

134

ORIGINAL

ORDINANCE NO. 523  
KTEC ANNEXATION

AN ORDINANCE OF THE CITY OF RATHDRUM, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR ANNEXATION OF APPROXIMATELY 162 ACRES; PROVIDING ZONING OF THE PROPERTY SO ANNEXED WITH APPROXIMATELY 98.1 ACRES ZONED AS PUBLIC, 26.0 ACRES AS INDUSTRIAL, 21.5 ACRES AS R-3 RESIDENTIAL , 5.0 ACRES AS C-1 COMMERCIAL; AND 5.0 ACRES AS C-2 COMMERCIAL; PROVIDING FOR AMENDMENT TO THE OFFICIAL ZONING MAP; AND PROVIDING AN EFFECTIVE DATE HEREOF.

WHEREAS, the owner of the real property referenced in Section 1, has petitioned the City Council of the City of Rathdrum for annexation of said properties and the subsequent zoning of said properties with approximately 98.1 acres as Public, 26.0 acres as Industrial, 21.5 acres as R-3 Residential, 5.0 acres as C-1 Commercial and 5.0 acres as C-2 Commercial; and

WHEREAS, public hearings were held before both the Planning & Zoning Commission on July 21, 2010 and the City Council on August 10, 2010, 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 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 that said land uses would fit in with the general development of the City and would be in the best interest of the citizens of the City of Rathdrum:

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF RATHDRUM, KOOTENAI COUNTY, IDAHO, AS FOLLOWS:

SECTION 1: That the following described properties contiguous and adjacent to the city of Rathdrum, to wit:

That portion of Sections 5, 6, 7, and 8, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, described as follows:

BEGINNING at the north 1/4 corner of said Section 7, from which the NE corner of said Section 7 bears S89°35'47"E, a distance of 2,655.97 feet;

KTEC Annexation Ordinance - 1

CLIFFORD T. HAYES 5P I 2327640000  
KOOTENAI CO. RECORDER Page 1 of 3  
ARA Date 09/16/2011 Time 14:14:54  
REC-REQ OF RATHDRUM CITY  
RECORDING FEE: 0.00  
2327640000 XK 2

RECEIVED

SEP 19 2011

TECHNICAL SUPPORT

thence N00°00'42"E along the extension of the west line of said NE 1/4 of Section 7, a distance of 25.00 feet to the north right-of-way line of Lancaster Road;

thence S89°35'47"E along said north right-of-way line (said line also being the existing Rathdrum City limits boundary), a distance of 2,656.19 feet to the east line of said Section 6;

thence continuing S89°35'47"E, a distance of 25.00 feet;

thence S00°30'17"W, a distance of 50.00 feet to the intersection of the south right-of-way line of Lancaster Road and east right-of-way line of Meyer Road;

thence continuing S00°30'17"W along said east right-of-way line of Meyer Road, a distance of 2,594.16 feet;

thence N89°50'03"W, a distance of 25.00 feet to the East 1/4 corner of said Section 7;

thence continuing N89°50'03"W along the south line of said NE1/4 of Section 7, a distance of 2,633.38 feet to the southwest corner of said NE 1/4 of Section 7;

thence N00°00'42"E, a distance of 2,630.25 feet to the POINT OF BEGINNING.

be and the same is hereby annexed to and declared to be a part of the city of Rathdrum, Kootenai, Idaho.

**SECTION 2:** That the Rathdrum official zoning map be amended to include and designate the annexed property which is described in Section 1, as follows:

**P- Public**

THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO, EXCEPTING THE SOUTH 803.65 FEET; AND EXCEPTING THE EAST 431.76 FEET OF THE NORTH 1097.00 FEET.

**I - Industrial:**

THE WEST 1444.80 FEET OF THE SOUTH 803.65 FEET OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO.

**R-3 Residential:**

THE EAST 1163.60 FEET OF THE SOUTH 803.65 FEET OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO.

C-1 Commercial:

THE EAST 431.76 FEET OF THE NORTH 548.50 FEET OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO.

C-2 Commercial:

THE SOUTH 548.50 FEET OF THE EAST 431.76 FEET OF THE NORTH 1097.00 FEET OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, KOOTENAI COUNTY, IDAHO.

SECTION 3: That this Ordinance shall be in full force and effect upon its passage, approval and publication according to law.

Enacted by the city council as an ordinance of the city of Rathdrum on the 9<sup>th</sup> day of August, 2011.

