

SUMMARY OF
ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF POCATELLO, A MUNICIPAL CORPORATION OF IDAHO, ANNEXING AND ZONING THREE PARCELS OF LAND TOTALING 22.256 ACRES LOCATED IN THE NORTHWEST ¼ OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, BY EXTENDING THE CITY CORPORATE BOUNDARIES FROM THE EASTERN EXTENT OF THE NORTHGATGE INTERCHANGE TO THE NORTHEASTERN EXTENT OF THE POCATELLO CITY LIMITS, MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" OF THIS ORDINANCE.

PROVIDING FOR THE CITY CLERK TO FILE A CERTIFIED COPY OF THIS ORDINANCE WITH THE IDAHO STATE TAX COMMISSION AND WITH THE BANNOCK COUNTY AUDITOR, TREASURER, AND ASSESSOR IN ACCORDANCE WITH IDAHO CODE §§50-223 AND 63-2215; PROVIDING FOR SAID LAND TO BE ZONED COMMERCIAL GENERAL (CG), AND THE COMPREHENSIVE PLAN MAP DESIGNATION TO BE AMENDED FROM "MIXED-USE (MU)" TO "COMMERCIAL (C)"; AND PROVIDING FOR THIS ORDINANCE TO BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

The full text of this ordinance is available at the City Clerk's Office, Pocatello Municipal Building, 911 North 7th, Pocatello, Idaho.

THE FOREGOING SUMMARY IS APPROVED for publication this ____ day of March, 2020, by the City Council of the City of Pocatello.

CITY OF POCATELLO, a municipal
corporation of Idaho

BRIAN C. BLAD, Mayor

ATTEST:

RUTH NEWSOM, City Clerk

I have reviewed the foregoing summary and believe that it provides a true and complete summary of Ordinance No. _____ and that the summary provides adequate notice to the public of the contents of this ordinance.

DATED this _____ day of March, 2020.

JARED JOHNSON
City Attorney

PUBLISH:

EXHIBIT A

Parcel 1

A parcel of land located in the Northwest Quarter of Section 1, Township 6 South, Range 34 East, Boise Meridian, Bannock County, Idaho, with a Basis of Bearings per City of Pocatello Datum based on the Central Meridian of the East Zone of the Idaho State Plane Coordinate System, more particularly described as follows:

Commencing at the West Quarter Corner of said Section 1, Township 6 South, Range 34 East, being marked by 1 inch iron rod as shown on Corner Perpetuation and Filing, Instrument No. 20520359; thence along the Latitudinal Centerline of said Section 1, South 89°54'37" East 1971.46 feet to the point of non-tangency with a 1015.00 foot radius curve concave to the northeast of which radius bears North 00°06'52" East, also being the **Point of Beginning**; thence northwesterly 1099.64 feet along the arc of said 1015.00 foot radius curve to the right through a central angle of 62°04'26" and a long chord that bears North 58°50'55" West 1046.65 feet; thence North 27°48'42" West 657.76 feet to the point of tangency with a 925.00 foot radius curve concave to the southwest of which radius bears South 62°11'18" West; thence northwesterly 409.59 feet along the arc of said 925.00 foot radius curve to the left through a central angle of 25°22'14" and a long chord that bears North 40°29'49" West 406.25 feet to the East line of State of Idaho Highway Right-of-Way deed, Instrument No. 21811260; thence along said East line, North 36°48'47" East 150.00 feet to a point of non-tangency with a 1075.00 foot radius curve concave to the southwest of which radius bears South 36°49'02" West; thence southeasterly 476.02 feet along said 1075.00 foot radius curve to the right through a central angle of 25°22'16" and a long chord that bears South 40°29'50" East 472.14 feet; thence South 27°48'42" East 657.76 feet to a point of tangency with a 865.00 foot radius curve concave to the northeast of which radius bears North 62°11'18" East; thence southeasterly 937.51 feet along said 865.00 foot radius curve to the left through a central angle of 62°05'55" and a long chord that bears South 58°51'40" East 892.29 feet to the Northerly boundary line of City of Pocatello Ordinance No. 3001; thence along said West line, South 00°15'27" West 150.00 feet to the **Point of Beginning**.

Parcel contains 7.297 acres, more or less.

