

11-2

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Exhibit 4
CITY OF CHUBBUCK

SUMMARY OF ORDINANCE NO. 758

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHUBBUCK, IDAHO, APPROVING THE FIRST AMENDMENT TO THE URBAN RENEWAL PLAN CHUBBUCK DOWNTOWN IMPROVEMENT PROJECT, WHICH FIRST AMENDMENT SEEKS TO DEANNEX CERTAIN PARCELS FROM THE EXISTING 1992 PROJECT AREA; WHICH FIRST AMENDMENT AMENDS A PLAN THAT INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS AND OTHER TAXING ENTITIES; APPROVING THE SUMMARY OF THE ORDINANCE; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF CHUBBUCK:

SECTION 1: The First Amendment (the "First Amendment") to the Urban Renewal Plan Chubbuck Downtown Improvement Project (the "Plan") is attached to Ordinance No. 758 as Exhibit 1 and is made a part of the Ordinance and is approved. The City Clerk and/or the Urban Renewal Agency for the city of Chubbuck d/b/a the Chubbuck Development Authority (the "Agency") may make certain technical corrections or revisions in keeping with the information and testimony presented at the August 3, 2016, hearing. A Summary of the First Amendment is set forth below. The full text of the Ordinance, the First Amendment and the Plan is available at the offices of the City Clerk, located at the Chubbuck City Hall, 5160 Yellowstone Avenue, Chubbuck, Idaho 83202.

SECTION 2: No direct or collateral action challenging the First Amendment shall be brought prior to the effective date of this Ordinance or after the elapse of thirty (30) days from and after the effective date of this Ordinance adopting the First Amendment.

SECTION 3: Upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the County Auditor and Tax Assessor of Bannock County and to the appropriate officials of School District 25, Portneuf Free Library, Bannock County Road & Bridge, Bannock County Ambulance, Mosquito Abatement, and the State Tax Commission a copy of this Ordinance, a copy of the legal description of the boundary of the deannexed area, and a map or plat indicating the boundaries of the parcels to be deannexed from the existing Project Area.

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11-3

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SECTION 4: This Ordinance shall be in full force and effect immediately upon its passage, approval, and publication and shall be retroactive to January 1, 2016, to the extent permitted by the Law and the Act, with the existing remaining Project Area maintaining its base assessment roll as of January 1, 1992.

SECTION 5: The City Council hereby finds and declares the equalized assessed valuation of the Revenue Allocation Area, as defined in the IGA, is likely to increase as a result of the initiation and completion of urban renewal projects pursuant to the Plan.

SECTION 6: The provisions of this Ordinance are severable, and if any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid for any reason, such declaration shall not affect the validity of remaining portions of this Ordinance.

SECTION 7: At least one-half plus one of the City Council members finding good cause, the City Council hereby dispenses with the rule that this Ordinance be read on three different days, two readings of which shall be in full, and have hereby adopted this Ordinance, having considered it at one reading.

SECTION 8: The Summary of this Ordinance, a copy of which is attached hereto as Exhibit 4, is hereby approved.

SECTION 9: All ordinances, resolutions, orders, or parts thereof in conflict herewith are hereby repealed, rescinded, and annulled.

SECTION 10: SAVINGS CLAUSE: This Ordinance does not affect an action or proceeding commenced or right accrued before this Ordinance takes effect.

PASSED by the City Council of the City of Chubbuck, Idaho, on this 3rd day of August, 2016.

APPROVED by the Mayor of the City of Chubbuck, Idaho, on this 3rd day of August, 2016.

