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*City of Priest River*  
**OFFICE OF THE CITY CLERK**

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REC'D DEC 01 2016

November 28, 2016

Idaho State Tax Commission  
PO Box 36  
Boise, ID 83722

Re: Ordinance 580  
Annexation of Real Property

To Whom It May Concern:

Please see the enclosed Ordinance 580, which annexes real property into the corporate limits of the City of Priest River. The legal description and a map of the subject property are included with the ordinance. Please let me know if you have any questions.

Thank you,

Laurel Knoles, CMC  
City Clerk/Treasurer

**ORDINANCE NO. 580**

**AN ORDINANCE OF THE CITY OF PRIEST RIVER, IDAHO, ANNEXING CERTAIN REAL PROPERTY, NOW KNOWN AS THE DOUGLAS PROPERTY, SITUATED IN THE UNINCORPORATED AREA OF BONNER COUNTY, IDAHO, AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF PRIEST RIVER, TO THE CITY OF PRIEST RIVER, IDAHO; ESTABLISHING THE ZONING CLASSIFICATION OF SAID REAL PROPERTY; DIRECTING THAT COPIES OF THE ORDINANCE BE FILED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, The City of Priest River, Idaho is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized to annex to and incorporate within the boundaries of the City contiguous real property in the manner provided by Section 50-222, Idaho Code; and

**WHEREAS**, Shane and Dana Douglas, owner of the parcel of real property situated in the unincorporated area of Bonner County and particularly described in Section 2 of this ordinance, has requested, in writing, annexation of said real property to the City of Priest River; and,

**WHEREAS**, the City Council, pursuant to public notice as **required by law, held a public hearing on March 21, 2016, as required by Section 67-6525**, Idaho Code, where it was decided by the Mayor and Council that the annexation and zoning request for the property described in Section 2 below, be approved with a zoning classification of C2-Commercial; and,

WHEREAS, the zoning classification of C2-Commercial is appropriate to meet the requirements of the Priest River City Code and should be granted.

**NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Priest River, Idaho, as follows:**

Section 1: The Priest River City Council hereby finds and declares that the real property described below is contiguous to the City, that said property can be reasonably assumed to be used for the orderly development of the City, and that the owner of said property has requested, in writing, annexation thereof to the City.

Section 2: The real property, all situated in Bonner County, Idaho, adjacent and contiguous to the City, commonly known as parcel RP56N05W260890A, and more particularly described in "Exhibit A" – Legal Description and "Exhibit B" – Vicinity Map, attached hereto and incorporated herein by reference as if fully set forth below, is annexed to and incorporated in the incorporated territorial limits of the City of Priest River, Idaho.

Section 3: From and after the effective date of this Ordinance, all property and persons within the boundaries and territory described above, shall be subject to all ordinances, resolutions, police regulations, taxation and other powers of the City of Priest River.

Section 4: The zoning and land use classifications of the land described in Section 2 above is hereby established as C2-Commercial, as provided by the Zoning Ordinance of the City. The Zoning Map of the City is hereby amended to include the real property described in Section 2 above in the Commercial zoning land use classification.

Section 5: The City Clerk is hereby directed to file, within ten (10) days of the passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Bonner County, Idaho, and with the Idaho State Tax Commission, Boise, Idaho, as required by Section 50-223, Idaho Code and to comply with the provisions of Section 63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 6: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

**Passed by the City Council and approved by the Mayor, as an Ordinance of the City of Priest River, Bonner County, Idaho, at a regular meeting of the Priest River City Council held on the 21st day of March, 2016.**

  
James L Martin  
Mayor

ATTEST:

  
Laurel Knoles, CMC  
City Clerk/Treasurer



RECEIVED MAY 02 2016

February 10, 2016

**Douglas Annexation Parcel  
Legal Description**

A parcel of land located in Government Lots 6 and 7, Section 26, Township 56 North, Range 5 West, Boise Meridian, Bonner County, Idaho, more particularly described as follows:

Commencing at the northeast corner Government Lot 6 of said Section 26, from which the northwest corner of said Government Lot 6 of Section 26, bears North 89°35'28" West, a distance of 1,334.82 feet;

thence North 89°35'28" West along the north line of said Government Lot 6, a distance of 1,153.75 feet;

thence leaving said north line of Government Lot 6, South 00°24'32" West, a distance of 60.00 feet to the southerly right-of-way line of Highway 2 and said point being the POINT OF BEGINNING;

thence continuing South 00°24'32" West. A distance of 667.68 to the northerly right-of-way line of the Burlington Northern Rail Road to a non-tangent curve to the left having a chord bearing of South 79°27'01" West, a chord distance of 241.40 feet;

thence continuing along said curve to the left with a radius of 2,856.90 feet, through a central angle of 04°50'34", an arc distance of 241.47 feet;

thence North 00°24'32" East leaving said north right-of-way line of the Burlington Northern Rail Road, a distance of 713.57 feet to said southerly right-of-way line of Highway 2;

thence South 89°35'28" East along said southerly right-of-way line of Highway 2, a distance of 237.00 feet to the POINT OF BEGINNING.

Containing 163,267 square feet or 3.748 acres, more or less

**SUBJECT TO:**

Existing rights-of-way and easements of record and or appearing on said above described parcel.

**END OF DESCRIPTION**

Prepared by this office:  
h2 Surveying, LLC

# EXHIBIT "B"

## Douglas Annexation



Source: COMPTON/ARLIS, Inc. 2014. All rights reserved. Data by Google.

March 15, 2016

- Access
- Structure
- Access Line
- 2017 Parcels
- Tax Roll Parcels



Created by: GWS