITY OF SHELLEY,

  
\_\_\_\_\_  
Heber J. Hansen, Mayor

ATTEST:

  
\_\_\_\_\_  
Sandy Hanson, City Clerk/Treasurer

SHELLEY PLANNING AND ZONING BOARD  
Meeting Minutes  
8/30/2007

Members Present: Jordan Smith; Joyce Killpack; Rich Eaton; Gregg Nelson; Jordan Smith.

Guests: Kathleen Lewis (SICOG); Wesley Cook (Forsgren Associates); Diane Mickelsen; Becky Coates; Kurt Coates; Earl Beattie; John Lent (liaison for the City of Shelley)

The meeting was called to order at 8:25 p.m. by Chairperson Jordan Smith. Roll Call and introductions were made.

Chairperson Smith turned the time over to Kathleen Lewis of SICOG and Wesley Cook of Forsgren Associates engineering firm. Ms. Lewis reviewed the purpose and function of the Urban Renewal Agency. She discussed with the board the fact that there was a request to change the boundaries of the existing district. Wesley Cook of Forsgren Associates distributed a map the indicated the current boundaries of the Area and the suggested changes. He also handed out a copy of the legal description of the new boundary.

There was discussion about the need to change the boundaries to include additional business area into the urban renewal area. Members voiced support for the suggested change.

A motion was made by Rich Eaton to recommend that the Shelley City Council proceed with the process to amend the Revenue Allocation Area boundaries to incorporate the attached Description of the Project Area as the new boundaries of the Revenue Allocation Area. Motion seconded by Joyce Killpack. Motion carried unanimously.

Meeting was adjourned

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SHELLEY URBAN RENEWAL AGENCY  
Meeting Minutes  
8/30/2007

Members Present: Diane Mickelsen; Becky Coates; Kurt Coates; Earl Beattie; John Lent (liaison for the City of Shelley)  
Guests: Kathleen Lewis (SICOG); Wesley Cook (Forsgren Associates); Jordan Smith; Joyce Killpack; Rich Eaton; Gregg Nelson; Jordan Smith.

The meeting was called to order at 8:15 p.m. by Chairperson Diane Mickelsen. Roll Call and introductions were made.

Chairperson Mickelsen turned the time over to Kathleen Lewis of SICOG and Wesley Cook of Forsgren Associates engineering firm. Ms. Lewis reviewed the purpose and function of the Urban Renewal Agency. She discussed with the board the fact that there was a request to change the boundaries of the existing district. Wesley Cook of Forsgren Associates distributed a map that indicated the current boundaries of the Area and the suggested changes. He also handed out a copy of the legal description of the new boundary.

There was discussion about the need to change the boundaries to include additional business area into the urban renewal area. Members voiced support for the suggested change.

A motion was made by Becky Coates to recommend to the Shelley Planning and Zoning Commission that the boundaries of the Revenue Allocation Area be amended as described in the attached description of the Project Area of the Urban Renewal. Motion seconded by Earl Beattie. Motion carried unanimously.

Meeting was adjourned

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# Southeast Idaho Council of Governments, Inc.

P.O. Box 6079  
Pocatello, Idaho 83205-6079  
Phone: (208) 233-4032  
Fax: (208) 233-4841

## BANNOCK COUNTY

Chubbuck  
Downey  
Inkom  
Lava Hot Springs  
McCammon  
Pocatello  
Arimo

## BEAR LAKE COUNTY

Bloomington  
Georgetown  
Montpelier  
Paris  
St. Charles

## BINGHAM COUNTY

Aberdeen  
Atomic City  
Basalt  
Blackfoot  
Firth  
Shelley

## CARIBOU COUNTY

Bancroft  
Grace  
Soda Springs

## FRANKLIN COUNTY

Clifton  
Dayton  
Franklin  
Oxford  
Preston  
Weston

## ONEIDA COUNTY

Malad

## POWER COUNTY

American Falls  
Rockland

## IDAHO MIGRANT COUNCIL

## JAPANESE AMERICAN CITIZENS LEAGUE

## NATIONAL ASSOCIATION FOR THE ADVANCEMENT OF COLORED PEOPLE

## POCATELLO CENTRAL LABOR COUNCIL

## THE SHOSHONE BANNOCK TRIBES

## ECONOMIC & COMMUNITY DEVELOPMENT DIVISION

## AREA AGENCY ON AGING

October 5, 2007

Shelley School District  
545 Seminary Avenue  
Shelley, ID 83274

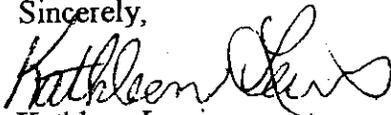
This is to notify you that the City of Shelley is holding a public hearing on Tuesday October 23, 2007 at the Shelley City Hall at 7:30 p.m. The purpose of the hearing is to gather comment on the revision of the geographic boundaries of the Shelley Urban Renewal Area.