EXHIBITS TO THE ORDINANCE

- Exhibit 1 First Amendment to the Urban Renewal Plan, Chubbuck Downtown Improvement Project
- Exhibit 2 Notice Published in the *Idaho State Journal*, July 1 and 8, 2016
- Exhibit 3 Resolution of the Chubbuck Land Use and Development Commission Relating to the First Amendment to the Urban Renewal Plan
- Exhibit 4 Ordinance Summary

1.1-4

SUMMARY OF FIRST AMENDMENT

The First Amendment to the Plan was prepared by the Agency pursuant to the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the "Law"), the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the "Act"), and all applicable laws and ordinances and was approved by the Agency. The First Amendment seeks to deannex certain parcels from the existing Project Area. The First Amendment being considered for adoption contains a previously adopted revenue allocation financing provision pursuant to the Act that will continue to cause property taxes resulting from any increases in equalized assessed valuation in excess of the equalized assessed valuation on the parcels remaining in the existing Project Area as shown on the original base assessment roll as of January 1, 1992, for the original 1992 Project Area, as subsequently amended in 1998 pursuant to the terms of that certain Intergovernmental Agreement with Respect to the Chubbuck Development Authority and its Urban Renewal Plan (the "IGA"), that will continue to be allocated to the Agency for urban renewal purposes.

The general scope and objective of the First Amendment is the deannexation of certain parcels from the boundaries of the existing Project Area.

The First Amendment shall deannex the following parcels from the existing Project Area, generally described as follows:

The area to be deannexed from the existing Project Area generally includes the Pine Ridge Mall Subdivision, the Pine Ridge Mall First Addition, and the Shops at Pine Ridge Subdivision. The Project Area is generally bounded by Yellowstone Avenue on the east, Quinn Road on the south, continuing along the drainage ditch on the west, and Interstate 86 on the north.

The legal description of the area to be deannexed is as follows:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO.

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, SAID CORNER BEING MARKED BY AN ITD MONUMENT INSIDE A STANDARD CITY MONUMENT VAULT AS PER CORNER PERPETUATION AND FILING INSTRUMENT NUMBER 21510138; THENCE NORTH 89°58'20" WEST, ALONG THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 0.74 FEET; THENCE NORTH 00°29'31" WEST A DISTANCE OF 25.00 FEET TO THE SOUTHEAST CORNER OF THE SHOPS AT PINE RIDGE SUBDIVISION RECORDED IN THE RECORDS OF BANNOCK COUNTY UNDER INSTRUMENT NUMBER 21514610, SAID POINT BEING THE **POINT OF BEGINNING**;

11-5

21611674

THENCE NORTH 89°58'20" WEST ALONG THE SOUTHERLY BOUNDARY LINE OF SAID SHOPS AT PINE RIDGE SUBDIVISION, A DISTANCE OF 217.99 FEET TO THE SOUTHWEST CORNER OF SAID SHOPS AT PINE RIDGE SUBDIVISION;

THENCE NORTH 00°33'35" WEST ALONG THE WESTERLY BOUNDARY LINE OF SAID SHOPS AT PINE RIDGE SUBDIVISION, A DISTANCE OF 5.00 FEET TO THE SOUTHEAST CORNER OF THE PINE RIDGE MALL SUBDIVISION RECORDED IN THE RECORDS OF BANNOCK COUNTY UNDER INSTRUMENT NUMBER 657825;

THENCE NORTH 89°58'20" WEST ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PINE RIDGE MALL SUBDIVISION, A DISTANCE OF 472.47 FEET;

THENCE NORTH 00°01'40" EAST A DISTANCE OF 101.00 FEET;

THENCE NORTH 52°31'20" WEST A DISTANCE OF 316.61 FEET;

THENCE SOUTH 45°03'40" WEST A DISTANCE OF 24.59 FEET;

THENCE NORTH 53°16'45" WEST A DISTANCE OF 763.55 FEET;

THENCE NORTH 53°20'23" WEST A DISTANCE OF 464.67 FEET;

THENCE NORTH 00°22'07" WEST A DISTANCE OF 291.11 FEET;

THENCE SOUTH 89°59'36" WEST A DISTANCE OF 636.20 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HAWTHORNE ROAD;

THENCE NORTH 00°16'16" WEST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 50.00 FEET;

THENCE LEAVING SAID EAST RIGHT-OF-WAY AND HEADING NORTH 89°59'39" EAST A DISTANCE OF 916.54 FEET;

THENCE NORTH 00°00'58" EAST A DISTANCE OF 1109.38 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 86;

THENCE SOUTH 89°19'43" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 374.23 FEET;

