

Instrument # 1533326
IDAHO FALLS, BONNEVILLE, IDAHO
3-30-2016 11:05:14 AM No. of Pages: 6
Recorded for : CITY OF IDAHO FALLS
PENNY MANNING Fee: 0.00
Ex-Officio Recorder Deputy
Index to: ORDINANCE

ORDINANCE NO. 3086

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 LOW DENSITY RESIDENTIAL; 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 B 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 B 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 fringe; 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 "Low Density Residential" and "Higher Density Residential" 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:

- 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 B 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 "Low Density Residential"; 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 B 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 "Low Density Residential."

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

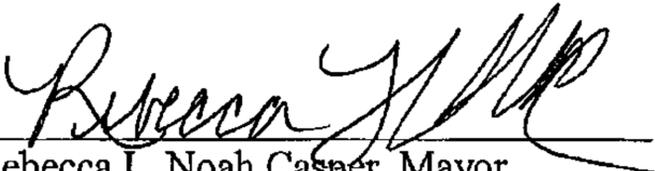
further findings relative to this Ordinance shall be contained in the officially adopted Council minutes of the meeting in which this Ordinance was passed.

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.

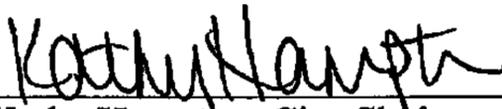
SECTION 6. Publication. This Ordinance, or a summary thereof in compliance with Idaho Code, shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

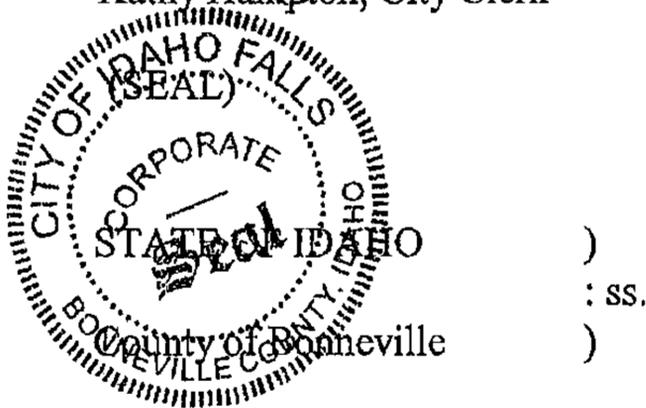
SECTION 7. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED BY THE COUNCIL AND APPROVED BY THE MAYOR this 25th day of AUGUST, 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 LOW DENSITY RESIDENTIAL; AMENDING THE LEGAL DESCRIPTION OF THE CITY WITH THE APPROPRIATE COUNTY AND STATE AUTHORITIES; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE."

Kathy Hampton
Kathy Hampton, City Clerk



EXHIBIT **A**

LEGAL DESCRIPTION

Part of the NE 1/4 of Section 22, Township 2 North, Range 37 East of the Boise Meridian, City of Idaho Falls, Bonneville County, Idaho, more particularly described as:

Commencing at the Northeast corner of Section 22 from which the North 1/4 corner of said section bears N 89°42'22" W 2629.05 feet (City of Idaho Falls Control 2004), the basis of bearings for this description;

Thence N 89°42'22" W 1798.05 feet along the section line from the Northeast corner of said section;

Thence S 00°17'38" W 1018.00 feet to the southwest corner of Westridge Addition, Division No. 3, being marked by a 5/8" Iron rod with cap stamped PLS 827, said point being the POINT OF BEGINNING;

Thence along the boundary of Westridge Addition, Division No. 3 the following 3 courses:

1) S 89°42'22" E 165.00 feet to a 5/8" Iron rod with cap stamped PLS 827;

2) N 00°17'38" E 23.00 feet to a 5/8" Iron rod with cap stamped PLS 827;

3) S 89°42'22" E 942.68 feet to a 5/8" Iron rod with cap stamped PLS 827;

Thence S 00°06'50" W 325.47 feet to a point being marked by a 1/2" Iron rod with cap stamped PLS 827;

Thence N 89°53'10" W 57.83 feet to a point being marked by 1/2" Iron rod with cap stamped PLS 8252;

Thence S 00°24'58" W 1294.27 feet to the East-West Center of Section line, said point being marked by a 1/2" Iron rod with cap stamped PLS 8252;

Thence S 89°58'13" W 1048.13 feet along said center of section line to the southeast corner of the First Amended Plat of Westridge Commercial Plaza, Division No. 1, said point being marked by a 5/8" Iron rod with illegible cap;

Thence N 00°17'38" E 1602.83 feet along the east line of said First Amended Plat of Westridge Commercial Plaza, Division No. 1 to the POINT OF BEGINNING.

