

ORDINANCE NO. 3070

AN ORDINANCE ANNEXING CERTAIN LANDS TO THE CITY OF IDAHO FALLS; DESCRIBING SUCH LANDS; AMENDING THE CITY MAP; ASSIGNING A COMPREHENSIVE PLAN MAP DESIGNATION OF COMMERCIAL; AMENDING THE LEGAL DESCRIPTION OF THE CITY WITH THE APPROPRIATE COUNTY AND STATE AUTHORITIES; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, the lands described in Exhibits A and C of this Ordinance are contiguous and adjacent to the City limits of the City of Idaho Falls, Idaho; and

WHEREAS, such lands described herein are subject to annexation to the City pursuant to the provisions of Idaho Code Section 50-222, and other laws, as amended; and

WHEREAS, the annexation of the lands described in Exhibits A and C is reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services; to enable the orderly development of private lands which benefit from a cost-effective availability of City services in urbanizing areas; and to equitably allocate the costs of City/public services in management of development on the City's urban fringes; and

WHEREAS, the City has authority to annex lands into the City upon compliance with procedures required in Idaho Code Section 50-222, as amended; and

WHEREAS, any portion of a highway lying wholly or partially within the lands to be annexed are included in the lands annexed by this Ordinance; and

WHEREAS, the lands annexed by this Ordinance are not connected to the City only by a "shoestring" or a strip of land which comprises a railroad or right-of-way; and

WHEREAS, all private landowners have consented to annexation of such lands where necessary; and

WHEREAS, the lands to be annexed are contiguous to the City and the City of Idaho Falls Comprehensive Plan includes the area of annexation; and

WHEREAS, the lands to be annexed are shown the Comprehensive Plan Map as "Commercial" and;

WHEREAS, after considering the written and oral comments of property owners whose lands would be annexed and other affected persons, City Council specifically makes the following findings:

REC'D OCT 31 2016

1) That the lands annexed meet the applicable requirements of Idaho Code Section 50-222 and does not fall within exceptions or conditional exceptions contained in Idaho Code Section 50-222;

2) The annexation is consistent with public purposes addressed in annexation and related plans prepared by the City; and

3) Annexation of the lands described in Exhibits A and C are reasonably necessary for the orderly development of the City; and

WHEREAS, it appears to the City Council that the lands described hereinbelow in Exhibits A and C of this Ordinance should be annexed to and become a part of the City of Idaho Falls, Idaho; and

WHEREAS, the City wishes to exercise jurisdiction over the annexed lands in a way that promotes the orderly development of such lands; and

WHEREAS, the City of Idaho Falls Comprehensive Plan sets out policies and strategies designed to promote and sustain future growth within the City; and

WHEREAS, for consistency with the Comprehensive Plan, the Council desires to designate the lands within the area of annexation as "Commercial"; and

WHEREAS, such designation is consistent with policies and principles contained within the City of Idaho Falls Comprehensive Plan; and

WHEREAS, the City desires the City of Idaho Falls Comprehensive Plan Map to be amended to reflect the designation contained in this Ordinance.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF IDAHO FALLS, IDAHO, as follows:

SECTION 1. Annexation of Property. The lands described in Exhibits A and C are hereby annexed to the City of Idaho Falls, Idaho.

SECTION 2. Assigning a Comprehensive Plan Map Designation. The area being annexed is hereby assigned a Comprehensive Plan Map Designation of Commercial.

SECTION 3. Amended Map and Legal Description. The City Clerk shall file a certified copy of this Ordinance with the Bonneville County Auditor, Treasurer, and Assessor, within ten (10) days after the effective date hereof. The City Engineer shall, within ten (10) days after such effective date, file an amended legal description and map of the City, with the Bonneville County Recorder and Assessor and the Idaho State Tax Commission, all in accordance with Idaho Code Section 63-2215.

SECTION 4. Findings. That the findings contained in the recitals of this Ordinance be, and the same are hereby, adopted as the official City Council findings for this Ordinance, and that any ORDINANCE - JACKSON HOLE JUNCTION - ANNEXATION

further findings relative to this Ordinance shall be contained in: the officially adopted Council minutes of the meeting in which this Ordinance was passed.

