

ORDINANCE NO. 1258

AN ORDINANCE OF THE CITY OF POST FALLS, KOOTENAI COUNTY IDAHO, AMENDING THE EAST POST FALLS URBAN RENEWAL DISTRICT BOUNDARY ADOPTED BY POST FALLS ORDINANCE #1093 TO REVISE THE AREA WHERE PLANNED IMPROVEMENTS MAY BE CONSTRUCTED WITHIN THE EAST POST FALLS URBAN RENEWAL PLAN AREA AND THE CONCURRENT REVENUE ALLOCATION AREA FOR THE EAST POST FALLS URBAN RENEWAL DISTRICT; PROVIDING THAT THE LANDS ADDED HEREBY SHALL BE ADDITIONAL TO ALL LANDS PREVIOUSLY INCLUDED IN SUCH PLAN; PROVIDING THAT OTHER PROVISIONS OF POST FALLS ORDINANCES #1093 AND #1242 REMAIN UNCHANGED BY ENACTMENT OF THIS ORDINANCE; PROVIDING AN EFFECTIVE DATE: AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO

WHEREAS, the City of Post Falls, Kootenai County, Idaho (the "City"), is a duly incorporated and existing City organized and operating under the laws of the State of Idaho, and as such is authorized by the Idaho Code, Title 50, Chapter 20 and 29, to adopt urban renewal plans, to adopt deteriorated area declarations, to adopt revenue allocation areas, and to provide improvements and betterment within an urban renewal area, as designated by the Plan; and

WHEREAS, this ordinance incorporates all of the recitals set forth in the prologue to Post Falls Ordinance #1242 adopted by the Post Falls City Council on January 15, 2013; and

WHEREAS, the proposed expansion of the physical boundary and revenue allocation area of the east Post Falls Urban Renewal District was submitted to the Post Falls Planning and Zoning Commission on November 12, 2013, and

WHEREAS, upon request by the Post Falls Urban Renewal Agency, the Post Falls City Council has conducted a public hearing on December 17, 2013, to consider extending the boundaries of the East Post Falls Urban Renewal Plan and Revenue Allocation Area as described herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO, as follows:

Section 1: The City hereby approves extension of the physical boundary of the East Post Falls Urban Renewal Plan Area and its attendant Revenue Allocation Area, as adopted by Post Falls Ordinance #1093, to include the lands described in Exhibit A and depicted on the map that is identified as Exhibit B. From the effective date of this Ordinance, the lands described in Exhibit A shall be deemed added to the lands described in Post Falls Ordinance #1093.

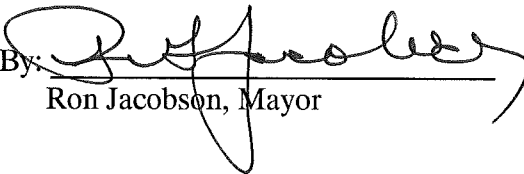
Section 2: All other provisions of Post Falls Ordinances #1093 and #1242 remain unchanged by this enactment. City staff is directed to take such steps as are necessary to implement this ordinance.

Section 3: This Ordinance shall be effective upon the date of its passage by the Post Falls City Council. It is authorized to be published in summary form as provided by law, using the title of the ordinance as the core of the summary.


Enacted by the Post Falls City Council on the 4th day of February, 2014.

Approved by the Mayor on the 4th day of February, 2014.

CITY OF POST FALLS
KOOTENAI COUNTY, IDAHO

By: 
Ron Jacobson, Mayor

ATTEST:



Shannon Howard, City Clerk

(SEAL)



**EXHIBIT A
LEGAL DESCRIPTION
OF
PROPOSED EXPANSION OF PFURA BOUNDARY**

November 25, 2013

That portion of the SW 1/4 of Section 36, and the SE 1/4 of Section 35 Township 51 North, Range 5 West, and a portions of the NE 1/4 of Section 2 Township 50 North, Range 5 West, Boise Meridian, City of Post Falls, Kootenai County, Idaho, described as follows:

Beginning at the southeast corner of Lot 1, Block 4 of Greensferry Landing First Addition according to the Plat thereof recorded in Book I of Plats at page 367 records of Kootenai County, Idaho, thence along the easterly and northerly boundary of said Lot 1, Block 4 the following (9) courses:

- 1.) North 00° 43' 17" East, a distance of 305.01 feet;
- 2.) North 46° 51' 53" West, a distance of 25.15 feet;
- 3.) North 59° 28' 44" West, a distance of 26.08 feet;
- 4.) 66.04 feet along the arc of a curve to the right, having a radius of 194.00 feet, a central angle of 19° 30' 13", and a long chord which bears North 34° 29' 34" East a chord distance of 65.72 feet;
- 5.) North 44° 14' 38" East, a distance of 104.17 feet;
- 6.) 39.28 feet along the arc of a curve to the left having a radius of 25.00 feet, a central angle of 90° 00' 54", a long chord which bears North 00° 45' 22" West a chord distance of 35.36 feet;
- 7.) North 45° 45' 22" West, a distance of 115.65 feet;
- 8.) 114.08 feet along the arc of a curve to the left having a radius of 150.00 feet, a central angle of 43° 34' 31", a long chord which bears North 67° 32' 36" West a chord distance of 111.35 feet;
- 9.) North 89° 19' 51" West, a distance of 184.46 feet, more or less, to the northwest corner of said Lot 1, Block 4, said point also being on the east right-of-way line of Greensferry road;

thence leaving said east right-of-way line North 88° 04' 19" West, a distance of 70.02 feet, more or less, to the west right-of-way line of Greensferry road;

thence continuing along said right-of-way line North 88° 38' 01" West, a distance of 10.00 feet, more or less, to the northeast corner of Lot 1, Block 1, of Las Brisas Estates, according to the plat thereof recorded in Book G of Plats at page 213, records of Kootenai county Idaho;

thence South 00° 40' 09" West, a distance of 321.01 feet, more or less to the southeast corner of Lot 19, Block 1 of said Las Brisas Estates;

thence along the south line of said Las Brisas Estates North 88° 35' 42" West, a distance of 241.87 feet;

thence leaving said south line South 00° 17' 25" West a distance of 298.52 feet, more or less to a point on the north right-of-way line of Mullan Avenue;

thence along said north right-of-way line North 88° 37' 06" West, a distance of 24.03 feet;

thence leaving said north right-of-way line South $01^{\circ}22'54''$ West, a distance of 80.00 feet, more or less to a point on the south right-of-way line of Mullan Avenue;

thence leaving said south right-of-way line South $01^{\circ}02'51''$ West, a distance of 443.79 feet, more or less, to a point on the north right-of-way line of Polston Avenue;

thence continuing along the north right-of-way line of said Polston Avenue 329.17 feet along the arc of a non-tangent curve to the left having a radius of 1,435.00 feet, through a central angle of $13^{\circ}08'34''$, a long chord which bears South $83^{\circ}44'23''$ West, a chord distance of 328.44 feet;

thence 138.57 feet along the arc of a reverse curve to the right having a radius of 965.00 feet, through a central angle of $8^{\circ}13'38''$, and a long chord which bears South $81^{\circ}16'55''$ West, a chord distance of 138.45 feet;

thence leaving said North right-of-way line South $01^{\circ}02'25''$ West, a distance of 532.96 feet, more or less, to a point on the north right-of-way line of Interstate 90;

thence along said north right-of-way line of Interstate 90, North $88^{\circ}59'59''$ West a distance of 1,455.82 feet;

thence leaving said north right-of-way line South $01^{\circ}00'01''$ West, a distance of 271.97 feet, more or less to a point on the south right-of-way line of Interstate 90;

thence continuing along said south right-of-way line South $88^{\circ}59'56''$ East, a distance of 2,056.56 feet;

thence leaving said south right-of-way line South $00^{\circ}59'37''$ West, a distance of 265.72 feet;

thence North $88^{\circ}55'16''$ West, a distance of 5.53 feet;

thence South $00^{\circ}33'22''$ West, a distance of 298.62 feet, more or less, to a point on the north right-of-way line of Seltice Way;

thence along said north right-of-way line South $87^{\circ}53'18''$ West, a distance of 36.27 feet;

thence leaving said north right-of-way line South $03^{\circ}07'03''$ East, a distance of 195.75 feet, more or less to a point on the north right-of-way line of the Burlington Northern Railroad;

thence along said north right-of-way line North $87^{\circ}14'26''$ East, a distance of 173.98 feet, more or less, to a point on the west right-of-way line of Greensferry Road;

thence along said west right-of-way line North $00^{\circ}33'22''$ East, a distance of 750.15 feet, more or less to a point on the south right-of-way line of Interstate 90;

thence leaving said south right-of-way line North $00^{\circ}29'49''$ West, a distance of 272.09 feet, more or less, to point at the intersection of the west right-of-way line of Greensferry Road and the north right-of-way line of Interstate 90;

thence along said west right-of-way line of Greensferry Road North $00^{\circ} 33' 22''$ East, a distance of 1,010.32 feet;

thence continuing along said west right-of-way line 46.69 feet, along the arc of a curve to the left, having a radius of 30.00 feet, a central angle of $89^{\circ} 10' 28''$, a long chord which bears North $44^{\circ} 01' 52''$ West, a chord distance of 42.12 feet, more or less, to a point on the south right-of-way line of Mullan Avenue;

thence leaving said south right-of-way line North $01^{\circ} 22' 54''$ East, a distance of 79.78 feet, more or less to a point on the north right-of-way line of Mullan Avenue;

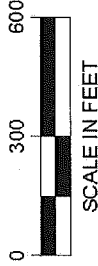
thence along said north right-of-way line South $88^{\circ} 48' 01''$ East, a distance of 413.54 feet, more or less, to the POINT OF BEGINNING;

Containing 36.530 acres, more or less.

