

14-2

21611675

Exhibit 4
CITY OF CHUBBUCK

SUMMARY OF ORDINANCE NO. 759

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHUBBUCK, IDAHO, APPROVING THE PINE RIDGE MALL URBAN RENEWAL AREA AND IMPROVEMENT PLAN, WHICH PLAN 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, IDAHO:

SECTION 1: It is hereby found and determined that:

- (a) The Project Area as defined in the Pine Ridge Mall Urban Renewal Area and Improvement Plan (the "2016 Pine Ridge Mall Plan"), the boundaries of which are slightly larger than the boundaries originally deemed eligible in the Deterioration Study, is a deteriorated or a deteriorating area as defined in the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the "Law") and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the "Act") and qualifies as an eligible urban renewal area under the Law and Act. A Summary of the 2016 Pine Ridge Mall Plan is set forth below. The full text of the Ordinance and the 2016 Pine Ridge Mall Plan are available at the offices of the City Clerk, located at the Chubbuck City Hall, 5160 Yellowstone Avenue, Chubbuck, Idaho 83202.
- (b) The rehabilitation, conservation, and redevelopment of the urban renewal area pursuant to the 2016 Pine Ridge Mall Plan are necessary and in the interests of public health, safety, and welfare of the residents of the City.
- (c) There continues to be a need for the Agency to function in the City.
- (d) The 2016 Pine Ridge Mall Plan conforms to the Comprehensive Plan.
- (e) The 2016 Pine Ridge Mall Plan gives due consideration to the provision of adequate park and recreation areas and facilities that may be desirable for neighborhood improvement (recognizing the commercial component of the 2016 Pine Ridge Mall Plan and the need for overall public improvements) and shows consideration for the health, safety, and welfare of any residents or businesses in the general vicinity of the urban renewal area covered by the 2016 Pine Ridge

REC'D AUG 23 2016

Mall Plan.

- (f) The 2016 Pine Ridge Mall Plan affords maximum opportunity consistent with the sound needs of the City as a whole for the rehabilitation and redevelopment of the urban renewal area by private enterprises.
- (g) Pursuant to Idaho Code §§ 50-2007(h) and 50-2008(d)(1), the 2016 Pine Ridge Mall Plan provides a feasible method for relocation obligations and there is not anticipated to be any activity by the Agency that would result in relocation.
- (h) The collective base assessment roll for the revenue allocation area under the 1992 Plan, considering the Intergovernmental Agreement with Respect to the Chubbuck Development Authority and its Urban Renewal Plan (the "IGA"), dated November 23, 1998, which reduced the size of the revenue allocation area, and as amended by the First Amendment to the 1992 Plan, and the new 2016 Pine Ridge Mall Plan revenue allocation area does not exceed ten percent (10%) of the assessed value of the City.
- (i) The 2016 Pine Ridge Mall Plan includes the requirements set out in Idaho Code § 50-2905.
- (j) The 2016 Pine Ridge Mall Plan is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes, if any, land uses, maximum densities, building requirements, and any method or methods of financing such plan, which methods may include revenue allocation financing provisions.
- (k) The urban renewal area, which includes the deteriorating area, as defined in Idaho Code section 50-2018(9), does not include any agricultural operation requiring written consent.
- (l) The portion of the Project Area which is identified for non-residential uses is necessary and appropriate to facilitate the proper growth and development standards in accordance with the objectives of the Comprehensive Plan to overcome economic disuse, the need for improved traffic patterns, and the need for the correlation of this area with other areas of the City.

SECTION 2: The City Council finds that the 2016 Pine Ridge Mall Plan meets the sound needs of the City and will provide opportunities in an area that does not now contain such opportunities, and nonresidential uses are necessary and appropriate to facilitate the proper growth and development standards in accordance with the objectives of the Comprehensive Plan, as may be amended, to overcome economic disuse, the need for improved traffic patterns, and the need for the correlation of this area with other areas of the City.

SECTION 3: The 2016 Pine Ridge Mall Plan, a copy of which is attached hereto and marked as Exhibit 3 and made a part hereof by attachment, be, and the same hereby is, approved. As directed by the City Council, the City Clerk and/or the Agency may make certain technical corrections or revisions in keeping with the information and testimony presented at the August 3, 2016, hearing, and incorporate changes or modifications, if any.

SECTION 4: No direct or collateral action challenging the 2016 Pine Ridge Mall Plan 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 2016 Pine Ridge Mall Plan.

SECTION 5: 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 area and a map or plat indicating the boundaries of the revenue allocation area.