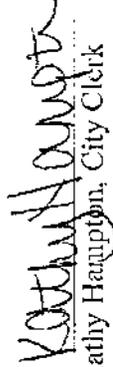
SECTION 5. Savings and Severability Clause. The provisions and parts of this Ordinance are intended to be severable. If any section, sentence, clause or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

SECTION 6. Publication. This Ordinance, or a summary thereof in compliance with Idaho Code, shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

SECTION 7. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED BY THE COUNCIL AND APPROVED BY THE MAYOR this 14 day of JULY, 2016.


Rebecca L. Noah Casper, Mayor

ATTEST:

Kathy Hampton, City Clerk



I, KATHY HAMPTON, CITY CLERK OF THE CITY OF IDAHO FALLS, IDAHO, DO HEREBY CERTIFY:

That the above and foregoing is a full, true and correct copy of the

Ordinance entitled: "AN ORDINANCE ANNEXING CERTAIN LANDS TO THE CITY OF IDAHO FALLS; DESCRIBING SUCH LANDS; AMENDING THE CITY MAP; ASSIGNING A COMPREHENSIVE PLAN MAP DESIGNATION OF COMMERCIAL; AMENDING THE LEGAL DESCRIPTION OF THE CITY WITH THE APPROPRIATE COUNTY AND STATE AUTHORITIES; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE."