A copy of the proposed legal description and a map of the boundaries are attached. If you have questions or comments regarding this revision you may contact either:

Kathleen Lewis  
SICOG  
P.O. Box 6079  
Pocatello, ID 83205  
(208) 233-4032 ext. 26

Or  
Sandy Gaydusek, City Clerk  
City of Shelley  
101 S. Emerson  
Shelley, ID 83274  
(208) 357-3390

Sincerely,



Kathleen Lewis  
Executive Director

Equal Opportunity Employer

TDD/TTY Through Idaho Relay Service 1-800-337-3529

# Southwest Idaho Council of Governments, Inc.

P.O. Box 6079  
Pocatello, Idaho 83205-6079  
Phone: (208) 233-4032  
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**BANNOCK COUNTY**  
Chubbuck  
Downey  
Inkom  
Lava Hot Springs  
McCammon  
Pocatello  
Arimo

October 5, 2007

Shelley Cemetery District  
1215 North 950 East  
Shelley, ID 83274

**BEAR LAKE COUNTY**  
Bloomington  
Georgetown  
Montpelier  
Paris  
St. Charles

This is to notify you that the City of Shelley is holding a public hearing on Tuesday October 23, 2007 at the Shelley City Hall at 7:30 p.m. The purpose of the hearing is to gather comment on the revision of the geographic boundaries of the Shelley Urban Renewal Area.

**BINGHAM COUNTY**  
Aberdeen  
Atomic City  
Basalt  
Blackfoot  
Firth  
Shelley

A copy of the proposed legal description and a map of the boundaries are attached. If you have questions or comments regarding this revision you may contact either:

**CARIBOU COUNTY**  
Bancroft  
Grace  
Soda Springs

Kathleen Lewis  
SICOG  
P.O. Box 6079  
Pocatello, ID 83205  
(208) 233-4032 ext. 26

**FRANKLIN COUNTY**  
Clifton  
Dayton  
Franklin  
Oxford  
Preston  
Weston

Or  
Sandy Gaydusek, City Clerk  
City of Shelley  
101 S. Emerson  
Shelley, ID 83274  
(208) 357-3390

**ONEIDA COUNTY**  
Malad

**POWER COUNTY**  
American Falls  
Rockland

**IDAHO MIGRANT  
COUNCIL**

Sincerely,



Kathleen Lewis  
Executive Director

**JAPANESE AMERICAN  
CITIZENS LEAGUE**

**NATIONAL ASSOCIATION  
FOR THE ADVANCEMENT  
OF COLORED PEOPLE**

Enclosures

**POCATELLO CENTRAL  
LABOR COUNCIL**

**THE SHOSHONE  
BANNOCK TRIBES**

**ECONOMIC & COMMUNITY  
DEVELOPMENT DIVISION**

**AREA AGENCY ON AGING**

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# Southwest Idaho Council of Governments, Inc.

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BANNOCK COUNTY  
Chubbuck  
Downey  
Inkom  
Lava Hot Springs  
McCarmon  
Pocatello  
Arimo

October 5, 2007

North Bingham County District Library  
194 W. Locust  
Shelley, ID 83274

BEAR LAKE COUNTY  
Bloomington  
Georgetown  
Montpelier  
Paris  
St. Charles

This is to notify you that the City of Shelley is holding a public hearing on Tuesday October 23, 2007 at the Shelley City Hall at 7:30 p.m. The purpose of the hearing is to gather comment on the revision of the geographic boundaries of the Shelley Urban Renewal Area.

BINGHAM COUNTY  
Aberdeen  
Atomic City  
Basalt  
Blackfoot  
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Shelley

A copy of the proposed legal description and a map of the boundaries are attached. If you have questions or comments regarding this revision you may contact either:

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Grace  
Soda Springs

Kathleen Lewis  
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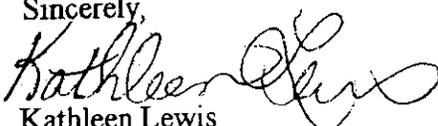
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LABOR COUNCIL

THE SHOSHONE  
BANNOCK TRIBES

ECONOMIC & COMMUNITY  
DEVELOPMENT DIVISION

AREA AGENCY ON AGING

October 5, 2007

Flood Control District  
% David Swager  
3817 East 200 North  
Rigby, ID 83442

This is to notify you that the City of Shelley is holding a public hearing on Tuesday October 23, 2007 at the Shelley City Hall at 7:30 p.m. The purpose of the hearing is to gather comment on the revision of the geographic boundaries of the Shelley Urban Renewal Area.