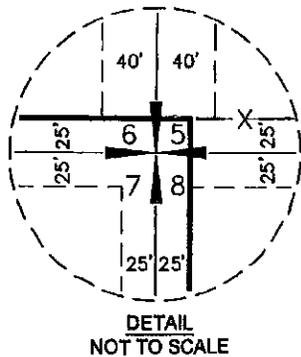
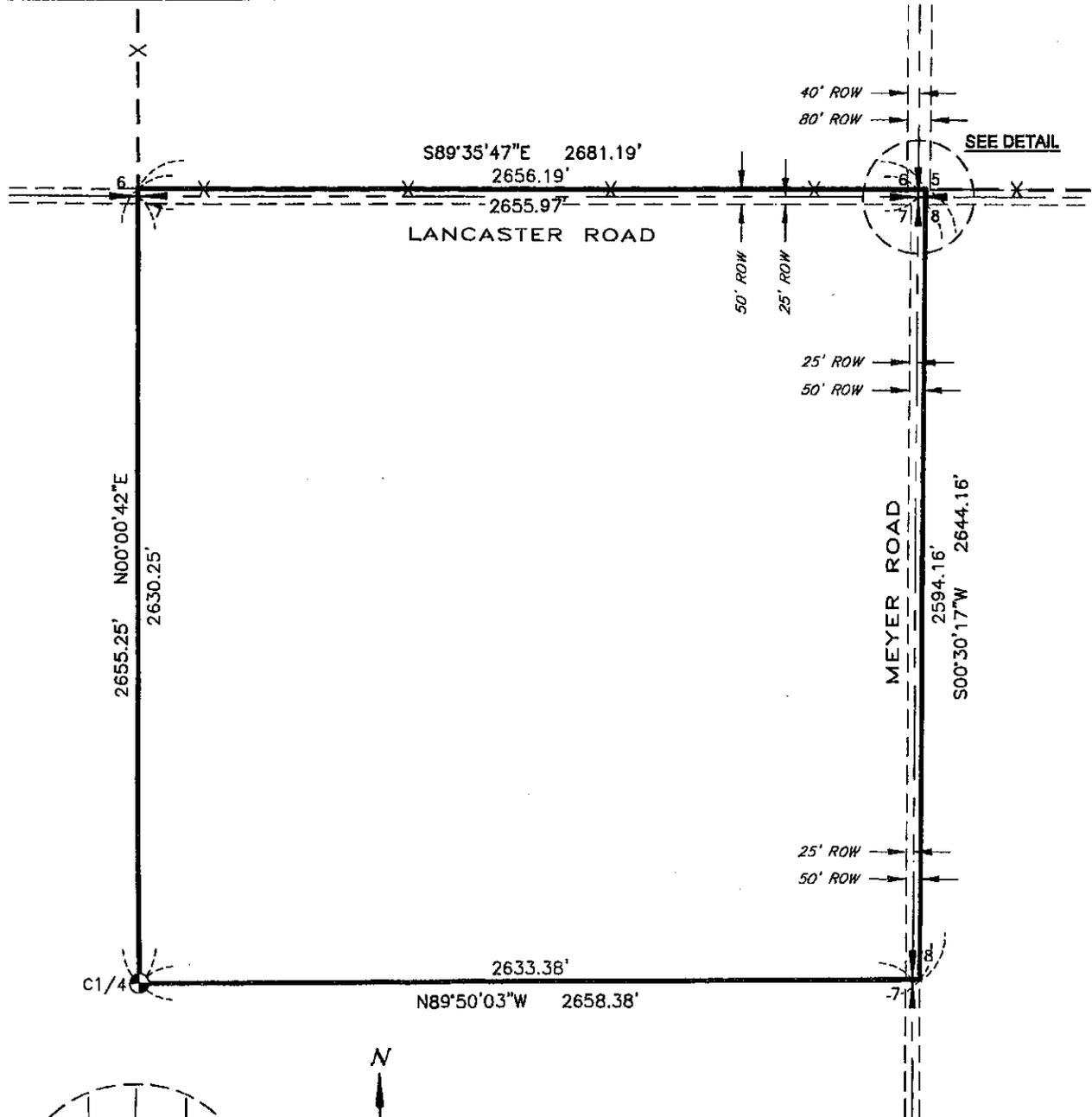
APPROVED by the Mayor this 10<sup>th</sup> day of August, 2011.



