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FILED BY  
City of Sandpoint  
2009 DEC 23 A 9:36

ORDINANCE NO. 1223

MARIE SCOTT  
BONNER COUNTY RECORDER  
CB DEPUTY

**AN ORDINANCE OF THE CITY OF SANDPOINT, BONNER COUNTY IDAHO, ADOPTING AN AMENDED AREA FOR THE DOWNTOWN URBAN RENEWAL PLAN; ADOPTING AN AMENDED REVENUE ALLOCATION AREA; MAKING CERTAIN FINDINGS AND CONCLUSIONS IN SUPPORT THEREOF; PROVIDING AN EFFECTIVE DATE: AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO**

WHEREAS, the City of Sandpoint, Bonner County, Idaho (the "City"), is a duly incorporated and existing City organized and operating under the laws of the State of Idaho, and as such is authorized by the Idaho Code, Title 50, Chapter 20 and 29, to adopt urban renewal plans, to adopt deteriorated area declarations, to adopt revenue allocation areas, and to provide improvements and betterment within an urban renewal area, as designated by the Plan; and

WHEREAS, the City designated the area included in the Downtown Urban Renewal Plan a deteriorated area by Resolution No: 05-64, adopted on the 19th day of October, 2005 (this resolution was amended from the original Resolution No: 05-59, September 21, 2005); and

WHEREAS, proposed amendments to the Downtown Urban Renewal Plan were submitted to and approved by the City of Sandpoint Planning and Zoning Commission on October 20, 2009, and,

WHEREAS, the City held one duly noticed public hearing on December 16, 2009 to review and consider adoption of the Downtown Urban Renewal Plan; and,

WHEREAS, the City has reviewed the proposed Downtown Urban Renewal Plan, which includes a Revenue Allocation Area provision;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SANDPOINT, BONNER COUNTY, IDAHO, as follows:

**Section 1:** The City hereby approves the amendment to the Downtown Urban Renewal Area to include the following described lands:

A Tract of land lying in a portion of Sections 22 & 23, all in Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

**BEGINNING** at the Northeast Corner of said Section 22; Thence, **South 89°54'00" West, 2078.50 feet**, along the North line of said Section 22, to a point on the existing West Right of Way Line of Short Avenue, extended North;

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Thence, leaving said North Section Line, **South 00°16'48" East, 1124.99 feet**, along the extended existing West Right of Way Line and the existing West Right of Way Line of said Short Avenue, to a point on the existing North Right of Way Line of Alder Street;

Thence, **South 89°53'59" West, 218.20 feet**, along the existing North Right of Way Line of said Alder Street, to a point of Intersection with the existing West Right of Way Line of Sixth Avenue;

Thence, **South 00°16'48" East, 1120.01 feet**, along the existing West Right of Way Line of said Sixth Avenue, to a point of Intersection with the existing North Right of Way line of Church Street;

Thence, **South 89°53'59" West, 375.00 feet**, along the existing North Right of Way Line of said Church Street, to a point of Intersection with the existing West Right of Way Line of Boyer Avenue;

Thence, **South 00°15'54" East, 710.00 feet**, along the existing West Right of Way Line of said Boyer Avenue, to a point of Intersection with the existing North Right of Way Line of Lake Street;

Thence, **North 89°53'59" East, 1622.11 feet**, along the existing North Right of Way Line of said Lake Street, to a point of Intersection with the existing West Right of Way Line of Third Avenue;

Thence, **South 00°16'48" East, 460.00 feet**, along the existing West Right of Way Line of said Third Street, to a point of Intersection with the existing North Right of Way Line of Superior Street;

Thence, **North 89°53'59" East, 4311.91 feet**, along the existing Right of Way Line of said Superior Street and the existing Right of Way Line of said Superior Street extended East, to a point on the existing Easterly City Limits of the City of Sandpoint;

Thence, Northerly, along said existing Easterly City Limits Boundary, the following nine (9) described courses:

1. **North 14°57'59" West, 1489.97 feet,**
2. **North 00°52'04" East, 320.57 feet,**
3. **North 09°24'22" West, 261.97 feet,**
4. **North 20°53'15" West, 306.27 feet,**
5. **North 34°43'27" West, 373.37 feet,**
6. **North 52°24'26" West, 735.27 feet,**

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7. South 84°27'57" West, 319.60 feet,

8. North 01°02'41" East, 120.45 feet,

9. North 09°00'25" West, 265.72 feet, to a point on the North Line of the above-mentioned Section 23;

Thence, South 89°54'00" West, 1594.07 feet, along the North Line of said Section 23, to the **TRUE POINT OF BEGINNING**.