Kately Hampton, City Clerk



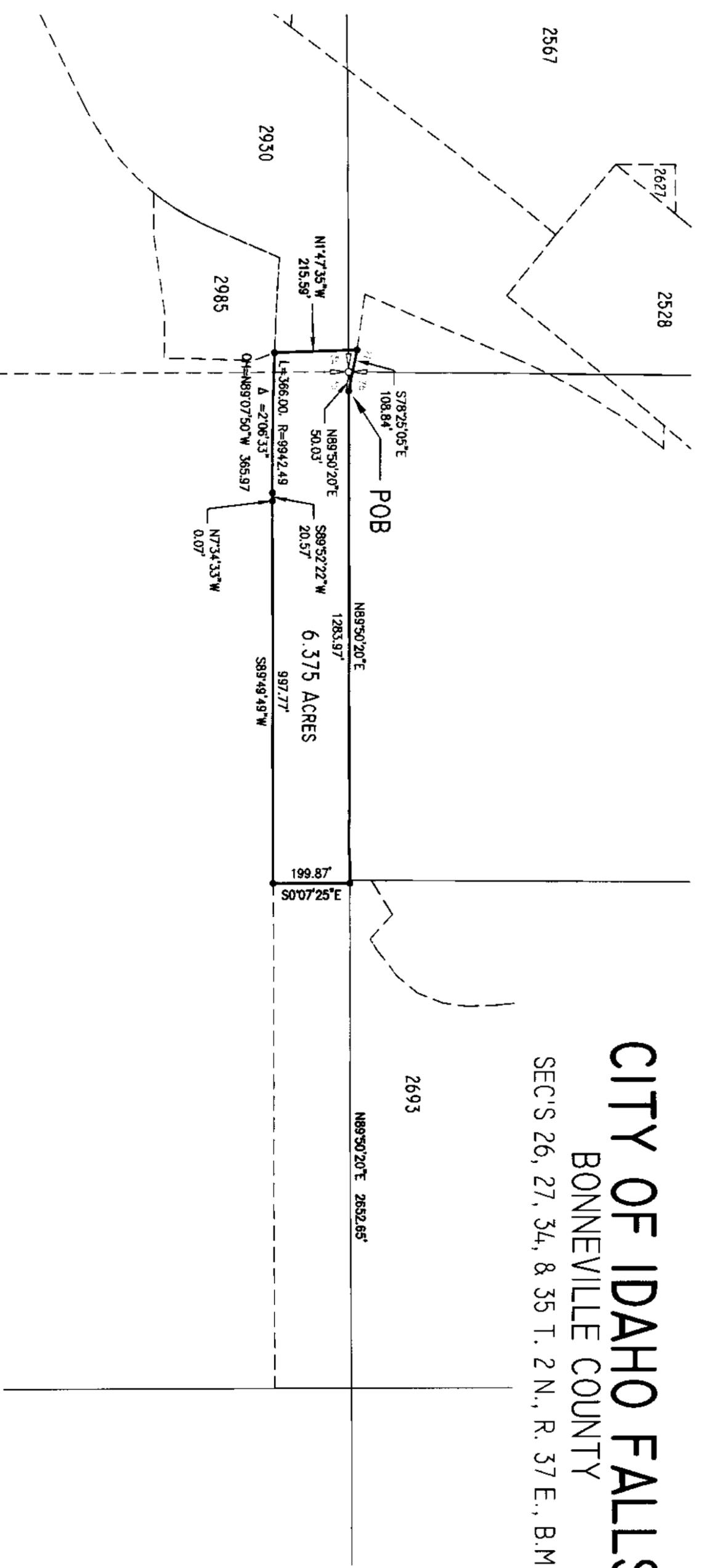
CITY OF IDAHO FALLS

BONNEVILLE COUNTY

SECS 26, 27, 34, & 35 T. 2 N., R. 37 E., B.M.

ANNEXATION
ORDINANCE

3076

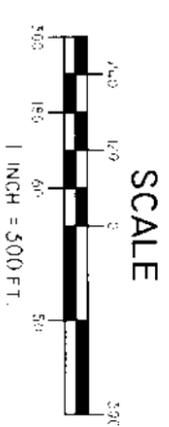
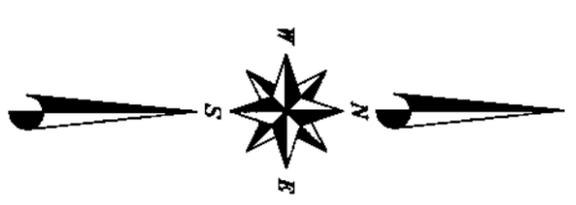


SUNNYSIDE CONNECTION ANNEXATION

A parcel of land in Section 26, 27, 34, and 35, Township 2 North, Range 37 East of the Boise Meridian, Bonneville County, Idaho, described as follows:

COMMENCING at the Section Corner common to Sections 26, 27, 34, and 35; THENCE along the Section Line common to said Sections 26 and 35 N89°50'20"E 50.03 feet to the **TRUE POINT OF BEGINNING**; THENCE continuing along said Section Line N89°50'20"E 1283.97 feet to a point on the westerly boundary of City of Idaho Falls Annexation Ordinance No. 2693; THENCE along said westerly boundary of Annexation Ordinance No. 2693 S0°07'25"E 199.87 feet to a point on the southerly Right-of-Way line of Sunnyside Road; THENCE along the said southerly Right-of-Way line the following four (4) courses and distances: S89°49'49"W 997.77 feet; THENCE N7°34'33"W 0.07 feet; THENCE S89°52'22"W 20.57 feet to a point on a non-tangent curve to the right; THENCE through said curve for a length of 366.00 feet having a radius of 9942.49 a delta angle of 2°06'33" and a chord bearing N89°07'50"W 365.97 feet to a point on the Easterly boundary of Annexation Ordinance No. 2930; THENCE along said Easterly boundary of Annexation Ordinance No. 2930 N1°47'35"W 215.59 feet to a point on the northerly Right-of-Way line of Sunnyside Road; THENCE S78°25'05"E 108.84 feet to the **TRUE POINT OF BEGINNING** and containing 6.375 acres more or less.

RECORDED WITH THE BONNEVILLE COUNTY RECORDERS OFFICE AS INSTRUMENT NO. 1529876



CITY OF IDAHO FALLS
ENGINEERING DEPARTMENT
ANNEXATION
INTERSTATE 15 & SUNNYSIDE INTERCHANGE
SECS 26, 27, 34, & 35 T. 2 N., R. 37 E., B.M.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD
C1	56.88	328.08	09°58'02"	N25°18'00"E	56.81
C2	17.91	434.26	02°21'48"	N27°23'13"E	17.91
C3	65.50	345.26	10°44'45"	N23°14'51"W	65.41
C4	817.78	17288.73	02°02'50"	N41°27'40"E	817.73
C5	194.95	385.01	28°15'45"	N24°15'31"E	192.99
C6	53.63	2093.78	01°20'23"	N89°08'09"E	53.63

EXHIBIT "B"

