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**ORDINANCE NO. 1221**

**ANNEXATION & ZONE CLASSIFICATION OF PROPERTY**

**Portion of Section 5, T50N, R4W, B.M.  
24 Acre Parcel Located on the north side of Seltice Way, and south of the Port of Entry  
(File Nos. A-11-01)**

AN ORDINANCE OF THE CITY OF POST FALLS, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR ANNEXATION OF PROPERTY CONSISTING OF APPROXIMATELY 24 ACRES, LOCATED AT THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 50 NORTH, RANGE 4 WEST, B.M., KOOTENI COUNTY, IDAHO AND ZONING SAID ANNEXED PROPERTY AS INDUSTRIAL (I) PROVIDING FOR THE AMENDMENT TO THE OFFICIAL ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF:

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 as Industrial (I),

WHEREAS, public hearings were held before both the Planning and Zoning Commission on 5/10/11 and City Council on 6/7/11, in accordance with law, testimony taken, findings of fact and conclusions of law reached; and

WHEREAS, the City Council, based upon the recommendation of the Planning and Zoning Commission and 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 located on the north side of Seltice Way and south of the Port of Entry, is contiguous and adjacent to the City of Post Falls, to wit:

A PARCEL OF LAND BEING A PORTION OF THE RIGHT-OF-WAY OF FEDERAL AID PROJECT DE-0082(802) COMMONLY KNOWN AS SELTICE WAY AND PARCELS 2, 3, AND 4 OF CORRECTION DEED INSTRUMENT #2134736, RECORDS OF KOOTENAI COUNTY, AND A PORTION OF TAX NUMBER 4544, AS RECORDED IN BOOK 165 PAGE 607, RECORDS OF KOOTENAI COUNY, AND A PORTION OF TAX NUMBER 6727 AS RECORDED IN BOOK 216 PAGE 182, RECORDS OF KOOTENAI COUNTY; ALL

LOCATED IN THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 50 NORTH, RANGE 4 WEST, B.M., KOOTENAI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 5, CP&F #1218681;

THENCE ALONG THE WEST LINE OF SAID SECTION 5, SOUTHERLY, 3771.84 FEET TO A POINT ON THE "C" LINE STATION 430+46.11 AS SHOWN ON THE PLANS OF THE SAID FEDERAL AID PROJECT DE-0082(802);

THENCE ALONG THE SAID "C" LINE, EASTERLY, 1130.08 FEET TO THE 'C' LINE STATION 441+76.19;

THENCE LEAVING THE SAID 'C' LINE, SOUTHWESTERLY, 10.29 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 2 OF CORRECTION DEED INSTRUMENT #2134736, SAID CORNER BEING THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE WESTERLY ALONG A LINE 10.00 FEET SOUTHERLY FROM AND PARALLEL TO THE "C" LINE OF SAID FEDERAL AID PROJECT, 195 FEET, MORE OR LESS TO THE INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE WESTERLY BOUNDARY LINE OF SAID TAX NUMBER 4544, AS DESCRIBED IN BOOK 165, PAGE 607, RECORDS OF KOOTENAI COUNTY;

THENCE NORTHERLY ALONG THE SAID SOUTHERLY PROJECTION, 85 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE WEST BOUND LANES OF SAID FEDERAL AID PROJECT;

THENCE NORTHERLY ALONG THE WEST LINE OF SAID TAX NUMBER 4544, 758 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE RIGHT-OF-WAY FOR THE INTERSTATE 90 PROJECT NO. I-IG-90-1(48)5 HIGHWAY SURVEY AS SHOWN ON THE PLANS THEREOF NOW ON FILE IN THE OFFICE OF THE DEPARTMENT OF HIGHWAYS OF THE STATE OF IDAHO;

THENCE SOUTHEASTERLY ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF SAID INTERSTATE 90 PROJECT SOUTH 59d 35'55" EAST, 367.77 FEET, MORE OR LESS TO THE EAST LINE OF SAID TAX NUMBER 4544, AT A POINT THAT BEARS SOUTH 2d25'20" WEST, 479.71 FEET FROM STATION 440+73.58 OF THE EASTBOUND LANE SURVEY OF SAID INTERSTATE 90 PROJECT;

THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE INTERSTATE 90 PROJECT SOUTH 59d35'55" EAST, 256.39 FEET TO A POINT OPPOSITE STATION 443+00 OF THE EASTBOUND LANE SURVEY OF SAID INTERSTATE 90 PROJECT;

THENCE SOUTH 87d34'40" EAST, 111.65 FEET, ALONG A LINE PARALLEL WITH AND 600.0 FEET SOUTHERLY FROM THE CENTERLINE OF SAID EASTBOUND LANE

SURVEY FOR SAID INTERSTATE 90 PROJECT, TO A POINT OPPOSITE STATION 444+11.65 OF SAID EASTBOUND LANE SURVEY FOR SAID INTERSTATE 90 PROJECT AND LOCATED ON THE EAST LINE OF SAID TAX NUMBER 6727 AS RECORDED IN BOOK 216 PAGE 182, KOOTENAI COUNTY RECORDS;