Containing 39.451 acres more or less.

Submitted by:

Eng/Survey Firm Name: CORNERSTONE GEOMATICS, LLC

Contact Name: SHANE C. REMER

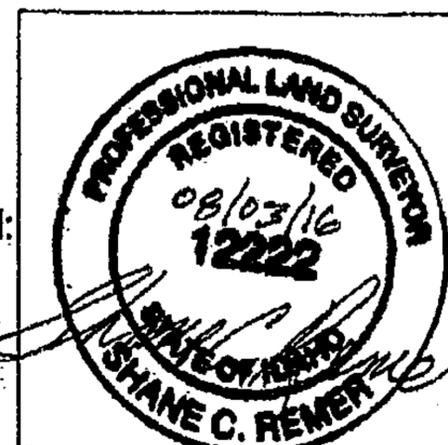
Phone Number: 208-392-8643

Email: shane@cornerstonegeomatics.org

Page 1 of 1

Application for Annexation

PLS Seal:

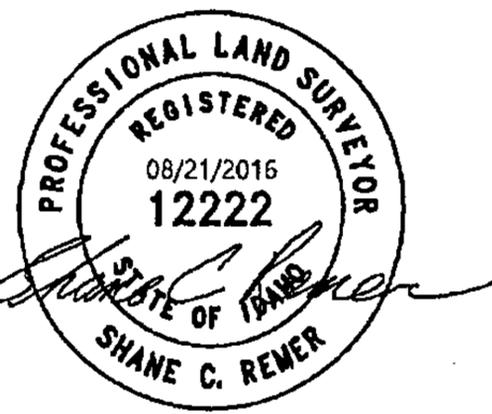
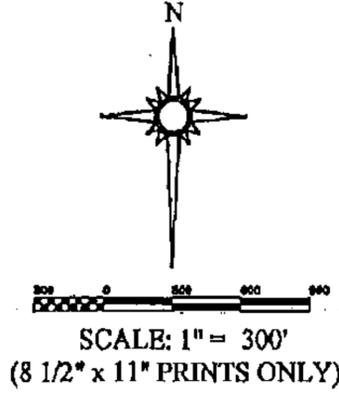
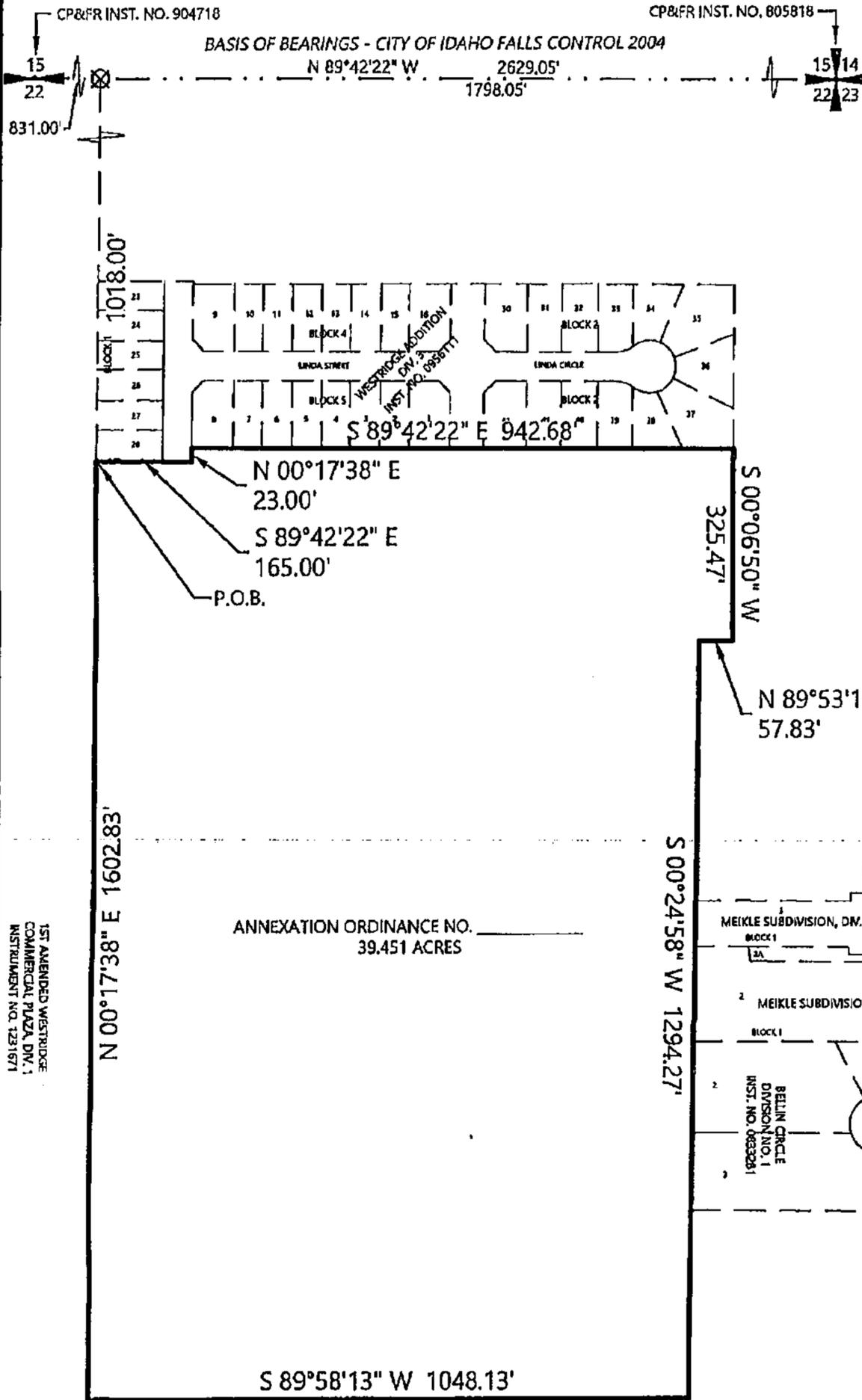


