

RECORDING FEE: \$0.00 XK



176

ORDINANCE NO. 1304

ANNEXATION & ZONE CLASSIFICATION OF PROPERTY

**Portion of Section 35 T51N, R5W, B.M.
4.627 Acre Parcel Located on the SE corner of Syringa Street and Mullan Avenue
(File No. A-16-03)**

AN ORDINANCE OF THE CITY OF POST FALLS, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR ANNEXATION OF PROPERTY CONSISTING OF APPROXIMATELY 4.627 ACRES, LOCATED AT THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 51 NORTH, RANGE 5 WEST, B.M., KOOTENI COUNTY, IDAHO AND ZONING SAID ANNEXED PROPERTY AS COMMUNITY COMMERCIAL SERVICES (CCS) PROVIDING FOR THE AMENDMENT TO THE OFFICIAL ZONING MAP; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF:

WHEREAS, the owners of the real property described in Section 1 of this ordinance have petitioned the City Council of the City of Post Falls for annexation of said property as Community Commercial Services (CCS).

WHEREAS, public hearings were held before both the Planning and Zoning Commission on July 12, 2016 and City Council August 16, 2016, in accordance with law, testimony taken, findings of fact and conclusions of law reached; and

WHEREAS, the City Council, based upon the recommendation of the Planning and Zoning Commission and upon its own fact finding, determined that said annexation is provided for under existing law in that the land in question adjoins the corporate limits, that the proposed zoning is suitable and compatible with surrounding land uses and provisions of the Post Falls Comprehensive Plan and that said land uses would fit in with the general development of the City and would be in the best interest of the City of Post Falls.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF POST FALLS, IDAHO, AS FOLLOWS:

SECTION 1: That the following described property, which is adjacent and contiguous to the city limits, is hereby annexed to the City of Post Falls.

The east half of tract 61, Block 35, of Post Falls Irrigated Tracts, according to the Plat Recorded in Book "C" of Plats at page 80, being a part of the SE ¼ of Section 35, Township 51 North, Range 5 West, Boise Meridian, Kootenai County.

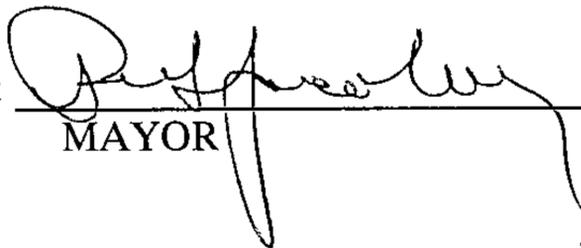
SECTION 2: That lands described in Section 1 of this Ordinance shall be zoned Community Commercial Services (CCS). The Official Zoning Map of the City of Post Falls shall be modified to include the lands described in Section 1 and to reflect the Community Commercial Services (CCS) Zoning applied thereto.

REC'D SEP 27 2016

SECTION 3: That this Ordinance shall take effect and be in full force and effect upon its passage, approval and publication according to law.

Enacted as an ordinance of the City of Post Falls, Idaho, at a meeting of the City Council held on the 20th day of September, 2016.

CITY OF POST FALLS

BY: 
MAYOR

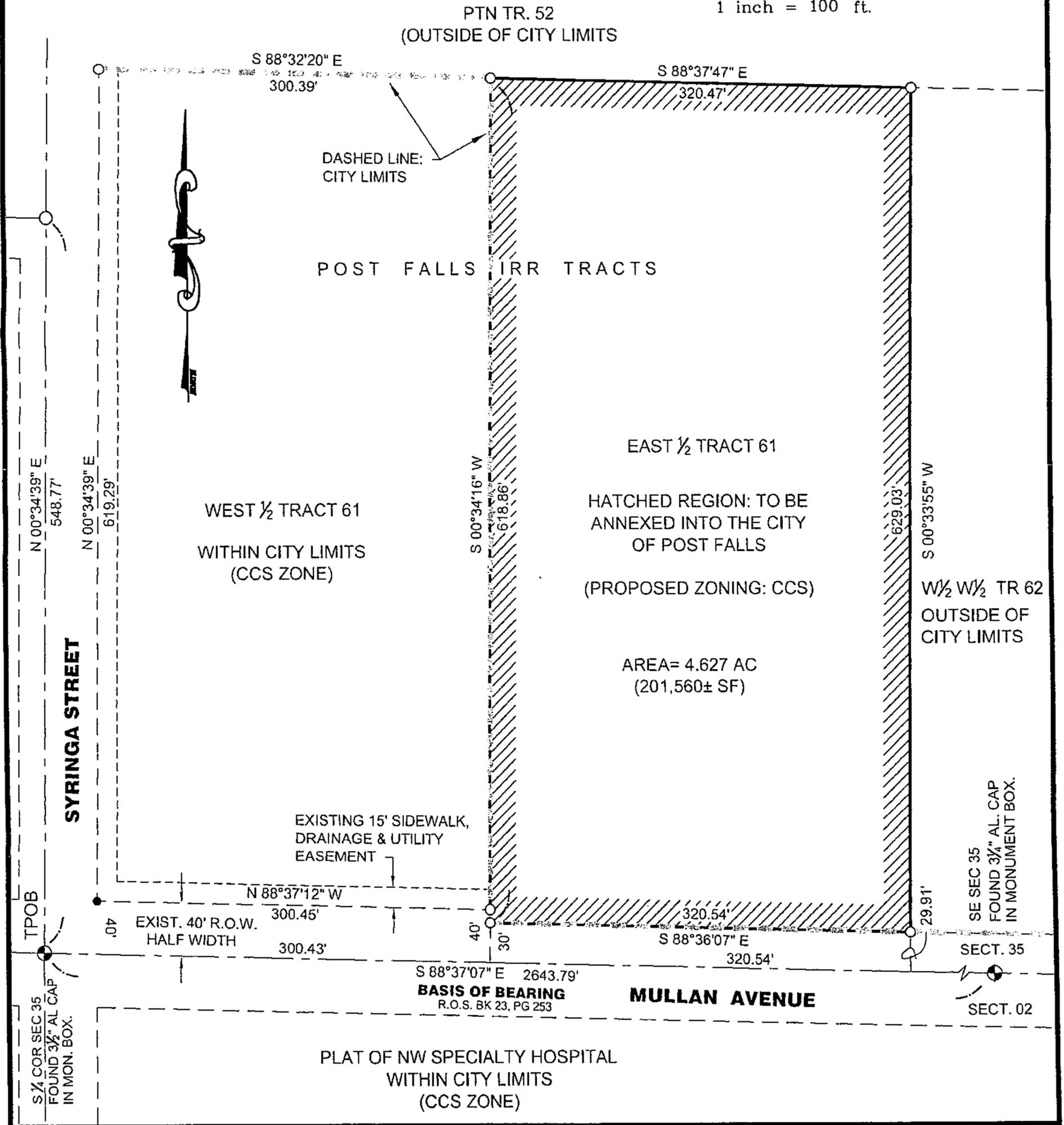
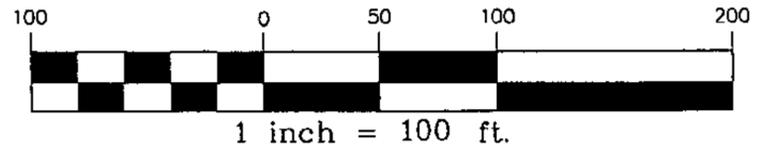
ATTEST