SECTION 6: The City Council hereby finds and declares the equalized assessed valuation of the Revenue Allocation Area, as defined in the 2016 Pine Ridge Mall Plan, is likely to increase as a result of the initiation and completion of urban renewal projects pursuant to the 2016 Pine Ridge Mall Plan.

SECTION 7: The City Council hereby approves and adopts the following statement policy relating to the appointment of City Council members as members of the Agency's Board of Commissioners: If any City Council members are appointed to the Board, they are not acting in an ex officio capacity but, rather, as private citizens who, although they are also members of the City Council, are exercising their independent judgment as private citizens when they sit on the Board. Except for the powers to appoint and terminate Board members and to adopt the 2016 Pine Ridge Mall Plan, the City Council recognizes that it has no power to control the powers or operations of the Agency.

SECTION 8: So long as any Agency bonds, notes or other obligations are outstanding, the City Council will not exercise its power under Idaho Code § 50-2006 to designate itself as the Agency Board.

SECTION 9: So long as any Agency bonds, notes or other obligations are outstanding, the City Council will not modify the 2016 Pine Ridge Mall Plan in a manner that would result in a reset of the base assessment value to current value in the year modification occurs as further set forth in the Act.

SECTION 10: 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 Act.

SECTION 11: 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 12: 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 13: The Summary of this Ordinance, a copy of which is attached hereto as Exhibit 5, is hereby approved.

SECTION 14: All ordinances, resolutions, orders, or parts thereof in conflict herewith are hereby repealed, rescinded, and annulled.

SECTION 15: 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 Notice Published in the *Idaho State Journal*
- Exhibit 2 Resolution of the Chubbuck Land Use and Development Commission Relating to the Pine Ridge Mall Urban Renewal Area and Improvement Plan for the Chubbuck Development Authority
- Exhibit 3 Pine Ridge Mall Urban Renewal Area and Improvement Plan
- Exhibit 4 Ordinance Summary

SUMMARY OF 2016 PINE RIDGE MALL PLAN

The 2016 Pine Ridge Mall Plan was prepared by the Agency pursuant to the Law, the Act, and all applicable laws and ordinances and was approved by the Agency. The 2016 Pine Ridge Mall Plan provides for the Agency to undertake urban renewal projects pursuant to the Law and the Act. The 2016 Pine Ridge Mall Plan contains a revenue allocation financing provision pursuant to the Act that will cause property taxes resulting from any increases in equalized assessed valuation in excess of the equalized assessed valuation as shown on the original base assessment roll as of January 1, 2016, to be allocated to the Agency for the urban renewal purposes.

The general scope and objectives of the 2016 Pine Ridge Mall Plan are:

- improvements to roadways, parking and traffic signals; sidewalk, curb and gutter improvements; improvements to public utilities including water and sewer improvements and fire protection systems; streetlights; other public improvements (including public buildings and facilities); removal, burying, or relocation of overhead utilities; extension of electrical distribution lines and transformers; improvement of irrigation and drainage ditches and laterals; improvement of storm drainage facilities; and environmental remediation of brownfield sites;
- To facilitate proper growth and development in accordance with sound planning principles and local objectives by encouraging private development that eliminates deterioration and economic disuse of property
- To eliminate underutilized areas which are causing economic under-development in the designated area, and/or substantially impairing the sound growth of City in general
- To encourage both private and public development in the Project Area in order to diversify and improve the local economy by providing adequate public facilities
- To accomplish plan goals in accordance with all appropriate federal, state, and local laws

Any such land uses as described in the 2016 Pine Ridge Mall Plan will be in conformance with zoning for the City and the Comprehensive Plan, as adopted by the City Council. Land made available will be developed by private enterprises or public agencies as authorized by law. The 2016 Pine Ridge Mall Plan identifies various public and private improvements which may be made within the Project Area.

The Project Area herein referred to is located generally as follows:

An area consisting of approximately 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 2016 Pine Ridge Mall Plan revenue allocation area 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**;

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;

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;