THENCE SOUTH 80°26'56" EAST A DISTANCE OF 254.59 FEET;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE AND HEADING SOUTH 37°54'22" EAST A DISTANCE OF 827.89 FEET;

11-6

21611674

THENCE SOUTH 47°00'00" EAST A DISTANCE OF 57.14 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BRENEMAN ROAD;

THENCE SOUTH 89°57'19" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 461.92 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF YELLOWSTONE AVENUE;

THENCE SOUTH 00°02'41" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET;

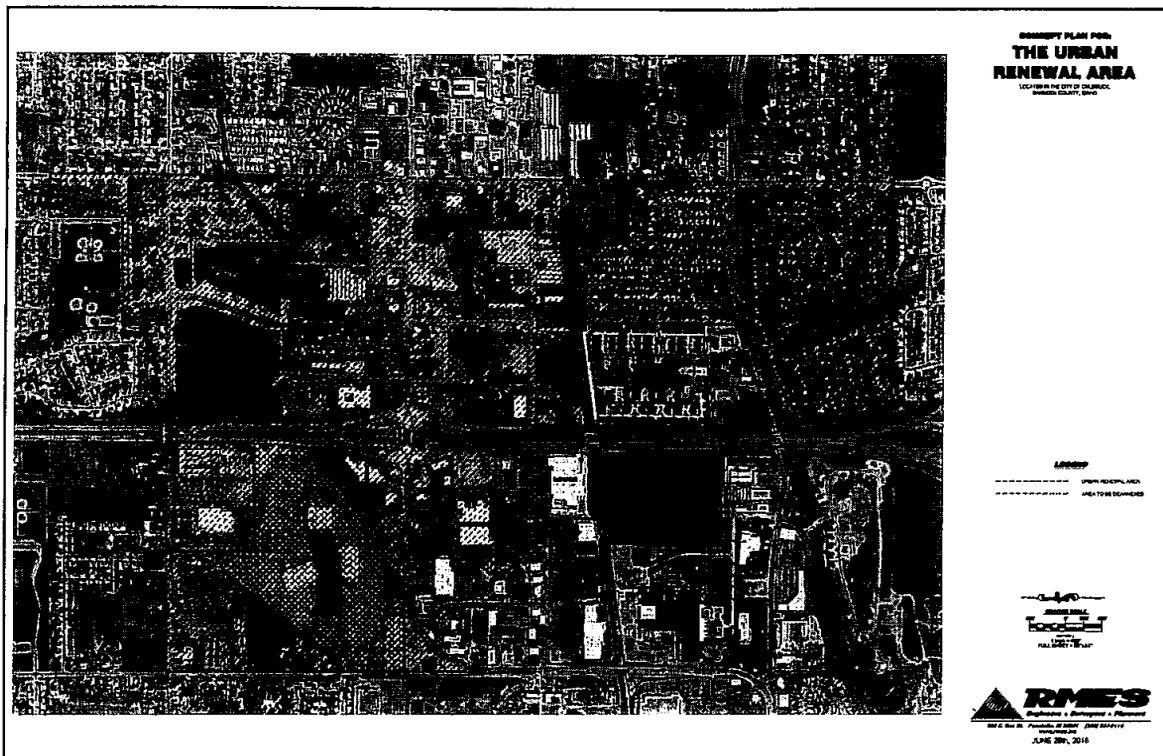
THENCE SOUTH 00°01'27" WEST A DISTANCE OF 804.55 FEET;

THENCE SOUTH 00°32'08" EAST A DISTANCE OF 272.40 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SAID SHOPS AT PINE SUBDIVISION;

THENCE SOUTH 89°58'20" EAST, ALONG THE NORTHERLY BOUNDARY LINE OF SAID SHOPS AT PINE RIDGE SUBDIVISION, A DISTANCE OF 20.44 FEET TO THE NORTHEAST CORNER OF SAID SHOPS AT PINE RIDGE SUBDIVISION;

THENCE SOUTH 00°29'31" EAST, ALONG THE EASTERLY BOUNDARY LINE OF SAID SHOPS AT PINE RIDGE SUBDIVISION, A DISTANCE OF 600.00 FEET TO THE **POINT OF BEGINNING**.