THENCE ALONG THE EAST LINE OF SAID TAX NUMBER 6727 AND LEAVING SAID INTERSTATE 90 RIGHT-OF-WAY SOUTH 0d4'38" WEST, 495 FEET MORE OR LESS TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID FEDERAL AID PROJECT DE-0082(802);

THENCE ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE, EASTERLY, 1775 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SEELEY STREET, 75.00 FEET NORTHERLY OF APPROXIMATE "C" LINE STATION 464+11 OF SAID FEDERAL AID PROJECT;

THENCE LEAVING THE SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH SOUTHWEST, 85 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF PARCEL 4 OF CORRECTION DEED INSTRUMENT #2134736;

THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL 4, SOUTHERLY, 62.97 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 4;

THENCE SOUTH SOUTHEAST, 85 FEET, MORE OR LESS TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SAID FEDERAL AID PROJECT AND THE SAID WESTERLY RIGHT-OF-WAY LINE OF SEELEY STREET, SAID INTERSECTION ALSO BEING ON THE EXISTING POST FALLS CITY LIMITS BOUNDARY LINE AND 75.00 FEET SOUTHERLY FROM APPROXIMATE "L" LINE STATION 464+28 OF THE SAID FEDERAL AID PROJECT;

THENCE ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE SAID EXISTING POST FALLS CITY LIMITS BOUNDARY LINE, WESTERLY, 2295 FEET, MORE OR LESS, TO AN ANGLE POINT IN THE SAID EXISTING POST FALLS CITY LIMITS BOUNDARY LINE, SAID ANGLE POINT BEING 75.00 FEET SOUTHERLY FROM APPROXIMATE "L" LINE STATION 441+33 OF SAID FEDERAL AID PROJECT;

THENCE LEAVING THE SAID SOUTHERLY RIGHT-OF-WAY LINE ALONG THE SAID EXISTING POST FALLS CITY LIMITS BOUNDARY LINE, NORTHERLY, 85 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID PARCEL 2 OF CORRECTION DEED INSTRUMENT #2134736;

THENCE CONTINUING ALONG THE SAID EXISTING POST FALLS CITY LIMITS BOUNDARY AND THE WESTERLY BOUNDARY LINE OF SAID PARCEL 2, 158.47 FEET TO THE TRUE POINT OF BEGINNING.

SAID ANNEXATION AREA CONTAINING 1,050,753.4 SQUARE FEET (24.12 ACRES) MORE OR LESS.

be and the same is hereby annexed to and declared to be a part of the City of Post Falls, Kootenai, Idaho.

SECTION 2: That lands described in Section 1 of this Ordinance shall be zoned Industrial (I). 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 Industrial (I) Zoning applied thereto.

SECTION 3: 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 21<sup>st</sup> day of June, 2011.

CITY OF POST FALLS

BY: *Mayor Clay Larkin*  
Clay Larkin, Mayor



ATTEST

BY: *CS*  
Charity Cynova, City Clerk



RECEIVED

SEP 27 2011

TECHNICAL SUPPORT Clerk's Department

September 26, 2011

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

Attention: Jeff Servatius

RE: Ordinance No. 1221

The City of Post Falls has annexed additional land and passed Ordinance No. 1221 on June 23<sup>rd</sup>, 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 read "CC" followed by a stylized flourish.

Charity Cynova  
City Clerk



31 32 NW COR SEC. 5  
T 50 N, R D4 W  
CP&F #1218681.

6 5

EASTBOUND INTERSTATE 90

INTERSTATE 90  
PROJECT I-IG-90-1(48)5  
STATE OF IDAHO DEPARTMENT OF HIGHWAYS

3771.84' - REFER TO LEGAL DESCRIPTION

(WITHIN CITY LIMITS)

S 59°35'55" E  
367.77'  
256.39'

S 87°34'40" E 111.65'

TAX # 4544  
BOOK 165  
PAGE 607

TAX # 6727  
BOOK 216  
PAGE 182

S 00°4'38" W  
49.5'

PROPOSED CITY LIMITS BOUNDARY  
TO BE ANNEXED INTO THE CITY OF POST FALLS

P.O.B.

10.29'

195'

85'

158'

85'

1130.08'

EXISTING CITY  
LIMITS BOUNDARY

SELTICE WAY (AKA HIGHWAY 10) WESTBOUND LANES  
FEDERAL AID PROJECT DE-0082(802)

PARCEL 2  
CORRECTION DEED #2134736

PARCEL 3  
CORRECTION DEED #2134736

SELTICE WAY (AKA HIGHWAY 10) EASTBOUND LANES  
(WITHIN CITY LIMITS)

PARCEL 4  
CORRECTION DEED #2134736

EXISTING CITY  
LIMITS BOUNDARY

COMMERCE IP

SEELEY ST.

MAIN ST.

TAYLOR ST.

SEELEY ST.

62.97'

SCALE IN FEET



COMMUNITY DEVELOPMENT - ENGINEERING DIVISION  
408 SPOKANE STREET, POST FALLS, IDAHO 83854

208-773-4235 - www.postfallsidaho.org

**GROUND FORCE ANNEXATION A-11-01**



DWG No. II-001 SCALE: 1 in = 400 Ft SHEET 1 of 1  
FILE: undergroundforce annexation legal.dwg DATE: June 10, 2011