Parcel 2

A parcel of land located in the Northwest Quarter of Section 1, Township 6 South, Range 34 East, Boise Meridian, Bannock County, Idaho, with a Basis of Bearings per City of Pocatello Datum based on the Central Meridian of the East Zone of the Idaho State Plane Coordinate System, more particularly described as follows:

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100.00 foot radius curve concave to the northwest of which radius bears North $00^{\circ}04'27''$ East, also being the **Point of Beginning**; thence northeasterly 70.61 feet along the arc of said 100.00 foot radius curve to the left through a central angle of $40^{\circ}27'33''$ and a long chord that bears North $69^{\circ}51'37''$ East 69.16 feet to a point of reverse curvature with a 130.00 foot radius curve concave to the south of which radius bears South $40^{\circ}22'10''$ East; thence northeasterly 183.60 feet along the arc of said 130.00 foot radius curve to the right through a central angle of $80^{\circ}55'05''$ and a long chord that bears South $89^{\circ}54'37''$ East 168.72 feet to a point of reverse curvature with a 100.00 foot radius curve concave to the northeast of which radius bears North $40^{\circ}31'52''$ East; thence southeasterly 70.61 feet along said 100.00 foot radius curve to the left through a central angle of $40^{\circ}27'33''$ and a long chord that bears South $69^{\circ}40'51''$ East 69.16 feet to the Northerly Boundary line of City of Pocatello Ordinance 3001; thence along said Northerly Boundary line, North $89^{\circ}54'37''$ West 298.50 feet to the to the **Point of Beginning**.

Parcel contains 0.198 acres, more or less.

Parcel 3

A parcel of land located in the Northeast Quarter of Section 1, Township 6 South, Range 34 East, and a portion of Government Lot 5 of Section 6, Township 6 South, Range 35 East, Boise Meridian, Bannock County, Idaho, with a Basis of Bearings per City of Pocatello Datum based on the Central Meridian of the East Zone of the Idaho State Plane Coordinate System, more particularly described as follows:

Commencing at the Center Quarter Corner of said Section 1, Township 6 South, Range 34 East, being marked by a 3 inch aluminum cap as shown on Corner Perpetuation and Filing, Instrument No. 21617873, said point being the **Point of Beginning**; thence along Northerly Boundary line of City of Pocatello Ordinance 3001, North $00^{\circ}14'03''$ West 150.00 feet; thence parallel with the Latitudinal Centerline of said Section 1, South $89^{\circ}54'37''$ East 2624.50 feet to the Easterly line of said Section 1, Township 6 South, Range 34 East; thence continuing parallel with said Latitudinal Centerline of Section 1, South $89^{\circ}54'37''$ East 643.19 feet to a point of tangency with a 1000.00 foot radius curve concave to the northwest of which radius bears North $00^{\circ}05'57''$ East; thence northeasterly 489.91 feet along the arc of said 1000.00 foot radius curve to the left through a central angle of $28^{\circ}04'11''$ and a long chord that bears North $76^{\circ}03'52''$ East 485.03 feet to the East line of Government Lot 5, Township 6 South, Range 35 East; thence along said East line, South $00^{\circ}01'08''$ West 326.41 feet to the Southeast corner of said Government Lot 5, also being the Northeast corner of the City of Pocatello Ordinance 3001; thence along the Northerly Boundary line of City of Pocatello Ordinance 3001 the following three (3) courses; (1) thence along the Latitudinal Centerline of said Section 6, Township 6 South, Range 35 East, North $89^{\circ}47'38''$ West 1114.26 feet to the West Quarter Corner of Section 6, Township 6 South, Range 35 East monumented by a 2 inch aluminum cap per Corner Perpetuation and Filing, Instrument No. 21707718; (2) thence along the Easterly line of Section 1, Township 6 South, Range 34 East, North $00^{\circ}10'57''$ East 56.61 feet to the East Quarter Corner of said Section 1, monumented with a 2 inch aluminum cap per Corner Perpetuation and Filing, Instrument No. 94013315; (3) thence along the Latitudinal Centerline of said Section 1, North $89^{\circ}54'37''$ West 2623.46 feet to the **Point of Beginning**.

Parcel contains 14.761 acres, more or less.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF POCATELLO, A MUNICIPAL CORPORATION OF IDAHO, ANNEXING AND ZONING THREE PARCELS OF LAND TOTALING 22.256 ACRES LOCATED IN THE NORTHWEST ¼ OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, BY EXTENDING THE CITY CORPORATE BOUNDARIES FROM THE EASTERN EXTENT OF THE NORTHGATGE INTERCHANGE TO THE NORTHEASTERN EXTENT OF THE POCATELLO CITY LIMITS, MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" OF THIS ORDINANCE.