33318

CITY OF IDAHO FALLS
 BONNEVILLE COUNTY, IDAHO
 PART OF NE 1/4 OF SEC. 24, T. 6 N., R. 25 E., B.M.

ANNEXATION BOUNDARY DESCRIPTION
 Part of the NE 1/4 of Section 22, Township 2 North, Range 37 East of the Boise Meridian,
 City of Idaho Falls, Bonneville County, Idaho, more particularly described as:
 Commencing at the Northeast corner of Section 22 from which the North 1/4
 corner of said section bears N 89°42'22" W 2629.05 feet (City of Idaho Falls
 Control 2004), the basis of bearings for this description;
 Thence N 89°42'22" W 1798.05 feet along the section line from the Northeast
 corner of said section;
 Thence S 00°17'38" W 1018.00 feet to the southwest corner of Westridge
 Addition, Division No. 3, being marked by a 5/8" iron rod with cap stamped
 PLS 827, said point being the POINT OF BEGINNING;
 Thence along the boundary of Westridge Addition, Division No. 3 the
 following 3 courses:
 1) S 89°42'22" E 165.00 feet to a 5/8" iron rod with cap stamped PLS 827;
 2) N 00°17'38" E 23.00 feet to a 5/8" iron rod with cap stamped PLS 827;
 3) S 89°42'22" E 942.68 feet to a 5/8" iron rod with cap stamped PLS 827;
 Thence S 00°06'50" W 325.47 feet to a point being marked by a 1/2" iron rod
 with cap stamped PLS 827;
 Thence N 89°53'10" W 57.83 feet to a point being marked by 1/2" iron rod
 with cap stamped PLS 8252;
 Thence S 00°24'58" W 1294.27 feet to the East-West Center of Section line,
 said point being marked by a 1/2" iron rod with cap stamped PLS 8252;
 Thence S 89°58'13" W 1048.13 feet along said center of section line to the
 southeast corner of the First Amended Plat of Westridge Commercial Plaza,
 Division No. 1, said point being marked by a 5/8" iron rod with illegible cap;
 Thence N 00°17'38" E 1602.83 feet along the east line of said First Amended
 Plat of Westridge Commercial Plaza, Division No. 1 to the POINT OF
 BEGINNING.
 Containing 39.451 acres more or less.