A copy of the proposed legal description and a map of the boundaries are attached. If you have questions or comments regarding this revision you may contact either:

Kathleen Lewis  
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Or  
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Sincerely,  
  
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Executive Director

Enclosures

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BANNOCK COUNTY  
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FRANKLIN COUNTY  
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POCATELLO CENTRAL  
LABOR COUNCIL

THE SHOSHONE  
BANNOCK TRIBES

ECONOMIC & COMMUNITY  
DEVELOPMENT DIVISION

AREA AGENCY ON AGING

October 5, 2007

Ambulance District  
501 North Maple #204  
Blackfoot, ID 83221

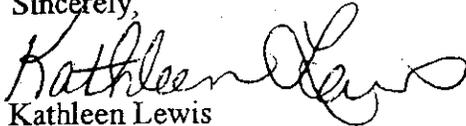
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Sincerely,



Kathleen Lewis  
Executive Director

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BANNOCK COUNTY  
Chubbuck  
Downey  
Inkom  
Lava Hot Springs  
McCammon  
Pocatello  
Arimo

October 5, 2007

Ronald Simmons  
Bingham County Assessor  
501 North Maple #305  
Blackfoot, ID 83221

BEAR LAKE COUNTY  
Bloomington  
Georgetown  
Montpelier  
Paris  
St. Charles

BINGHAM COUNTY  
Aberdeen  
Atomic City  
Basalt  
Blackfoot  
Firth  
Shelley

This is to notify you that the City of Shelley is holding a public hearing on Tuesday October 23, 2007 at the Shelley City Hall at 7:30 p.m. The purpose of the hearing is to gather comment on the revision of the geographic boundaries of the Shelley Urban Renewal Area.

CARIBOU COUNTY  
Bancroft  
Grace  
Soda Springs

A copy of the proposed legal description and a map of the boundaries are attached. If you have questions or comments regarding this revision you may contact either:

FRANKLIN COUNTY  
Clifton  
Dayton  
Franklin  
Oxford  
Preston  
Weston

Kathleen Lewis  
SICOG  
P.O. Box 6079  
Pocatello, ID 83205  
(208) 233-4032 ext. 26

ONEIDA COUNTY  
Malad

Or  
Sandy Gaydusek, City Clerk  
City of Shelley  
101 S. Emerson  
Shelley, ID 83274  
(208) 357-3390

POWER COUNTY  
American Falls  
Rockland

IDAHO MIGRANT  
COUNCIL

Sincerely,



Kathleen Lewis  
Executive Director

Enclosures

JAPANESE AMERICAN  
CITIZENS LEAGUE

NATIONAL ASSOCIATION  
FOR THE ADVANCEMENT  
OF COLORED PEOPLE

POCATELLO CENTRAL  
LABOR COUNCIL

THE SHOSHONE  
BANNOCK TRIBES

ECONOMIC & COMMUNITY  
DEVELOPMENT DIVISION

AREA AGENCY ON AGING

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# Southeast Idaho Council of Governments, Inc.

P.O. Box 6079  
Pocatello, Idaho 83205-6079  
Phone: (208) 233-4032  
Fax: (208) 233-4841

## BANNOCK COUNTY

Chubbuck  
Downey  
Inkom  
Lava Hot Springs  
McCammon  
Pocatello  
Arimo

## BEAR LAKE COUNTY

Bloomington  
Georgetown  
Montpelier  
Paris  
St. Charles

## BINGHAM COUNTY

Aberdeen  
Atomic City  
Basalt  
Blackfoot  
Firth  
Shelley

## CARIBOU COUNTY

Bancroft  
Grace  
Soda Springs

## FRANKLIN COUNTY

Clifton  
Dayton  
Franklin  
Oxford  
Preston  
Weston

## ONEIDA COUNTY

Malad

## POWER COUNTY

American Falls  
Rockland

## IDAHO MIGRANT COUNCIL

## JAPANESE AMERICAN CITIZENS LEAGUE

## NATIONAL ASSOCIATION FOR THE ADVANCEMENT OF COLORED PEOPLE

## POCATELLO CENTRAL LABOR COUNCIL

## THE SHOSHONE BANNOCK TRIBES

## ECONOMIC & COMMUNITY DEVELOPMENT DIVISION

## AREA AGENCY ON AGING

September 5, 2007

Shelley Pioneer  
P.O. Box 10  
Shelley, ID 83274

Please publish the enclosed public hearing notice for the week of September 10, 2007.