The Acreage for the Downtown Urban Renewal Area, including the Downtown Revenue Allocation Area, is approximately 380 acres.

**Section 2: Revenue Allocation Area**

The City hereby approves the amendment to the Downtown Urban Renewal Revenue Allocation Area to include the following described lands:

A Tract of land lying in a portion of Sections 22 & 23, all in Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

Commencing at the Northeast Corner of said Section 22; Thence, South 00°00'26" West, 1564.98 feet, along the East line of said Section 22, to a point on the South Right of Way Line of the vacated portion of Cedar Street, said point being the **TRUE POINT OF BEGINNING**;

Thence, leaving said East Section Line, South 89°55'44" West, 180.43 feet, along the South Right of Way Line of the vacated portion of said Cedar Street, to the Northeast Corner of **Block 24** of *FARMIN'S THIRD ADDITION to SANDPOINT*, as shown on the Plat thereof, recorded in Book 1 of Plats, at Page 37, records of Bonner County, Idaho;

Thence, South 00°12'03" East, 780.20 feet, along the East Line of **Block 24** of said *FARMIN'S THIRD ADDITION to SANDPOINT* and the East Line of **Block 2** of *BRIDGES ADDITION to SANDPOINT*, as shown on the Plat thereof, recorded in Book 1 of Plats, at Page 52, records of Bonner County, Idaho, to a point on the existing North Right of Way Line of Bridge Street;

Thence, South 89°53'59" West, 150.00 feet, along the existing North Right of Way Line of said Bridge Street, to the Southwest Corner of **Block 2** of said Plat of *BRIDGES ADDITION to SANDPOINT*;

Thence, North 00°12'01" West, 780.11 feet, along the West Line of **Block 2** of said Plat of *BRIDGES ADDITION to SANDPOINT*, and the West Line of **Block 24** of said Plat of *FARMIN'S THIRD ADDITION to SANDPOINT*, said West Line also being the existing East

Right of Way Line of First Street, to a point on the existing South Right of Way Line of Cedar Street;

Thence, diagonally, **North 45°09'00" West, 113.24 feet**, to a point on the existing North Right of Way Line of said Cedar Street, said point also being the Southeast Corner of **Block 15** of the *AMENDED FARMIN'S ADDITION to SANDPOINT*, as shown on the Plat thereof, recorded in Book 1 of Plats at Page 155, records of Bonner County, Idaho;

Thence, **North 00°12'06" West, 300.09 feet**, along the East Line of **Block 15** of said amended Plat, to the Northeast Corner thereof;

Thence, **South 89°52'37" West, 229.99 feet**, along the North Line of **Block 15** and the North Line extended West, of said amended Plat, to the Northeast Corner of **Block 14** of said amended Plat, said point also being a point of Intersection with the existing South Right of Way Line of Alder Street and the existing West Right of Way Line of Second Avenue;

Thence, **South 00°12'00" East, 300.00 feet**, along the East Line of **Block 15** of said amended Plat, to a point on the existing North Right of Way Line of Cedar Street;

Thence, **South 89°53'59" West, 1060.00 feet**, along the existing North Right of Way Line of said Cedar Street, to a point of Intersection with the existing East Right of Way Line of Fifth Avenue;

Thence, **North 00°12'00" West, 1454.99 feet**, along the existing East Right of Way Line of said Fifth Avenue, to a point of Intersection with the existing South Right of Way Line of Larch Street;

Thence, **South 89°54'00" West, 218.00 feet**, along the existing South Right of Way Line of said Larch Street, to the Northeast Corner of **Block "A"** of *FARMIN'S FIFTH ADDITION to SANDPOINT*, as shown on the Plat thereof, recorded in Book 1 of Plats, at Page 56, records of Bonner County, Idaho;

Thence, **South 00°12'00" East, 354.98 feet**, along the East Line of **Block "A"** of said Plat, to a point on the existing North Right of Way Line of Fir Street;

Thence, **South 89°53'59" West, 113.89 feet**, along the existing North Right of Way Line of said Fir Street, to a point of Intersection with the existing East Right of Way Line of Short Avenue;

Thence, **South 00°16'48" East, 440.00 feet**, along the existing East Right of Way Line of said Short Avenue, to a point of Intersection with the existing South Right of Way Line of Poplar Street;