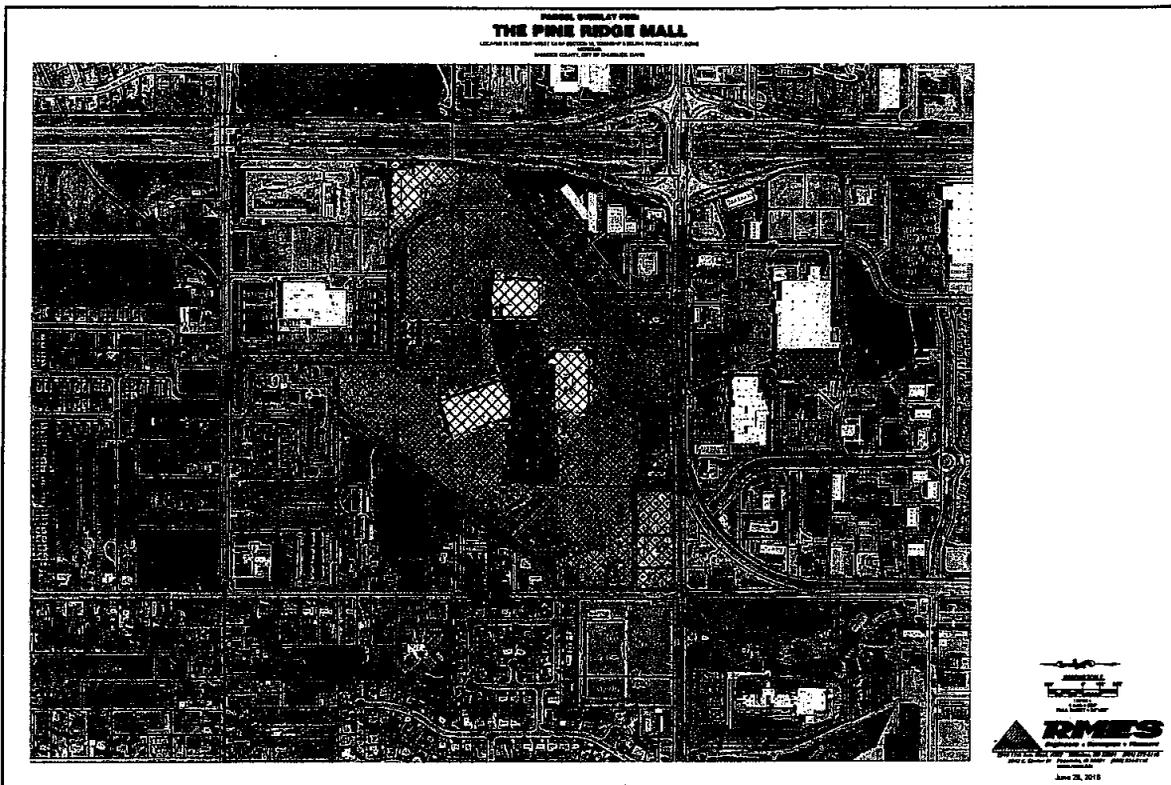
THENCE SOUTH 00°01'27" WEST A DISTANCE OF 804.55 FEET;

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 Project Area is also depicted in the map below.



Section III specifically describes the proposed redevelopment actions, participation opportunities and agreements, cooperation with public bodies, property acquisition standards and requirements, relocation, demolition, and property disposition.

The 2016 Pine Ridge Mall Plan also contains an economic feasibility study. Among other sources, the 2016 Pine Ridge Mall Plan will utilize revenue allocation financing authorized by the Act. Section IV, Attachments 6-8, discuss revenue allocation financing and show how such financing has worked and would work in the Project Area in the future if certain new private developments occur as estimated.

Increases in assessed valuation of real and personal property in the Project Area that occur after January 1, 2016, will generate revenue for the Agency to pay project costs. Project costs include street improvements, infrastructure enhancements, utility upgrades, site preparation, environmental remediation, and other public improvement costs. The assessed valuation of real and personal property on the base assessment roll is still available for use by the other taxing districts, School District 25, Portneuf Free Library, Bannock County Road & Bridge, Bannock County Ambulance, and Mosquito Abatement to finance their operations. The 2016 Pine Ridge Mall Plan authorizes the Agency to reimburse the developer for eligible project costs using revenue allocation funds.

The program outlined in the 2016 Pine Ridge Mall Plan emphasizes the installation of needed public improvements, street improvements, utility work, and other costs to encourage private development.

14-10

21611675

Attachments 6-8 describe in detail the cost and financing methods for complete repayment of the developer investment in the Project and to also fund the additional described activities.

No change in the land use designation or the potential uses in the area have been proposed. The 2016 Pine Ridge Mall Plan follows the underlying zoning classifications of the City.

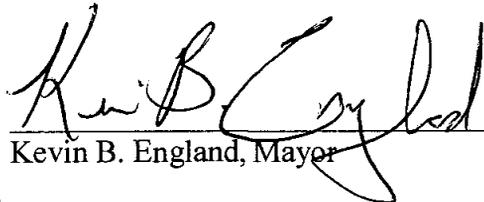
The duration of the 2016 Pine Ridge Mall Plan is for twenty (20) years. A termination date is set forth in Section VI of the 2016 Pine Ridge Mall Plan. The Agency is required to prepare an annual report each year describing its activities during the previous year.