The deannexation of certain parcels from the existing Project Area is also depicted in the map below with the deannexed parcels shaded purple.



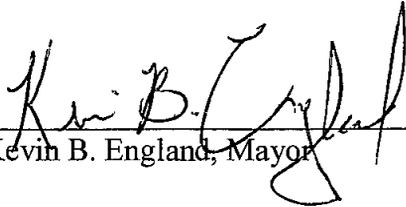
ATTACHMENTS TO THE FIRST AMENDMENT, AS AMENDED

- Attachment E Supplemented to include Chubbuck City Council Resolutions Nos. 11-92, dated October 27, 1992, and 1-93, dated January 19, 1993
- Attachment F Description of the Amended Project Area and Amended Revenue Allocation Area Boundaries
- Attachment G Amended Project Area—Amended Revenue Allocation Area Boundary Map

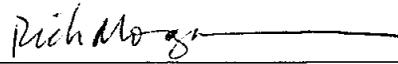
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The full text of Ordinance No. 758, the First Amendment, and the Plan is available at the offices of the City Clerk located at the Chubbuck City Hall, 5160 Yellowstone Avenue, Chubbuck, Idaho 83202.

This summary is approved by the Chubbuck City Council at its meeting of August 3, 2016.

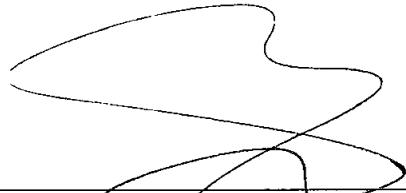

Kevin B. England, Mayor

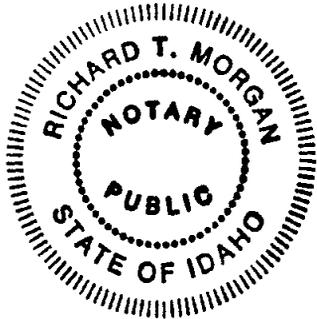
ATTEST:


Richard Morgan, City Clerk

I, Thomas Holmes, City Attorney for the City of Chubbuck, Idaho, declare that in my capacity as City Attorney of the City of Chubbuck, pursuant to Idaho Code Section 50-901A(3) of the Idaho Code as amended, and I hereby certify that I have reviewed a copy of the above Summary of Ordinance, have found the same to be true and complete, and provide adequate notice to the public of the contents, including the exhibits, of Ordinance No. 758.

DATED this 3rd day of August, 2016.


City Attorney, City of Chubbuck, Idaho



STATE OF IDAHO)
COUNTY OF BANNOCK)

On August 3, 2016
appeared before me Kevin England personally
Richard Morgan
Notary Public proving to me to be the above signer on the
basis of satisfactory evidence.

Notary Public: Richard Morgan
My Commission Expires: 5-5-2018
Reside In: Pocatello Idaho

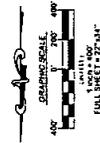
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CONCEPT PLAN FOR:
**THE URBAN
RENEWAL AREA**
TO THE BOARD OF COUNTY
MANAGERS, COUNTY OF
MONTECALM, CALIFORNIA