Vic Holmes  
Vic Holmes, Mayor

ATTEST

Melina Taylor  
Melissa Taylor, City Clerk



- LEGEND**
- SECTION CORNER
  - QUARTER CORNER
  - CENTER 1/4 CORNER
  - ROW RIGHT-OF-WAY
  - PROPOSED ANNEXATION BOUNDARY
  - EXISTING CITY LIMITS



Engineers • Surveyors • Planners

CITY OF RATHDRUM  
 ORDINANCE NO. \_\_\_\_\_  
 NE 1/4 OF SEC. 7, T 51N, R 4W, B.M.,  
 KOOTENAI COUNTY, IDAHO



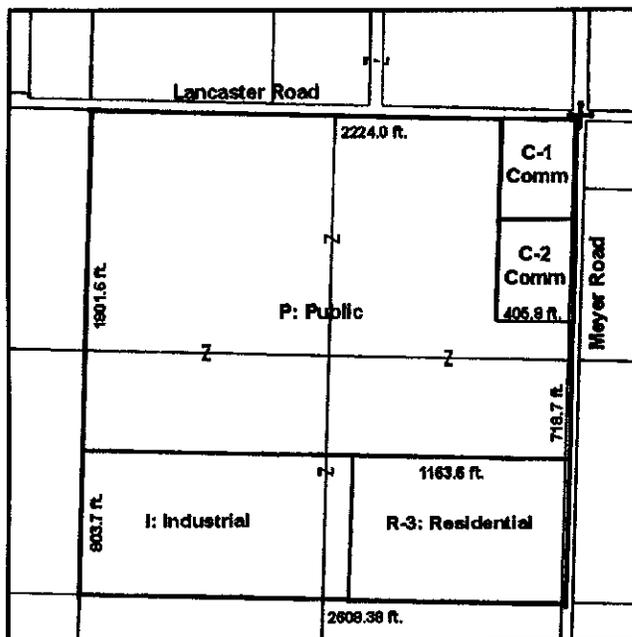
# RATHDRUM CITY COUNCIL

Tuesday, August 16, 2011

## OLD BUSINESS

### KTEC ANNEXATION ORDINANCE

Attached is a copy of the annexation ordinance reflecting the conditions of approval set forth by City Council in approving the annexation at public hearing on August 10, 2010.



The owners of the properties being annexed include:

- KOOTENAI TECHNICAL EDUCATION CAMPUS,
- NORTH IDAHO COLLEGE,
- LAKELAND SCHOOL DISTRICT, AND
- MEYER FAMILY, ET. AL.

All right-of-way directly adjacent to the properties along Meyer and Lancaster Roads is also being annexed.

The attached annexation map will also be recorded with Kootenai County under separate cover.

SUMMARY OF RATHDRUM ORDINANCE NO. 523

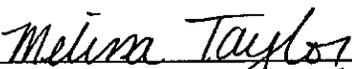
The city of Rathdrum, Kootenai County, Idaho, hereby gives notice of the adoption of Rathdrum Ordinance No. 523 annexing approximately 162 of acres of property located in Sections 5, 6, 7, and 8, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, and zoning said land as Public, 26.0 acres as Industrial, 21.5 acres as R-3 Residential, 5.0 acres C-1 Commercial; and 5.0 acres as C-2 Commercial

Such land is more particularly described as follows:

That portion of Sections 5, 6, 7, and 8, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, described as follows:

BEGINNING at the north 1/4 corner of said Section 7, from which the NE corner of said Section 7 bears S89°35'47"E, a distance of 2,655.97 feet;  
thence N00°00'42"E along the extension of the west line of said NE 1/4 of Section 7, a distance of 25.00 feet to the north right-of-way line of Lancaster Road;  
thence S89°35'47"E along said north right-of-way line (said line also being the existing Rathdrum City limits boundary), a distance of 2,656.19 feet to the east line of said Section 6;  
thence continuing S89°35'47"E, a distance of 25.00 feet;  
thence S00°30'17"W, a distance of 50.00 feet to the intersection of the south right-of-way line of Lancaster Road and east right-of-way line of Meyer Road;  
thence continuing S00°30'17"W along said east right-of-way line of Meyer Road, a distance of 2,594.16 feet;  
thence N89°50'03"W, a distance of 25.00 feet to the East 1/4 corner of said Section 7;  
thence continuing N89°50'03"W along the south line of said NE1/4 of Section 7, a distance of 2,633.38 feet to the southwest corner of said NE 1/4 of Section 7;  
thence N00°00'42"E, a distance of 2,630.25 feet to the POINT OF BEGINNING.

The ordinance further provides that the official zoning map of the City shall be changed to depict the zoning authorized hereby and provides that the annexation and zoning shall be effective upon the publication of this Summary. The full text of the summarized Ordinance No. 523 is available at Rathdrum City Hall, 8047 W Main Street, Rathdrum, ID 83858-9287 in the office of the City Clerk.

  
Melissa Taylor, Deputy City Clerk

Publish once in the City's official newspaper.

**STATEMENT OF LEGAL ADVISER**

I, Nancy Stricklin, am a legal adviser for the city of Rathdrum, Idaho. I have examined the attached summary of Rathdrum Ordinance No.523, KTEC Annexation Ordinance, and find it to be a true and complete summary of said ordinance which provides adequate notice to the public of the contents thereof.

  
Nancy Stricklin

Date 8/17/11