ATTACHMENTS TO THE PINE RIDGE MALL PLAN

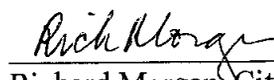
- Attachment 1: Resolution of the City Council Designating the Urban Renewal Area
- Attachment 2: Revenue Allocation Area Map
- Attachment 3: Revenue Allocation Area Legal Description
- Attachment 4: Recommendation of Chubbuck Land Use and Development Commission
- Attachment 5: Projected Construction Costs
- Attachment 6: Current Assessed Valuation and Mill Rate and Projected Assessed Value Increase
- Attachment 7: Twenty Year Revenue Projection
- Attachment 8: Estimated Twenty Year Revenue to Affected Taxing Districts
- Attachment 9: Site Map Showing Location of All Proposed Public Works Projects
- Attachment 10: Notice of Public Hearing
- Attachment 11: City Council Ordinance No. 759 Approving the Urban Renewal Plan

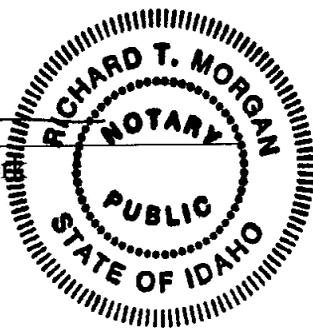
The full text of Ordinance No. 759 and the 2016 Pine Ridge Mall Plan are available at the offices of the City Clerk located at the Chubbuck City Hall, 5160 Yellowstone Avenue, Chubbuck, Idaho 83202.

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



STATE OF IDAHO)
COUNTY OF BANNOCK)

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

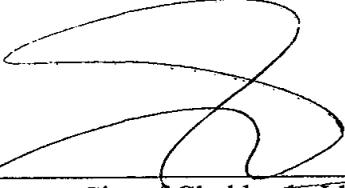
Notary Public: Rich Morgan
 My Commission Expires: 5-5-20
 Reside In: Pocatello Id.

14-11

21611675

I, Thomas Holmes, City Attorney for the City of Chubbuck, Idaho, hereby declare and certify 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, I have reviewed a copy of the above Summary of Ordinance, have found the same to be true and complete, and said Summary of Ordinance provides adequate notice to the public of the contents, including the exhibits, of Ordinance No. 759.

DATED this 2nd day of August 2016.