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LEGEND

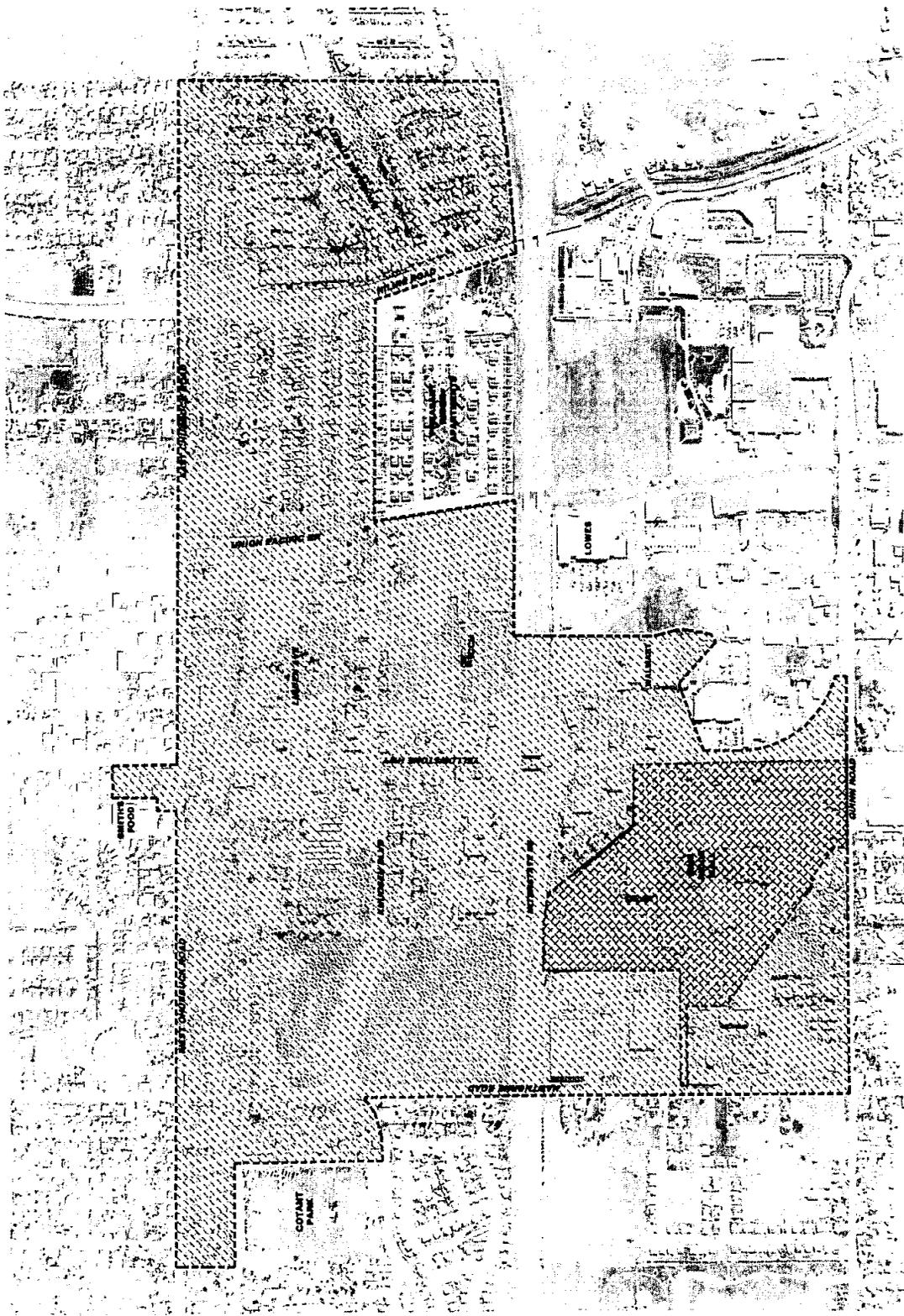
----- URBAN RENEWAL AREA
----- AREA TO BE EXCLUDED



RMES
Engineers & Surveyors & Planners

809 E. COLLEGE BLVD. SUITE 200
MONTESANO, CALIFORNIA 95956
PHONE (916) 231-2111
FAX (916) 231-2110
WWW.RMES.COM

JUNE 28th, 2016



11-10
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RMES

Engineers ♦ Surveyors ♦ Planners

301 58th St. W. #138 ♦ Williston, ND 58801 ♦ (701) 572-0110
600 E. Oak St. ♦ Pocatello, ID 83201 ♦ (208) 234-0110
www.rmes.biz

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO.