Thence, **North 89°53'59" East, 113.28 feet**, along the existing South Right of Way Line of said Poplar Street, to the Northeast Corner of **Block "G"** of said Plat of *FARMIN'S FIFTH ADDITION to SANDPOINT*;

Thence, **South 00°12'00" East, 360.00 feet**, along the East Line and the East Line extended South, of **Block "G"** of said Plat, to a point on the existing South Right of Way Line of Alder Street;

Thence, **North 89°53'59" East, 100.00 feet**, along the existing South Right of Way Line of said Alder Street, to the Northeast Corner of **Lot 2 of Block 33** of said Plat of *FARMIN'S FIFTH ADDITION to SANDPOINT*;

Thence, **South 00°16'48" East, 300.00 feet**, along the East Line of said **Lot 2** and the East Line of **Lot 11 of Block 33** of said Plat, to a point on the existing North Right of Way Line of Cedar Street;

Thence, diagonally, **South 14°03'37" West, 391.91 feet**, to the Southeast Corner of **Block "L"** of said Plat, said point also being on the existing North Right of Way Line of Oak Street;

Thence, **South 89°53'59" West, 313.90 feet**, along the existing North Right of Way Line of said Oak Street, to a point of Intersection with the existing East Right of Way Line of Sixth Avenue;

Thence, **South 00°16'48" East, 460.00 feet**, along the existing East Right of Way Line of said Sixth Avenue, to a point of Intersection with the existing South Right of Way Line of Church Street;

Thence, **South 89°53'59" West, 60.00 feet**, along the existing South Right of Way Line of said Church Street, to a point of Intersection with the existing West Right of Way Line of Sixth Avenue;

Thence, **South 00°16'48" East, 113.28 feet**, along the existing West Right of Way Line of said Sixth Avenue, to the Southeast Corner of **Block "P"** of said Plat of *FARMIN'S FIFTH ADDITION to SANDPOINT*;

Thence, **South 49°18'17" West, 240.85 feet**, along the Southeasterly Boundary of **Block "P"** of said Plat, to a point on the existing North Right of Way Line of Pine Street;

Thence, **South 89°53'59" West, 132.00 feet**, along the existing North Right of Way Line of said Pine Street, to a point of Intersection with the existing East Right of Way Line of Boyer Avenue;

Thence, **South 00°18'36" East, 360.00 feet**, along the existing East Right of Way Line of said Boyer Avenue, to a point of Intersection with the North Right of Way Line of Lake Street;

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Thence, **North 89°53'59" East, 259.99 feet**, along the existing North Right of Way Line of said Lake Street, to the Southeast Corner of **Lot 16** of **Block "B"** of the *AMENDED PLAT OF LAW'S SECOND ADDITION to SANDPOINT*, as shown on the Plat thereof, recorded in Book 1 of Plats, at Page 58, records of Bonner County, Idaho;

Thence, **North 00°16'48" West, 150.00 feet**, along the East Line of **Lot 16** of **Block "B"** of said Plat, to the Northeast Corner thereof;

Thence, **North 89°53'59" East, 150.00 feet**, along the South Line of **Lots 8, 7 and 6** of **Block "B"** of said Plat, to the Southeast Corner of said **Lot 6**;

Thence, **North 00°16'48" West, 150.00 feet**, along the East Line of **Lot 6** of **Block "B"** of said Plat, to a point on the existing South Right of Way Line of Pine Street;

Thence, **North 89°53'59" East, 1782.11 feet**, along the existing Right of Way Line of said Pine Street, to a point of Intersection with the existing West Right of Way Line of First Avenue;

Thence, **South 00°16'48" East, 760.00 feet**, along the existing West Right of Way Line of said First Avenue, to a point of Intersection with the existing North Right of Way Line of Superior Street;

Thence, **North 89°53'59" East, 313.94 feet**, along the existing Right of Way Line of said Superior Street, to the Southeast Corner of **Block 8** of the *AMENDED PLAT OF WEIL'S SECOND ADDITION to SANDPOINT*, as shown on the Plat thereof, recorded in Book 1 of Plats, at Page 60, records of Bonner County, Idaho;

Thence, **North 00°12'00" West, 460.00 feet**, along the East Line of **Block 8** and the East Line of **Block 8**, extended North, of said Plat, to a point on the existing North Right of Way Line of Lake Street;