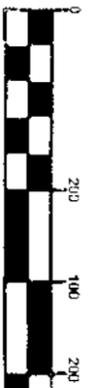
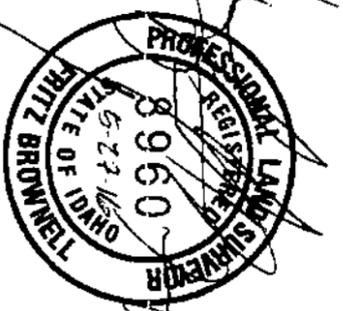
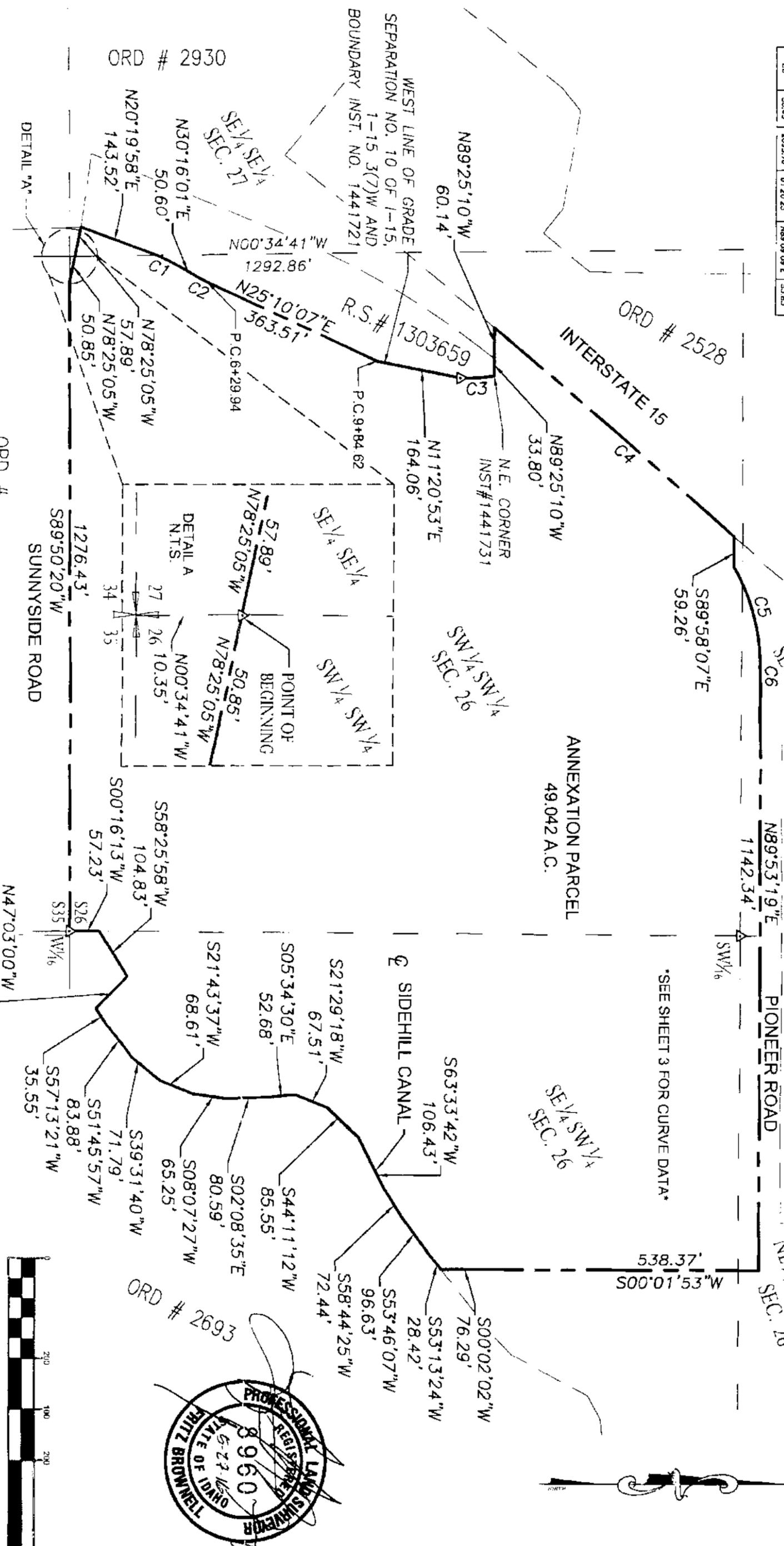
CITY OF IDAHO FALLS

ANNEXATION ORDINANCE # 3076
 INST # 1529840

BONNEVILLE COUNTY

ORD # 2528

SEE SHEET 3 FOR CURVE DATA



SCALE: 1" = 200'

PRELIMINARY
 NOT FOR CONSTRUCTION

SCALE: 1" = 200'

WARNING: IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

HORROCKS ENGINEERS

JACKSON HOLE JUNCTION ANNEXATION EXHIBIT

DATE	PROJECT NO.
05/09/2016	IF-777 1508
DATE	SHEET NO.
	1 of 3
DATE	DRAWING NO.

