

068

## ORDINANCE NO. 1249

### ANNEXATION & ZONE CLASSIFICATION OF PROPERTY

**Portion of Section 5, T50N, R4W, B.M.  
1.85 Acre Parcel Located north of Seltice Way, south of the Interstate 90 Port of Entry  
Ground Force Annexation  
(File Nos. A-13-03)**

AN ORDINANCE OF THE CITY OF POST FALLS, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR ANNEXATION OF PROPERTY CONSISTING OF APPROXIMATELY 1.85 ACRES, LOCATED AT THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 5, TOWNSHIP 50 NORTH, RANGE 4 WEST, B.M., KOOTENAI 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 3/12/13 and City Council 4/16/13, 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:

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JUL 05 2013

TECHNICAL SUPPORT

SECTION 1: That the following described property located north of Seltice Way, south of Interstate 90 Port of Entry is contiguous and adjacent to the City of Post Falls, to wit:

*A parcel of land being a portion of the Northeast quarter of the Southwest quarter (NE 1/4, SW 1/4) Section 5, Township 50 North, Range 4 West, B.M., in Kootenai County, Idaho, more particularly described as;*

*Commencing at a point 640 feet West, along the North line of said Southwest quarter, from the Northeast corner of the Southwest quarter of said Section 5, which is the same commencing point identified in the Warranty Deed recorded June 15, 1967 in Book 214 Page 62 Kootenai County Records, also identified as the Northwest corner of the East 640 feet of the NE 1/4 SW 1/4 in a Warranty Deed also recorded the 15<sup>th</sup> day of June 1967 in Book 214 Page 65, and also identified as North 88°35'53" West a distance of 641.03 feet from the Center quarter corner as shown on the plans for project No I-IG-90-1(48)5 and in the right-of-way files for parcel 35 of this project now on file at the office of the Idaho Transportation Department;*

*Thence departing said North line South 00°04'38" West along the east property line of that same parcel 35 described in Book 214 Page 65 a distance of 588.99 feet to the Southeast corner of that parcel described in Book 214 Page 65, also being the Northeast corner of that parcel described in Book 214 Page 62, being at the intersection with the control access line as shown on plan for said project I-IG-90-1(48)5 being at station 448+11.65, 600.00 feet right of the eastbound centerline of said plans;*

*Thence continuing South 00°04'38" West along the east property line of that same parcel described in Book 214 Page 62 a distance of 267.95 feet to a point 200.00 feet north of the North Right-of-Way of US-10 being the **TRUE POINT OF BEGINNING**;*

*Thence continuing South 00°04'38" West along said east property line a distance of 200.17 feet to the North Right-of-Way line of US-10, also known today as Seltice Way;*

*Thence North 87°33'15" West along the said North Right-of-Way line 399.52 feet to the Southeast corner of that certain parcel of land as described in Book 216 of Deeds Page 182 recorded July 31, 1967;*

*Thence departing said US-10 Right-of-Way along the East line of said parcel in Book 216 Page 182 North 00°04'38" East a distance of 200.17 feet;*

*Thence departing said east line paralleling the North Right-of-Way of US-10 South 87°33'15" East a distance of 399.52 feet to the **TRUE POINT OF BEGINNING**.*