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, SAID CORNER BEING MARKED BY AN ITD MONUMENT INSIDE A STANDARD CITY MONUMENT VAULT AS PER CORNER PERPETUATION AND FILING INSTRUMENT NUMBER 21510138; THENCE NORTH 89°58'20" WEST, ALONG THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 0.74 FEET; THENCE NORTH 00°29'31" WEST A DISTANCE OF 25.00 FEET TO THE SOUTHEAST CORNER OF THE SHOPS AT PINE RIDGE SUBDIVISION RECORDED IN THE RECORDS OF BANNOCK COUNTY UNDER INSTRUMENT NUMBER 21514610, SAID POINT BEING THE POINT OF BEGINNING;

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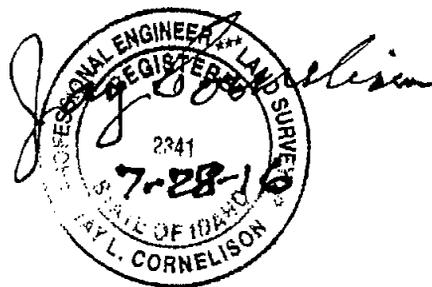
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City of Chubbuck

8-22-2016

Anita Hymas, Bannock County Assessor's Office
Bannock County Board of Commissioners
City of Chubbuck
School District 25
Portneuf Free Library
Bannock County Road & Bridge
Bannock County Ambulance
Mosquito Abatement

RE: First Amendment to the Urban Renewal Plan – Chubbuck Downtown
Improvement Project

Enclosed please find a copy of Ordinance No. 758 approved by the City of Chubbuck City Council on August 3, 2016, signed by the Mayor of the City of Chubbuck on August 3, 2016. Publication of the ordinance summary occurred on Friday, August 19, 2016. You are being provided a copy of the Ordinance and a copy of the summary of the Ordinance without exhibits or attachments. The Ordinance includes by way of exhibit the First Amendment (“First Amendment”) to the Urban Renewal Plan – Chubbuck Downtown Improvement Project (“1992 Project Area”) and its attachments. As set forth in the Idaho Code Section 50-2907, you are also being provided a separate copy of the legal description of the boundaries of the area deannexed from the 1992 Project Area/revenue allocation area of record with the State Tax Commission and a copy of the map indicating the boundaries of the deannexed area. There were no substantive changes to the First Amendment from the copy transmitted to you on July 1, 2016.

Should you desire a copy of the entire First Amendment and its exhibits or attachments, copies can be obtained from Rich Morgan, City Clerk, Chubbuck, Idaho 83202.

Sincerely,



Richard Morgan, City Clerk

Enclosures

cc: Thomas Holmes
Ryan P. Armbruster

4812-1338-9366, v. 1

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City of Chubbuck
8-22-2016

**SEPARATE LETTERS TO THE STATE TAX COMMISSION,
THE BANNOCK COUNTY AUDITOR, THE
RECORDER OF BANNOCK COUNTY, AND
BANNOCK COUNTY ASSESSOR**

RE: First Amendment to the Urban Renewal Plan – Chubbuck Downtown Improvement Project

As provided for under Idaho Code Sections 50-2907 and 63-215, and Rule 225 of the Property Tax Administrative Rules IDAPA 35.01.03.225.02, you are being provided copies of the following recorded documents for filing:

1. Chubbuck Ordinance No. 758 and Summary of Ordinance No. 758 (without exhibits or attachments) approving the First Amendment (“First Amendment”) to the Urban Renewal Plan – Chubbuck Downtown Improvement Project (“1992 Project Area”), which plan contains a revenue allocation area. The City Council approved the Ordinance at its meeting of August 3, 2016. The Mayor signed the Ordinance on August 3, 2016. Publication of the Ordinance occurred on August 19, 2016.
2. A legal description of the boundaries of the area deannexed from the existing 1992 Project Area/revenue allocation area of record with the State Tax Commission.
3. A map showing the boundaries of the area deannexed from the existing 1992 Project Area/revenue allocation area of record with the State Tax Commission.

Please file these documents in your official records.

Please be advised that the contact person for the Chubbuck Development Authority is Thomas Holmes, Chubbuck City Attorney, P.O. Box 967, Pocatello, Idaho, 83204, 208-232-5911.

Should you desire a copy of the entire First Amendment and its attachments, copies can be obtained from Rich Morgan, City Clerk, Chubbuck, Idaho 83202.

Sincerely,



Richard Morgan, City Clerk

Enclosures

cc: Thomas Holmes
Ryan P. Armbruster
4833-7941-9702, v. 1

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City of Chubbuck

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