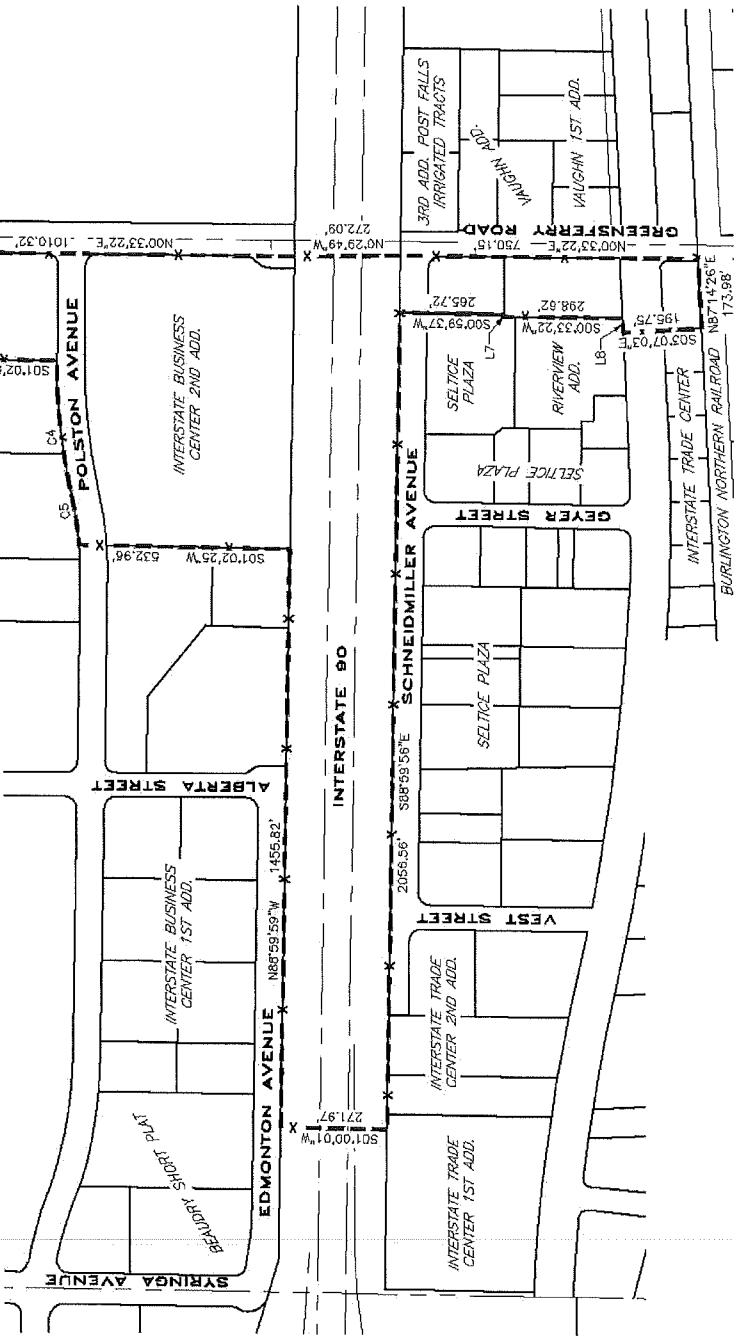
SUBJECT TO: Existing rights-of-ways and easements of record and/or appearing on said above described tract of land.

LINE #	DIRECTION	LENGTH
L1	N46°51'55"W	25.15'
L2	N59°28'44"W	26.08'
L3	N44°14'58"E	104.17'
L4	N86°04'19"W	70.02'
L5	N88°38'01"W	10.00'
L6	S01°22'54"W	80.00'
L7	N88°55'16"W	5.83'
L8	S87°53'18"W	36.27'
L9	N01°22'54"E	79.78'

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARINGS	CHORD LENGTH
C1	86.04'	194.00'	19°30'13"	N34°29'34"E	65.72'
C2	39.28'	25.00'	90°00'54"	N00°45'22"W	35.36'
C3	114.08'	150.00'	43°34'31"	N67°32'36"W	111.36'
C4	329.17'	1435.00'	13°08'34"	S83°44'23"W	328.44'
C5	138.57'	965.00'	8°13'38"	S81°16'55"W	138.46'
C6	46.89'	30.00'	89°10'28"	N44°01'52"W	42.12'



LEGEND
 PROPOSED ANNEXATION BOUNDARY



[Signature]
 PROFESSIONAL LAND SURVEYOR
 LICENSED
 13419
 STATE OF IDAHO
 BRENDEN J. JOHNSON

Digitally Signed on:
 Nov. 25, 2013



CITY OF POST FALLS
 ORDINANCE NO. _____
 PORTIONS OF THE SW1/4 OF SEC. 36 AND SE1/4 OF SEC. 35, T. 51N., R. 5W
 AND THE NE1/4 OF SEC. 2, T. 50N., R. 5W., B.M. CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO.