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TECHNICAL SUPPORT

ORDINANCE NO. 1216

ANNEXATION & ZONE CLASSIFICATION OF PROPERTY

Portion of Section 22 and 27, T51N, R5W B.M.
110 Acres Located in the northwest corner of Spokane Street and Prairie Avenue
(File No. A-10-01 – Ashworth Annexation)

AN ORDINANCE OF THE CITY OF POST FALLS, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR ANNEXATION OF PROPERTY CONSISTING OF APPROXIMATELY 110 ACRES, LOCATED IN SECTIONS 22 AND 27, TOWNSHIP 51 NORTH, RANGE 5 WEST BOISE MERIDIAN AND ZONING SAID ANNEXED PROPERTY AS SMARTCODE SC-3 AND SC-4; PROVIDING FOR THE AMENDMENTS TO THE OFFICIAL ZONING AND SMARTCODE ZONING/REGULATING PLAN MAPS AS APPLICABLE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF:

WHEREAS, Post Falls Ordinance No. 1200 identifies that newly annexing properties shall request annexation under SmartCode regulations; and

WHEREAS, the owners of the real property described in Section 1 of this Ordinance have petitioned the City Council of the City of Post Falls for annexation of said property and zoning as SC-3 and SC-4; and

WHEREAS, public hearings were held before both the Planning and Zoning Commission on November 9, 2010 and City Council on December 21, 2010, in accordance with law, testimony taken, findings of fact and conclusions reached; and

WHEREAS, the City Council, upon its own fact finding, determined that said annexation is provided for under existing law in that the land in question adjoins the corporate limits, that the proposed zoning is suitable and compatible with surrounding land uses and provisions of the Post Falls Comprehensive Plan and that said land uses would fit in with the general development of the City and would be in the best interest of the City of Post Falls.

NOW, therefore, be it ordained by the City Council of the City of Post Falls, Idaho, as follows:

SECTION 1: That the following described property is contiguous and adjacent to the City of Post Falls, to wit:

A parcel of land being a portion of the North half of the Northwest Quarter of Section 27 and a portion of the Southwest Quarter of Section 22, Township 51 North, Range 5 West, Boise Meridian, Kootenai County, Idaho and being more particularly described as follows:

Beginning at the South Quarter corner of said Section 22 being a 3 inch aluminum cap marked PLS 6602 in monument case per CP&F 1859941 from which the Southwest corner bears S89°58'17"W a distance of 2644.97 feet;

Thence, along the East line of said Northwest Quarter of Section 27, S00°47'00"E a distance of 40.52 feet to a point;

Thence, leaving said East line, S89°13'00"W a distance of 25.00 feet to a point on the West right of way of Spokane Street;

CLIFFORD T. HAYES 4P I 2309068000
KOOTENAI CO. RECORDER Page 1 of 4
BBB Date 04/07/2011 Time 14:17:47
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Thence, along said West right of way, N00°47'00"W a distance of 15.85 feet to the intersection of said West right of way and the South right of way of Prairie Avenue;

Thence, along said South right of way, S89°58'17"W a distance of 2220.27 feet to a point on said South right of way;

Thence, leaving said South right of way, N00°26'17"W a distance of 731.05 feet to a 5/8 inch rebar with yellow plastic cap marked E & E PLS 4194 on the Southeasterly right of way of the Abandoned Chicago Milwaukee St. Paul and Pacific Railroad right of way;

Thence, along said Southeasterly right of way, N31°18'44"E a distance of 2261.49 feet to a 5/8 inch rebar with yellow plastic cap marked E & E PLS 4194 on the North line of said Southwest Quarter of Section 22;

Thence, along said North line, S89°57'28"E a distance of 1067.35 feet to the Center Quarter corner of said Section 22 being a 5/8 inch rebar with yellow plastic cap marked PLS 9367 per CP&F 2234710000;

Thence, along the East line of said Southwest Quarter, S00°10'16"E a distance of 2636.23 feet to the **True Point of Beginning.**

Said parcel containing 111.210 acres of land, more or less.

SECTION 2: That following portion of the lands described in Section 1 shall be annexed to the City of Post Falls and zoned for SmartCode SC-3:

A parcel of land being a portion of the South half of the southwest quarter of Section 22, Township 51 North, Range 5 West, Boise Meridian, Kootenai County, Idaho and being more particularly described as follows:

Commencing at the South Quarter corner of said Section 22 being a 3 inch aluminum cap marked PLS 6602 in monument case per CP&F 1859941 from which the Southwest corner bears S89°58'17"W a distance of 2644.97 feet; thence along the East line of said southwest quarter N00°10'16"W 696.37 feet to the **TRUE POINT OF BEGINNING;**

thence continuing along said East line N00°10'16"W a distance of 1939.86 feet to the Center Quarter Corner of said Section 22;

thence along the North line of said southwest quarter of Section 22 N89°57'28"W a distance of 1067.35 feet;

thence leaving said North line S31°18'44"W a distance of 2261.49;

thence S00°26'17"E a distance of 731.05 feet to a point on the South line of said Section 22;

thence along said South line of Section 22 N89°58'17"E a distance of 1040.94 feet;

thence leaving said South line, N00°10'16"W a distance of 221.81 feet;

thence S89°58'17"W a distance of 303.48 feet;

thence N00°26'17"W a distance of 150.62 feet;

thence along a curve to the right having an arc length of 265.05 feet, a radius of 480.00 feet, a central angle of 31°38'15" and a long chord bearing N15°57'27"E a distance of 261.69 feet;

thence N31°46'35"E a distance of 393.64 feet;

thence S58°13'25"E a distance of 211.60 feet;

thence along a curve to the left having an arc length of 83.49 feet, a radius of 1000.00 feet, a central angle of 04°47'02" and a long chord bearing S60°36'56"E a distance of 83.47 feet;

thence N31°46'35"E 312.17 feet;

thence along a curve to the left having an arc length of 283.30 feet, a radius of 795.00 feet, a central angle of 20°25'02" and a long chord bearing S79°49'12"E a distance of 281.80 feet;

thence N89°58'17"E a distance of 377.82 feet;

thence S00°10'16"E a distance of 325.00 feet;
thence N89°58'17"E a distance of 155.00 feet to the **True Point of Beginning**;
said parcel containing 80.18 acres of land, more or less.

SECTION 3: That following portion of the lands described in Section 1 shall be annexed to the City of Post Falls and zoned for SmartCode SC-4:

A parcel of land being a portion of the South half of the southwest quarter of Section 22, Township 51 North, Range 5 West, Boise Meridian, Kootenai County, Idaho and being more particularly described as follows:

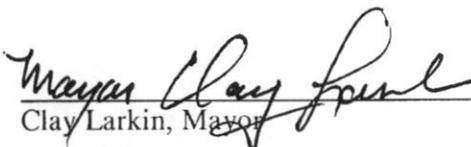
Beginning at the South Quarter corner of said Section 22 being a 3 inch aluminum cap marked PLS 6602 in monument case per CP&F 1859941 from which the Southwest corner bears S89°58'17"W a distance of 2644.97 feet;
thence along the South line of said southwest quarter of Section 22, S89°58'17"W a distance of 1204.18 feet;
thence leaving said South line, N00°10'16"W a distance of 221.81 feet;
thence S89°58'17"W a distance of 303.48 feet;
thence N00°26'17"W a distance of 150.62 feet;
thence along a curve to the right having an arc length of 265.05 feet, a radius of 480.00 feet, a central angle of 31°38'15" and a long chord bearing N15°57'27"E a distance of 261.69 feet;
thence N31°46'35"E a distance of 393.64 feet;
thence S58°13'25"E a distance of 211.60 feet;
thence along a curve to the left having an arc length of 83.49 feet, a radius of 1000.00 feet, a central angle of 04°47'02" and a long chord bearing S60°36'56"E a distance of 83.47 feet;
thence N31°46'35"E 312.17 feet;
thence along a curve to the left having an arc length of 283.30 feet, a radius of 795.00 feet, a central angle of 20°25'02" and a long chord bearing S79°49'12"E a distance of 281.80 feet;
thence N89°58'17"E a distance of 377.82 feet;
thence S00°10'16"E a distance of 325.00 feet;
thence N89°58'17"E a distance of 155.00 feet to the East line of said southwest quarter of Section 22;
thence along said East line S00°10'16"E a distance of 696.37 feet to the **True Point of Beginning**;
said parcel containing 29.74 acres of land, more or less.

SECTION 4: That the Official Zoning Map of the City of Post Falls shall be modified to include the lands described in Section 1 and to reflect the SmartCode SC-3 and SC-4 zoning applied thereto.

SECTION 5: That this Ordinance shall take effect and be in full force and effect upon its passage, approval and publication according to law.

Enacted as an ordinance of the City of Post Falls, Idaho, at a meeting of the City Council held on the 5th day of April, 2011.

CITY OF POST FALLS


Clay Larkin, Mayor



Attest:


Charity Cynova, City Clerk



Clerk's Department

April 26, 2011

Idaho State Tax Commission
P.O. Box 36
800 Park Plaza IV
Boise, ID 83722

Attention: Jeff Servatius

RE: Ordinance No. 1216

The City of Post Falls has annexed additional land and passed Ordinance No. 1216 on April 5th, 2011. Enclosed please find recorded Ordinance and map.

If you have any questions, please feel free to contact the Post Falls Community Development Department, Planning Division at 773-8708.

Sincerely,

A handwritten signature in black ink, appearing to be "CC", written over a light blue circular stamp.

Charity Cynova
City Clerk