Send bill and affidavit of publication to:

Kathleen Lewis  
SICOG  
P.O. Box 6079  
Pocatello, ID 83205

(208) 233-4032 ext. 26

Thank you



Sandy  
FYI



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## NOTICE OF PUBLIC HEARING

Place: City of Shelley Council Chambers  
101 S. Emerson Ave. Shelley, Idaho 83274

Subject: Amendment to the Shelley Urban Renewal District Downtown Improvement Plan

Notice is hereby given by the Shelley City Council that an amendment to the Shelley Urban Renewal District's Downtown Improvement Plan has been proposed by the Shelley Urban Renewal Authority for consideration by the council, and that the proposed amendment would affect the allocation of funds already noted in the Plan to include revision of the geographic boundaries or the Urban Renewal Area and additional improvement projects in the Plan.

A Public Hearing will be held by the Shelley City Council pursuant to Section 50-2008 of the Idaho Code, at 7:30 p.m. on Tuesday October 23, 2007 at the Shelley City Council Chambers for the purpose of obtaining public comment on the proposed plan amendment.

The general scope of the proposed plan amendment includes revision of the geographic boundaries and cost estimates for improvements in the new areas of the District. This is an allowable activity of urban renewal districts, as noted in Section 50-2007(b) of the Idaho Code.

At the close of the hearing the Shelley City Council may consider adoption of an ordinance implementing the plan amendment(s).

Comments or questions may be directed to: Sandy Gaydusek, City Clerk 101 S. Emerson, Shelley, ID. 83274, (208) 357-3390.

**City of Shelley, Idaho**  
**2007 Shelley Urban Renewal Plan**  
**Revised 7-2-08**

Commencing at the West 1/4 corner of Section 28, Township 1 North, Range 37 East, Boise Meridian;

thence along the Section line S00°09'41"W, 2637.39 feet along the section line to the corner common to Section 28,29,32, and 33;

thence N89°51'42"W 67.50 feet; thence N00°52'05"E 47.32 feet to the **True Point of Beginning**;

thence along the westerly side of Park Avenue, N00°52'05"E 1254.14 feet to the North side of Oak Street;

thence along the North right of way of Oak Street, East 563.49 to the Southeast corner of Lot 1, Block 2 Mallard's Subdivision;

thence North along the East line of the Mallard Plat 362.00 feet;

thence continue along the East line of said Mallard Plat, East 133.00 feet;

thence continue North 574.93 feet to a point on the East line of Kirkam Addition Plat;

thence S60°38'55"E 87.16 feet;

thence N29°58'16"E 505.26;

thence N 29°24'09"E 2134.17 feet ;

thence N82°59'07"E 480.55 feet to a point S29°27'56"W 825.31 feet from the intersection of the Northwesterly right of way of State Street and the North line of said Section 28;

thence N82°59'07"E 124.37 to the Easterly right of way of State Street;

thence along said easterly right of way of State Street S29°27'56"W 2793.19;

thence S60°32'04"E 147.50 feet to the easterly right of way of East Idaho Railroad;

thence S75°36'14"E 291.34 feet;

thence N13°59'09"E 175.83 feet to the center of an existing road;

thence along the said road N76°33'59"W 94.40 feet;

thence N74°28'01"W 145.78 feet to the Easterly right of way of said East Idaho Railroad;

thence along said Easterly right of way of said East Idaho Railroad N 29°35'32"E 433.85 feet;

thence S83°24'43"E 870.34 feet;

thence S25°58'51" W 500.57 feet;

thence S77°47'57" E 322.00 feet to the center Section line of Section 28;

thence along said Section line N00°39'53"E 491.34 feet;

thence S89°24'17"E 212.27 feet to the westerly toe of an irrigation canal;

thence along said canal toe the following ten (10) courses:

S75°52'17"W 38.05 feet;

S19°47'06"W 18.50 feet;

S42°10'04" E 31.97 feet;

S12°46'18"W 169.16 feet;

S13°11'42"W 139.75 feet;

S15°57'03"W 161.75 feet;