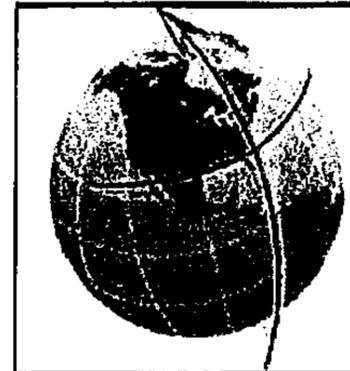
RECORDED WITH THE BONNEVILLE COUNTY RECORDERS OFFICE AS
 INSTRUMENT NO. _____



1ST AMENDED WESTRIDGE
 COMMERCIAL PLAZA, DIV. 1
 INSTRUMENT NO. 231971

ANNEXATION ORDINANCE NO. _____
 39.451 ACRES

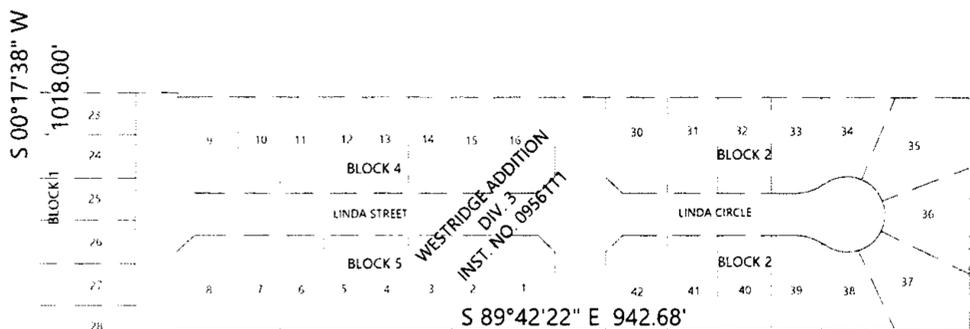
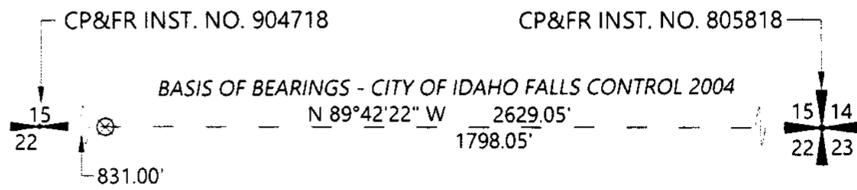
S 89°58'13" W 1048.13'



CORNERSTONE GEOMATICS
 A Professional Land Surveying Company
 (208) 390-8643 • 1592 N. 775 E., Shelley, ID 83274 • shane@cornerstonegeomatics.org
 www.cornerstonegeomatics.org • Commit to the Lord whatever you do,
 and he will establish your plans.