Thence, **South 89°53'59" West, 255.00 feet**, along the existing North Right of Way Line of said Lake Street, to a point of Intersection with the existing East Right of Way Line of First Avenue;

Thence, Northerly, along the existing East Right of Way Line of said First Avenue, the following three (3) described courses:

1. **North 00°12'00" West, 329.00 feet**,
2. **North 89°53'59" East, 20.00 feet**,
3. **North 00°12'00" West, 223.00 feet**, to a point on the existing South Right of Way Line of Bridge Street;

Thence, Easterly, along the existing South Right of Way Line of said Bridge Street, the following three (3) described courses:

1. **North 89°53'59" East, 150.00 feet,**
2. **North 84°19'23" East, 190.37 feet,**
3. **North 78°19'26" East, 437.13 feet,** to a point of Intersection with the existing East top of the Railroad Bed, of the Burlington Northern – Santa Fe Railroad;

Thence, Southerly, along said existing East top of the Railroad Bed, the following two (2) described courses:

1. **South 12°02'19" East, 355.79 feet,**
2. **South 19°25'07" East, 186.29 feet,** to a point;

Thence, **North 70°02'40" East, 148.69 feet,** to a point on the existing East Right of Way Line of said Burlington Northern – Santa Fe Railroad;

Thence, Southerly, along said existing Railroad Right of Way Line, the following two (2) described courses:

1. **South 25°27'44" East, 235.14 feet,**
2. **South 34°29'10" East, 523.90 feet,** to a point of Intersection with the existing North Right of Way Line of Superior Street, extended East;

Thence, **North 89°53'59" East, 2165.35 feet,** along the existing North Right of Way Line of said Superior Street extended East, to a point in the existing Easterly City Limits of the City of Sandpoint;

Thence, Northerly, along said existing Easterly City Limits Boundary, the following six (6) described courses:

1. **North 14°57'59" West, 1489.97 feet,**
2. **North 00°52'04" East, 320.57 feet,**
3. **North 09°24'22" West, 261.97 feet,**
4. **North 20°53'15" West, 306.27 feet,**
5. **North 34°43'27" West, 373.37 feet,**

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**6. North 52°24'26" West, 93.69 feet, to a Point of Intersection with the existing North Right of Way Line of Poplar Street, extended East,**

Thence, along said North Right of Way line, **South 89°53'59" West, 1839.66 feet,** to the southeast corner of a parcel (Seasons);

Thence, **North 28°08'42" West, 682.03 feet** to the northeast corner of said parcel;

Thence, **South 79°08'42" West, 285.79 feet** to the west right-of-way of the Burlington Northern-Santa Fe Railroad;

Thence, **South 11°31'06" East, 559.69 feet,** along said existing West right-of-way of the BNSF railway to a point on the said North Right-of-Way of Poplar Street;

Thence, **South 11°40'08" East, 1088.68 feet,** along said existing West top of the Railroad Bed to a point;

Thence, **North 80°54'10" East, 200.23 feet,** to a point on the existing East Right of Way Line of said Burlington Northern – Santa Fe Railroad;

Thence, **South 11°50'26" East, 458.06 feet,** along said existing East Railroad Right of Way Line, to a point of Intersection with the existing North Right of Way Line of Bridge Street;

Thence, Westerly, along the existing North Right of Way Line of said Bridge Street, the following two (2) described courses:

1. **South 83°33'34 West, 144.29 feet,**
2. **South 78°27'37" West, 444.68 feet,** to a point on the West Line of the above-mentioned Section 23;

Thence, **North 00°00'26" East, 767.86 feet,** along said West Section Line, to the **TRUE POINT OF BEGINNING.**

**EXCEPT:**

**PARCEL 1**

All of *Block 25 of FARMIN'S THIRD ADDITION to SANDPOINT*, as shown on the Plat thereof, recorded in Book 1 of Plats, at Page 37, recorded of Bonner County, Idaho, containing approximately 1.5 acres.

**PARCEL 2**

All of *Lots 1-10, 13-20* of *Block 1* of the *PLAT OF SANDPOINT*, as shown on the Plat thereof, recorded in Book 1 of Plats, at Page 10, records of Bonner County, Idaho, containing approximately 2 acres.

**PARCEL 3**

All of *Lots 1-11* of *Block 2* of the *PLAT OF SANDPOINT*, as shown on the Plat thereof, recorded in Book 1 of Plats, at Page 10, records of Bonner County, Idaho, containing approximately 1 acre.