City Attorney, City of Chubbuck, Idaho

4816-3278-9301, v. 3

14-12

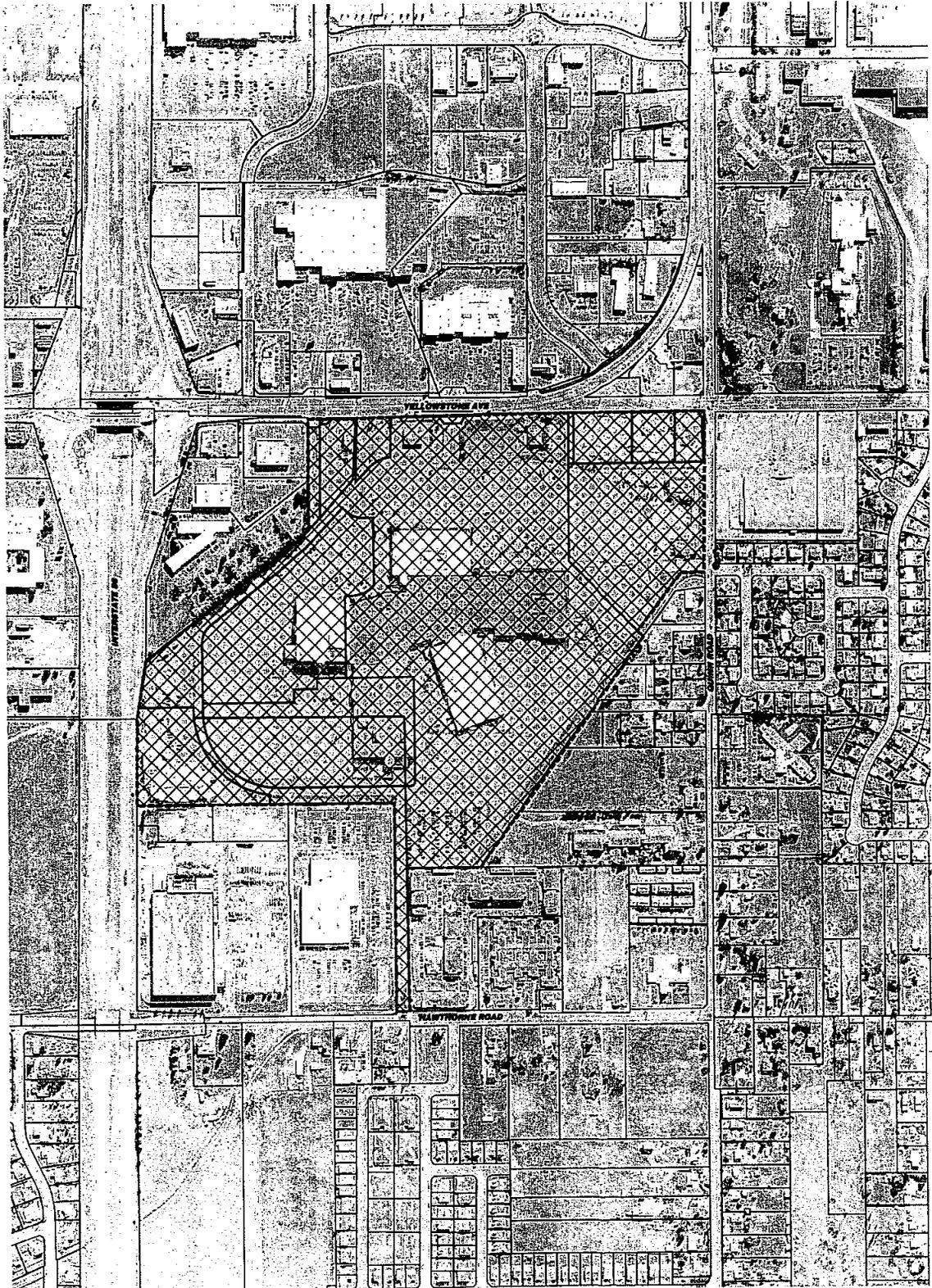
21611675



RMES
Engineering & Surveying & Planning
2510 E. Colfax Ave., Suite 100, Denver, CO 80202
www.rmes.biz

June 28, 2016

**PARCEL OVERLAY FOR
THE PINE RIDGE MALL**
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 67 EAST, BOULE
VARIABLE, NEWMAN,
SANDHURST COUNTY, CITY OF CHAMBERLAIN, SUNDAY



14-13

21611675



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;

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;

Focused on Solutions

Civil ♦ Environmental ♦ Transportation ♦ Planning ♦ Land Development ♦ Municipal ♦ Surveying

14-14

21611675

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;

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

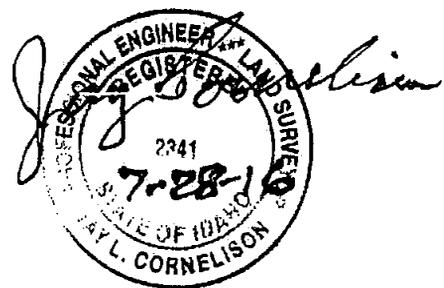
THENCE SOUTH 00°02'41" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET;

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.



Focused on Solutions

Civil ♦ Environmental ♦ Transportation ♦ Planning ♦ Land Development ♦ Municipal ♦ Surveying

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: 2016 Pine Ridge Mall Urban Renewal Area and Improvement Plan

Enclosed please find a copy of Ordinance No. 759 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 2016 Pine Ridge Mall Urban Renewal Area and Improvement Plan ("Pine Ridge Mall Plan") 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 revenue allocation area and a copy of the map indicating the revenue allocation area. There were no substantive changes to the 2016 Pine Ridge Mall Plan from the copy transmitted to you on July 1, 2016.

Should you desire a copy of the entire 2016 Pine Ridge Mall Plan 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

14-1.

21611675

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: 2016 Pine Ridge Mall Urban Renewal Area and Improvement Plan

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. 759 and Summary of Ordinance No. 759 (without exhibits or attachments) approving the 2016 Pine Ridge Mall Urban Renewal Area and Improvement Plan ("Pine Ridge Mall Plan"), 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 Pine Ridge Mall Plan Area and Revenue Allocation Area, which areas are coterminous.
3. A map showing the boundaries of the Pine Ridge Mall Plan Area and Revenue Allocation Area.

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 Pine Ridge Mall Plan and its attachments, copies can be obtained from Rich Morgan, City Clerk, Chubbuck, Idaho 83202.

Sincerely,

Rich

Richard Morgan, City Clerk

Enclosures

cc: Thomas Holmes
Ryan P. Armbruster

4840-5181-9062, v. 1

OFFICIAL RECORDS DIV. 1006
BANNOCK COUNTY IDAHO

RECORDED AT RECEIVED
FEE _____
RM

City of Chubbuck

21611675

2016 AUG 23 10 29 AM