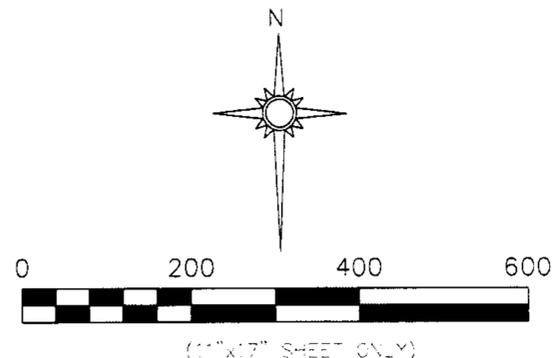
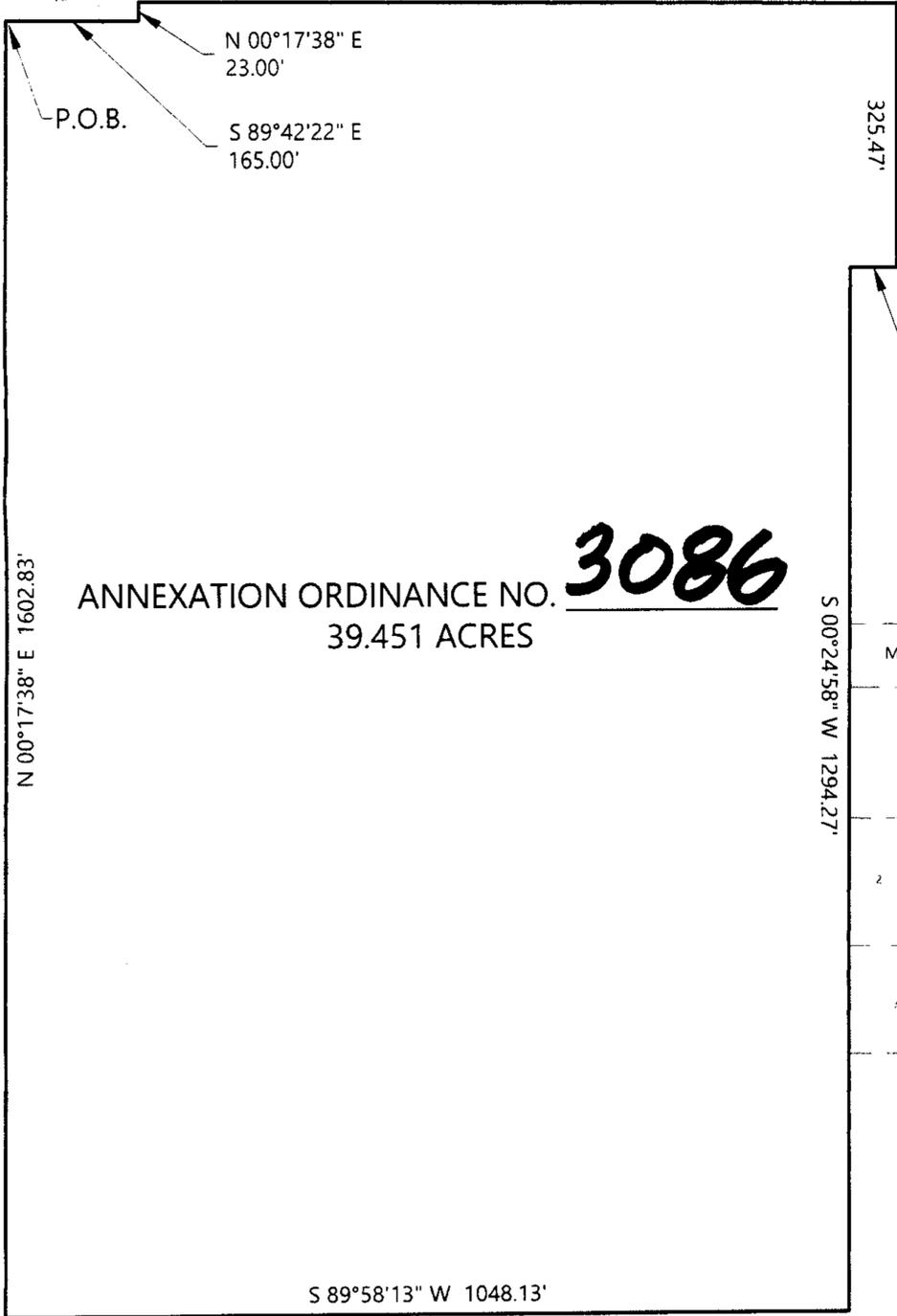
DRAWN BY	SCR
CHK BY	SCR
PROJECT NO.	0118
DATE	08/21/2016

CITY OF IDAHO FALLS
 BONNEVILLE COUNTY, IDAHO
 PART OF NE 1/4 OF SEC. 24, T. 6 N., R. 25 E., B.M.



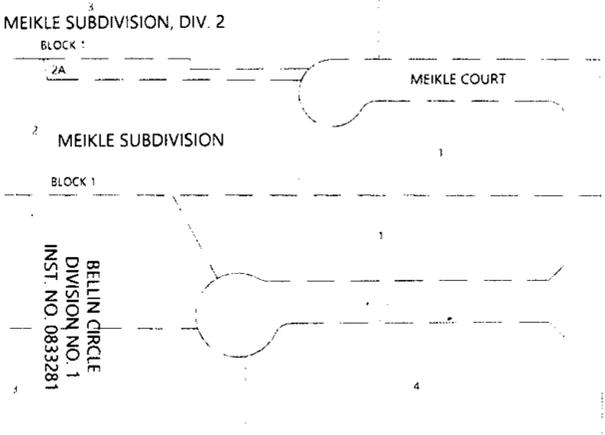
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 Containing 39.451 acres more or less.

RECORDED WITH THE BONNEVILLE COUNTY RECORDERS OFFICE AS INSTRUMENT NO. **1533326**



ANNEXATION ORDINANCE NO. **3086**
 39.451 ACRES

1ST AMENDED WESTRIDGE
 COMMERCIAL PLAZA, DIV. 1
 INSTRUMENT NO. 1231671



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CHK BY	SCR
PROJECT NO.	0118
DATE	11/20/2016