S16°27'35"W 20.09 feet;

S33°58'52"W 54.82 feet;

S26°52'59"W 106.70 feet to a point N00°40'14"E 1809.18 feet along the center section line from the SW 1/4 of Section 28;

thence continue along said toe S28°35'30"W 127.91 feet;

thence leaving said toe S00°40'14"W 35.02 feet;

thence S33°48'12"W 37.59 feet;

thence S39°56'52"W 58.94 feet to a point on a curve;

thence along said curve, to the left a distance of 578.08 feet, said curve having a radius of 548.68 feet, a central angle of 60°21'54" and a chord that bears N59°53'09"W 551.71 feet;

thence S89°55'57"W 395.83 feet to a point of curvature;

thence along said curve to the left a distance of 365.84 feet, said curve having a radius of 791.56 feet, a central angle of 26°28'51" and a chord that bears S76°41'32"W 362.59 feet to the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 28;

thence S00°00'00" W 474.38 to North line of Amended Rowley Addition;

thence N89°22'25"W 227.22 to the Northeast corner of Lot 1, Block 1 of said Rowley Addition;

thence S29°45'51"W 362.61 feet along East line of Lots 1 through 4, Block 1 said Rowley Addition to the North side of Oak Street;

thence S40°07'25" W 64.69 to the Northeast corner of Lot 1, Block 2 of said Rowley Addition;

thence S00°08'29"W 135.84 feet to the Southeast corner of said Lot 1;

thence S89°52'56"W 190.68 feet to the easterly side of East Idaho Railroad;

thence S29°40'35"W; 144.02 feet to the North right of way of Maple Street;

thence East 55.19 feet to a point on the North right of way of Maple Street and the Northerly projection of the East right of way of Holms Avenue;

thence along said East right of way, South 858.00 feet to the Easterly extension of the South line of Lot 1, Block 18, Town of Shelley;

thence along the Easterly extension of said Lot 1, West 249.00 feet;

thence South 60.00 feet;

thence West 54.35 feet;

thence South 72.00 feet;

thence West 49.65 feet to the Southeast corner of Lot 3 of said Block 18;

thence South 363.00 feet to the South right of way of Pine Street;

thence along said right of way, West 274.00 feet to the East right of way of Park Avenue;

thence along said right of way South 627.00 feet to the South right of way of Locust Street;

thence along said South right of way, West 353.00 feet to the Easterly right of way of an alley between Park Avenue and Emerson Avenue;

thence along said right of way, South 396.00 feet to the Southwest corner of Lot 5, Block 27;

thence West 373.00 feet to the West side of Emerson Avenue;

thence along the West side of Emerson, North 92.53 feet to the Easterly right of way of the East Idaho Railroad;

thence N60°43'13"W 133.00 feet to the Easterly right of way of State Street;

thence along the said Easterly right of way of State Street S29°27'56"W 1258.54 feet to the westerly extension of the South right of way of Fir Street;

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thence along said South right of way, West 144.30 feet to a point on the South right of way of Fir Street and the Southerly extension of the East boundary of the Plat of Jack Edwards Addition;

thence along said southerly extension of the said East boundary, North 204.15 feet to the Southeast corner of Lot 5, Block 1 of said Jack Edwards Addition;

thence along the south line of said Lot 5, West 147.51 feet to the southwest corner of said Lot 5;

thence South 17.00 feet to the Southeast corner of Lot 4, Block 1 of said Edwards Addition;

thence along the South line of said Lot 4, West 180.00 feet to a point on the West right of way of Edwards Avenue and the westerly extension of said south line;

thence along the Westerly right of way of Edwards Avenue the following three (3) courses:

North 163.66 feet;

N76°35'11"E 182.49 feet;

North 1020.53 feet to a point on the North side of Locust Street and the northerly extension of the westerly right of way of said Edwards Avenue;

thence along the said North right of way of Locust Street, N89°34'28"E 404.01 feet to the Southeast corner of Lot 4, Block 45 of said Town of Shelley;

thence N80°32'16"E 100.37 feet to the Southwest corner of Lot 7, Block 21, of said Town of Shelley;

thence East 254.00 feet to the west right of way of an alley between Byron Avenue and Emerson Avenue;

thence along the West right of way of said alley, North 1254.00 feet to a point on the North right of way of Center Street and the North extension of the west right of way of said alley;

thence along the North right of way of said Center Street, East 916.63 feet to the **True Point of Beginning**.

Metes and bounds from City of Shelley base mapping.