BY: 
CITY CLERK



REFERENCES:
 PLAT OF POST FALLS IRRIGATED TRACTS - BOOK C, PAGE 80
 RECORD OF SURVEY, BOOK 23, PAGE 253

ORDINANCE No. 1304



TITLE: EXHIBIT OF AREA TO BE ANNEXED INTO THE CITY OF POST FALLS
 E. 1/2 TR. 61, BLK 35, PFIT, SECT. 35, T.51N., R.5W, B.M.

SCALE: 1"=100' DATE: 05/27/16 FILE: P409

FRAME & SMETANA, PA
 Consulting Engineers
 603 North 4th Street, Coeur d'Alene, Idaho, 83814
 Ph. (208)664-2121/Fax: (208)765-5502/ Email: smetana@roadrunner.com

ES

SHEET 1 OF 1

Receipt of New or Altered Taxing District/RAA Boundary Documentation

District Name: City of Post Falls

Contact Person: Shannon Howard Phone: _____

District Mailing Address: _____

Other/Additional Info: Ordinance # 1304

Items submitted:

- 1. City or District Annexation Document (ordinance or order), signed by proper authority, approving said annexation.
- 2. Legal Description and Map of City or Taxing District / RAA Boundary and Annexed Territory. (see guidelines / requirements below, legal description may be included in annexation document, or submitted separately)

Submittal Guidelines / Requirements:

1. Copy of the ordinance or order effecting the formation or alteration of the district, or Urban Renewal District Revenue Allocation Area, containing the legal description of the newly formed district boundaries or **subject annexed area** (standard description requirements):
 - A. Section/Township/Range,
 - B. True point of beginning defined by bearings and distances from an initial point being a government corner or subdivision plat corner,
 - C. Bearing and distance closure of at least 1:5,000,
 - D. Variations allow for calls along water boundaries, aliquot parts and subdivision plat references (copy of plat may be additionally required).
 - E. Match with existing district boundary where contiguous.
2. Map prepared in a Draftsman-like manner, matching the accompanying legal description and drafted to scale, including:
 - a. Section, township, range, and meridian identifications.
 - b. North arrow, bar scale, and title block.
 - c. District name and ordinance number or order date.
 - d. Bearing and distance annotation between boundary points.
 - e. Clearly defined boundary lines of the newly formed district or RAA, or the annexed area, together with reference to the existing boundary where contiguous.

Received by Assessor for review and filing: Tony Hanson 9-21-16
Assessor signature / date

ASSESSOR CHECK FOR COMPLIANT SUBMITTAL, PROVIDE SIGNED RECEIPT & RECORDER INSTRUCTION FORM TO DISTRICT FOR RECORDING.

Received by Auditor/Clerk/Recorder for recording / filing: _____
Recorder signature / date

ORIGINAL RECEIPT TO DISTRICT FOR THEIR RECORDS, COPY TO ASSESSOR'S OFFICE.



Clerk's Department

September 21, 2016

Idaho State Tax Commission
P.O. Box 36
800 Park Plaza IV
Boise, ID 83722

Attention: Jeff Servatius

RE: Ordinance No. 1304

The City of Post Falls has annexed additional land and passed Ordinance No. 1304 on September 20th, 2016. Enclosed please find recorded Ordinance and map.

If you have any questions, please feel free to contact the Post Falls Community Development Department, Planning Division at 773-8708.

Sincerely,

A handwritten signature in black ink, appearing to read "Shannon Howard", written over a horizontal line.

Shannon Howard
City Clerk