EXHIBIT "B"

CITY OF IDAHO FALLS
BONNEVILLE COUNTY
A PORTION OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 27, THE S.W. 1/4 OF THE S.W. 1/4, THE S.E. 1/4 OF THE S.W. 1/4, AND THE NW 1/4 SW 1/4 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 37 EAST, B.M.

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EXHIBIT "A"
ANNEXATION DESCRIPTION

This parcel is situated in a portion of the S.E. 1/4 of the S.E. 1/4 of Section 27, the S.W. 1/4 of the S.W. 1/4 the S.E. 1/4 of the S.W. 1/4 the N.W. 1/4 of the S.W. 1/4 and the N.E. 1/4 of the S.W. 1/4 of Section 26, Township 2 North, Range 37 East of the Boise Meridian, Bonneville County, Idaho, more particularly described as follows:

COMMENCING at the southeast corner of said S.E. 1/4 of the S.E. 1/4, being the corner common to Sections 26, 27, 34 and 35; thence traversing the east boundary of said S.E. 1/4 of the S.E. 1/4,

- 1) N.00°34'41"E, 10.35 feet to the **POINT OF BEGINNING**; thence leaving said east boundary,
- 2) N.78°25'05"W., 57.89 feet to an angle point on the easterly boundary of City of Idaho Falls Annexation Ordinance No. 2930 and the southeast corner of a parcel shown on Record of Survey Instrument No. 1303659, records of Bonneville County; thence leaving said angle point and along the easterly boundary of said Record of Survey,
- 3) N.20°19'58"E., 143.52 feet to a point of curvature; thence continuing along said easterly boundary and a curve to the right,
- 4) Having an arc length of 56.88 feet, a radius of 328.08 feet, through a central angle of 09°56'02" and a long chord which bears N.25°18'00"E., 56.81 feet; thence continuing along said easterly boundary,
- 5) N.30°16'01"E., 50.60 feet to a point of curvature; thence continuing along said easterly boundary and a curve to the left,
- 6) Having an arc length of 17.91 feet, a radius of 434.26 feet, through a central angle of 02°21'48" and a long chord which bears N.27°23'13"E., 17.91 feet to a point on the west line of Grade Separation No. 10 of I-15-3(7) 111 at station 6+21.94; thence continuing along said easterly boundary and said west line,
- 7) N.25°10'07"E., 363.51 feet to station 9+84.62 of said Grade Separation; thence continuing along said easterly boundary and west line,
- 8) N.11°20'53"E., 164.06 feet to a point of curvature at station 11+75 of said Grade Separation; thence continuing along said easterly boundary and west line, along a curve to the left,
- 9) Having an arc length of 65.50 feet, a radius of 349.26 feet, through a central angle of 10°44'45" and a long chord which bears N.03°14'31"W., 65.41 feet to the northeast corner of said Record of Survey; thence leaving the west line of said Grade Separation and along the north boundary of said Record of Survey,
- 10) N.89°25'10"W., 33.80 feet to the northwest corner of said Record of Survey, also being the northeasterly corner of City of Idaho Falls Annexation Ordinance No. 2930; thence along the northerly boundary of said Ordinance No. 2930
- 11) N.89°25'10"W., 60.14 feet, more or less, to the northwesterly corner of said Ordinance No. 2930 and a point on curve on the east right-of-way of Interstate 15 as described in Instrument No. 1442355, records of Bonneville County also being a point on the easterly boundary of City of Idaho Falls Annexation Ordinance No. 2528; thence leaving said north boundary and along said east right-of-way and east boundary of said Ordinance No. 2528 along a curve to the right,
- 12) Having an arc length of 617.76 feet, a radius of 17,288.73 feet, through a central angle of 02°02'50" and a long chord which bears N.41°27'40"E., 617.73 feet; thence leaving said east right-of-way and easterly boundary,
- 13) S.89°58'07"E., 59.26 feet to a point on the northerly prescriptive use right-of-way of Pioneer Road and a curve to the right; thence traversing said northerly right-of-way along a curve to the right,
- 14) Having an arc length of 194.96 feet, a radius of 395.01 feet, through a central angle of 28°16'45" and a long chord which bears N.74°16'33"E., 192.99 feet to a point of compound curvature; thence along a curve to the right,
- 15) Having an arc length of 53.83 feet, a radius of 2093.78 feet, through a central angle of 01°28'23" and a long chord which bears N.89°09'08"E., 53.83 feet to a point of tangency; thence continuing,
- 16) N.89°53'19"E., 1142.34 feet; thence leaving said northerly right-of-way and along said west boundary,
- 17) S.00°01'53"W., 538.37 feet; thence continuing,
- 18) S.00°02'02"W., 76.29 feet to a point on the centerline of the Sidell Canal as it now exists and a point on the west boundary of a parcel described in City of Idaho Falls Annexation Ordinance No. 2693 thence along said centerline and west boundary,
- 19) S.53°13'24"W., 28.42 feet; thence continuing,
- 20) S.53°46'07"W., 96.63 feet; thence continuing,
- 21) S.58°44'25"W., 72.44 feet; thence continuing,