**PARCEL 4**

All of *Block 3* of the *PLAT OF SANDPOINT*, as shown on the Plat thereof, recorded in Book 1 of Plats, at Page 10, records of Bonner County, Idaho, containing approximately 2 acres.

**PARCEL 5**

All of *Block 5* of the *PLAT OF SANDPOINT*, as shown on the Plat thereof, recorded in Book 1 of Plats, at Page 10, records of Bonner County, Idaho, containing approximately 1 acre.

**PARCEL 6**

All of *Block 6* of the *PLAT OF SANDPOINT*, as shown on the Plat thereof, recorded in Book 1 of Plats, at Page 10, records of Bonner County, Idaho, containing approximately 1 acre.

**PARCEL 7**

All of *Block 8* of the *PLAT OF SANDPOINT*, as shown on the Plat thereof, recorded in Book 1 of Plats, at Page 10, records of Bonner County, Idaho, containing approximately 2 acres.

**PARCEL 8**

All of *Block 9* of the *AMENDED FARMIN'S ADDITION to SANDPOINT*, as shown on the Plat thereof, recorded in Book 1 of Plats, at Page 155, records of Bonner County, Idaho, containing approximately 2 acres.

**PARCEL 9**

All of *Block 11* of the *AMENDED FARMIN'S ADDITION to SANDPOINT*, as shown on the Plat thereof, recorded in Book 1 of Plats, at Page 155, records of Bonner County, Idaho, containing approximately 1.5 acres.

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and a map thereof, which is attached hereto as Exhibit "A", and incorporated herein by this reference.

**Section 3:** Amendments to the Urban Renewal Area and the Revenue Allocation Area are based on the following findings:

- A. The proposed area has been designated as a deteriorated area.
- B. The Downtown Urban Renewal Plan conforms to the City of Sandpoint Comprehensive Plan.
- C. The Plan indicates the improvements and rehabilitation that are proposed to be carried out, including land uses, densities, building requirements, method of financing, and a revenue allocation financing program.
- D. The Plan does not anticipate the displacement of any families at this time.
- E. The Downtown Urban Renewal Plan serves to enhance the provisions of adequate park and recreation areas by providing a greater commercial tax base to fund park and recreation programs.
- F. The Downtown Urban Renewal Plan affords maximum opportunity for the Urban Renewal Area to rehabilitate and develop through private enterprise.
- G. The Downtown Urban Renewal Area is an area that is deteriorated due to conditions described in the plan such as deteriorated sidewalks, unsafe traffic conditions, insufficient lighting, and deteriorating storm water public infrastructure.
- H. The Downtown Urban Renewal Plan conforms with both state and local planning and zoning requirements.
- I. The Downtown Urban Renewal Plan contains a tax allocation feasibility study which finds and declares that the debt to be incurred to provide the improvements described within the Plan is sufficient to pay the costs of the improvements proposed therein and that the assessed valuation of the revenue allocation area is likely to increase as a result of the initiation of the Urban Renewal project and deteriorated area in an amount sufficient to repay the debt incurred.
- J. The Downtown Urban Renewal Plan identifies the kinds, number, and location of all proposed public works or improvements within the revenue allocation area, provides an economic feasibility study, provides a detailed list of estimated project costs, provides a fiscal impact statement showing the impact of the revenue allocation area, and provides a description of the method of financing of the estimated project costs.

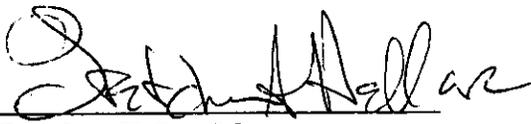


**Section 4:** The City of Sandpoint, Bonner County, Idaho, hereby approves the described modifications to Downtown Urban Renewal Plan and Downtown Urban Renewal Revenue Allocation Area.

**Section 5:** This Ordinance shall be effective upon its passage and publication as provided by law.

Dated this 16<sup>th</sup> day of December, 2009.

CITY OF SANDPOINT  
BONNER COUNTY, IDAHO

By:   
Gretchen Hellar, Mayor

ATTEST:

  
Maree Peck, Clerk  
(SEAL)



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# Sandpoint Downtown Urban Renewal Revenue Allocation Area

## The Downtown Urban Renewal Area

-  Downtown RAA
-  UrbanRenewal Area

The Revenue Allocation Area lies entirely within the Urban Renewal Area