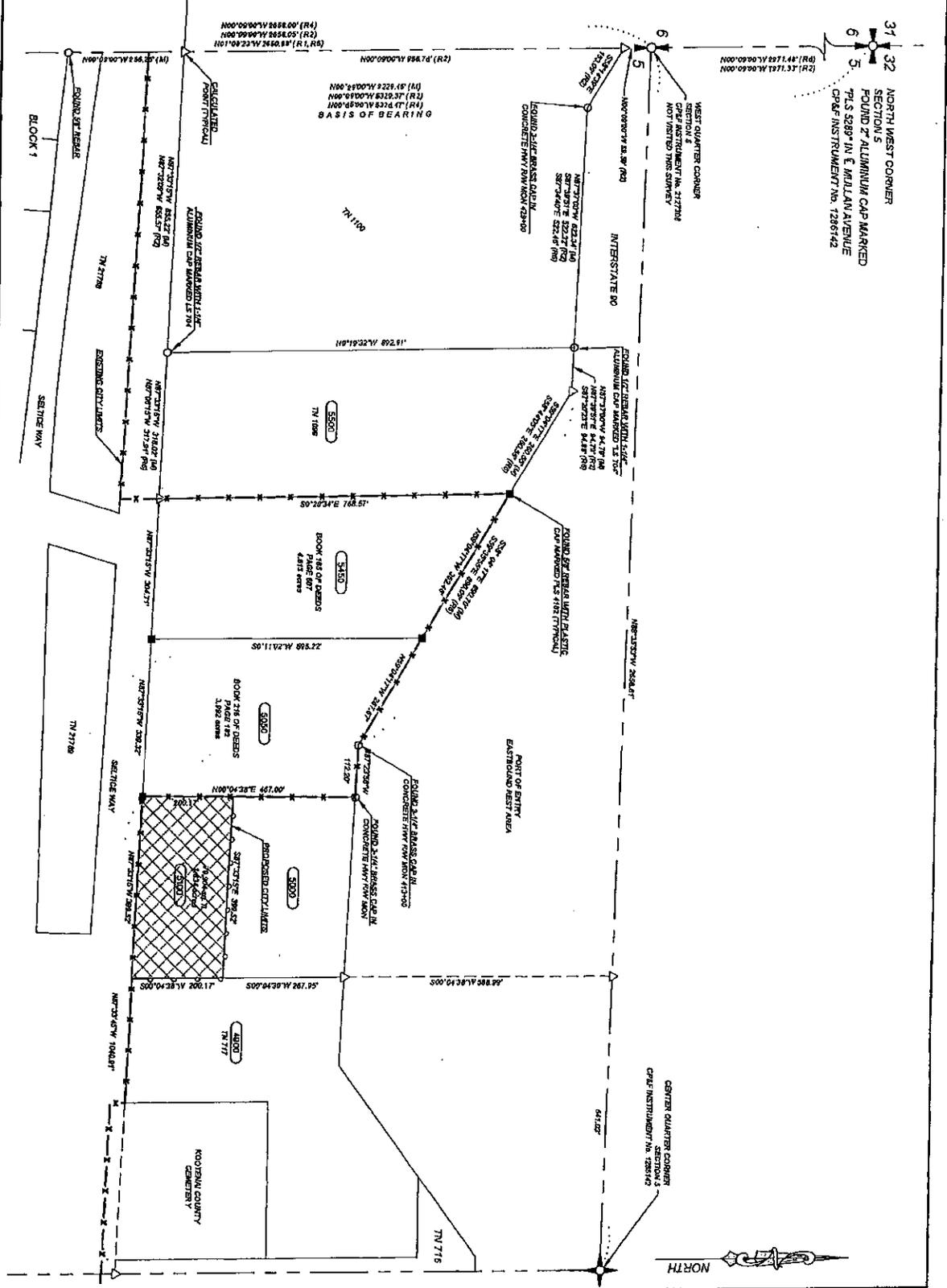
*Said parcel contains 79,904 square feet or 1.834 acres, more or less.*

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 4<sup>th</sup> day of June, 2013.



DESIGNED BY:	DGD
DRAFTED BY:	SHM
DATE:	4/25/2013
JOB NO.:	LOE 12-033
SCALE:	1" = 200'
0	100
1	200
2	400

**GROUND FORCE MANUFACTURING**

ANNEXATION EXHIBIT  
POST FALLS, IDAHO

ORD. NO  
1249

**PRELIMINARY**  
NOT FOR CONSTRUCTION

**LAKE CITY ENGINEERING**

3809 N. SCHREIBER WAY, STE. 4  
COEUR D'ALENE, IDAHO 83819  
PHONE: 208.676.2200

CITY OF POST FALLS

BY: Margaret Clay Jenkins  
MAYOR

ATTEST

BY: [Signature]  
CITY CLERK





Clerk's Department

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July 2, 2013

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

Attention: Jeff Servatius

RE: Ordinance No. 1249

The City of Post Falls has annexed additional land and passed Ordinance No. 1249 on June 4th, 2013. 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 "Shannon Howard".

Shannon Howard  
City Clerk

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PLANNING  
DIVISION  
JUL 05 2013  
CLERK NO. 50