PRELIMINARY

SCALE

WARNING

HORROCKS

901 Piper View Dr
Suite 205
Idaho Falls, ID 83402

JACKSON HOLE JUNCTION

DATE

PRODUCED NO.

IF 777-1505

DATE

SHEET NO.

2 OF 3

EXHIBIT "B"

CITY OF IDAHO FALLS

BONNEVILLE COUNTY
A PORTION OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 27, THE S.W. 1/4 OF THE S.W. 1/4, THE S.E. 1/4 OF THE S.W. 1/4, AND THE NW 1/4 SW 1/4 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 37 EAST, B.M.

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22) S.63°33'42"W., 106.43 feet; thence continuing,

23) S.44°11'12"W., 85.55 feet; thence continuing,

24) S.21°29'18"W., 67.51 feet; thence continuing,

25) S.05°34'30"E., 52.68 feet; thence continuing,

26) S.02°08'35"E., 80.59 feet; thence continuing,

27) S.08°07'27"W., 65.25 feet; thence continuing,

28) S.21°43'37"W., 68.61 feet; thence continuing,

29) S.39°31'40"W., 71.79 feet; thence continuing,

30) S.51°45'57"W., 83.88 feet; thence continuing,

31) S.57°13'21"W., 35.55 feet; thence leaving said centerline and continuing along said west boundary,

32) N.47°03'00"W., 87.71 feet; thence continuing,

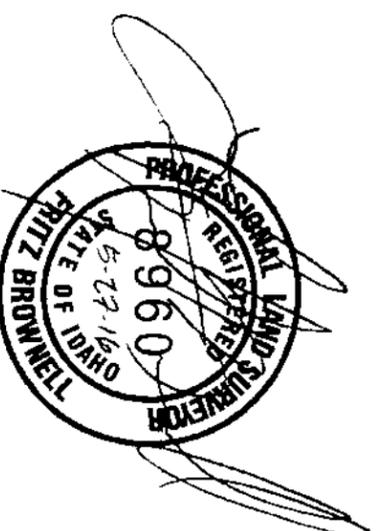
33) S.58°25'58"W., 104.83 feet, more or less, to a point on the east boundary of said S.W. 1/4 of the S.W. 1/4; thence along said east boundary and said west boundary,

34) S.00°16'13"W., 57.23 feet to the southeast corner of said S.W. 1/4 of the S.W. 1/4; thence leaving said west boundary, along the south boundary of said S.W. 1/4 of the S.W. 1/4,

35) S.89°50'20"W., 1276.43 feet; thence leaving said south boundary,

36) N.78°25'05"W., 50.85 feet to the POINT OF BEGINNING.

CONTAINING 49.042 acres, more or less.



PRELIMINARY

SCALE: 1"=40'

WARNING: 0 1/2

HORROCKS

901 Park View Dr.
Suite 225
Idaho Falls, ID 83416

JACKSON HOLE JUNCTION

DATE: PROJECT NO: IF-777-1506