PROVIDING FOR THE CITY CLERK TO FILE A CERTIFIED COPY OF THIS ORDINANCE WITH THE IDAHO STATE TAX COMMISSION AND WITH THE BANNOCK COUNTY AUDITOR, TREASURER, AND ASSESSOR IN ACCORDANCE WITH IDAHO CODE §§50-223 AND 63-2215; PROVIDING FOR SAID LAND TO BE ZONED COMMERCIAL GENERAL (CG), AND THE COMPREHENSIVE PLAN MAP DESIGNATION TO BE AMENDED FROM "MIXED-USE (MU)" TO "COMMERCIAL (C)"; AND PROVIDING FOR THIS ORDINANCE TO BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

WHEREAS, there are certain lands lying contiguous or adjacent to the City of Pocatello, subject to annexation in accordance with the provisions of Idaho Code §50-222; and

WHEREAS, Application was made to the City by the owner of the lands for annexation of these lands; a Public Hearing was held on December 11, 2019, before the Planning and Zoning Commission; and

WHEREAS, a second Public Hearing was held before the City Council on January 2, 2020, to hear testimony regarding the proposed annexation, zoning designation, and Comprehensive Plan designation; and

WHEREAS, the City Council has determined that it is in the best interest of the City of Pocatello and the residents thereof that the said lands heretofore described in this title and hereinafter described in this ordinance be annexed by the City of Pocatello and be simultaneously zoned;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF POCATELLO AS FOLLOWS:

Section 1: That the subject lands more particularly described in Exhibit "A" of this ordinance be hereby annexed and made a part of the City of Pocatello.

Section 2: That the official zoning map adopted by the City of Pocatello be hereby amended to incorporate the land annexed herein and to depict the "Commercial General (CG)" zone be established upon said land.

Section 3: That the City's Comprehensive Plan Map designation of the land described in Exhibit "A" of this ordinance be amended from "Mixed-Use (MU)" to "Commercial (C)".

Section 4: That immediately after the passage, approval, and publication of this ordinance according to law, the City Clerk is hereby directed to file with the Bannock County Auditor, Treasurer, and Assessor, and with the Idaho State Tax Commission, a certified copy of this ordinance.

Section 5: That upon the passage, approval, and publication of this ordinance according to law, the incorporated limits of the City of Pocatello shall extend to and include the lands described in Exhibit "A" of this ordinance and thereafter all property and persons within

the limits of the lands herein annexed shall be subject to all of the provisions of the laws of the City of Pocatello and to the police regulations thereof.

Section 6: That this Ordinance shall be in full force and effect from and after its passage, approval, the execution of an Annexation Agreement, and publication according to law.

PASSED AND APPROVED this 5th of March, 2020.

CITY OF POCATELLO, a municipal corporation of Idaho

BRIAN C. BLAD, Mayor

ATTEST:

RUTH NEWSOM, City Clerk

STATE OF IDAHO)
 ss:
County of Bannock)

On this _____ day of March, 2020, before me, the undersigned, a Notary Public for the State, personally appeared Brian C. Blad and Ruth Newsom, known to me to be the Mayor and City Clerk, respectively, of the City of Pocatello, and acknowledged to me that they executed the foregoing instrument for and on behalf of said municipal corporation and that said municipal corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the date and year in this certificate first above written.

(SEAL)

NOTARY PUBLIC FOR IDAHO
Residing in _____, Idaho

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NW COR. SEC. 1
CP&F INSTR.# 20616614

WHITE (KELLER & ASSOC.)
S 1/4 COR. SEC. 36
CP&F INSTR.# 735417

THOMPSON (CREEK HOLLOW & ASSOC.)
N 1/4 COR. SEC. 1
CP&F INSTR.# 21808352

NW COR. SEC. 6
CP&F INSTR.# 735423

STATE OF IDAHO
IDAHO TRANSPORTATION BOARD
QUITCLAIM DEED INSTR.# 21811260

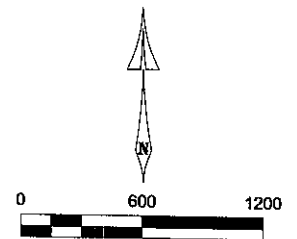
THE VEDA J. RUPP REVOCABLE
LIVING AGREEMENT OF TRUST (AMENDED)
DEED INSTR.# 21514114

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°15'27" E	150.00'
L2	N 34°48'47" E	150.00'
L3	S 89°54'37" E	13.34'
L4	N 89°54'37" W	298.50'
L5	N 00°14'03" W	150.00'
L6	S 00°01'08" W	1326.41'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1099.64'	1015.00'	62°04'26"	N 58°50'55" W	1046.65'
C2	409.59'	925.00'	25°22'14"	N 40°29'49" W	406.29'
C3	476.02'	1075.00'	25°22'16"	S 40°29'50" E	472.14'
C4	937.51'	865.00'	62°05'55"	S 58°51'40" E	892.29'
C5	70.61'	100.00'	40°27'33"	N 69°51'37" E	69.16'
C6	183.60'	130.00'	80°35'05"	S 89°54'37" E	168.72'
C7	70.61'	100.00'	40°27'33"	S 69°40'51" E	69.16'
C8	489.91'	1000.00'	28°04'11"	N 76°03'52" E	485.03'

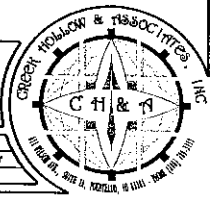
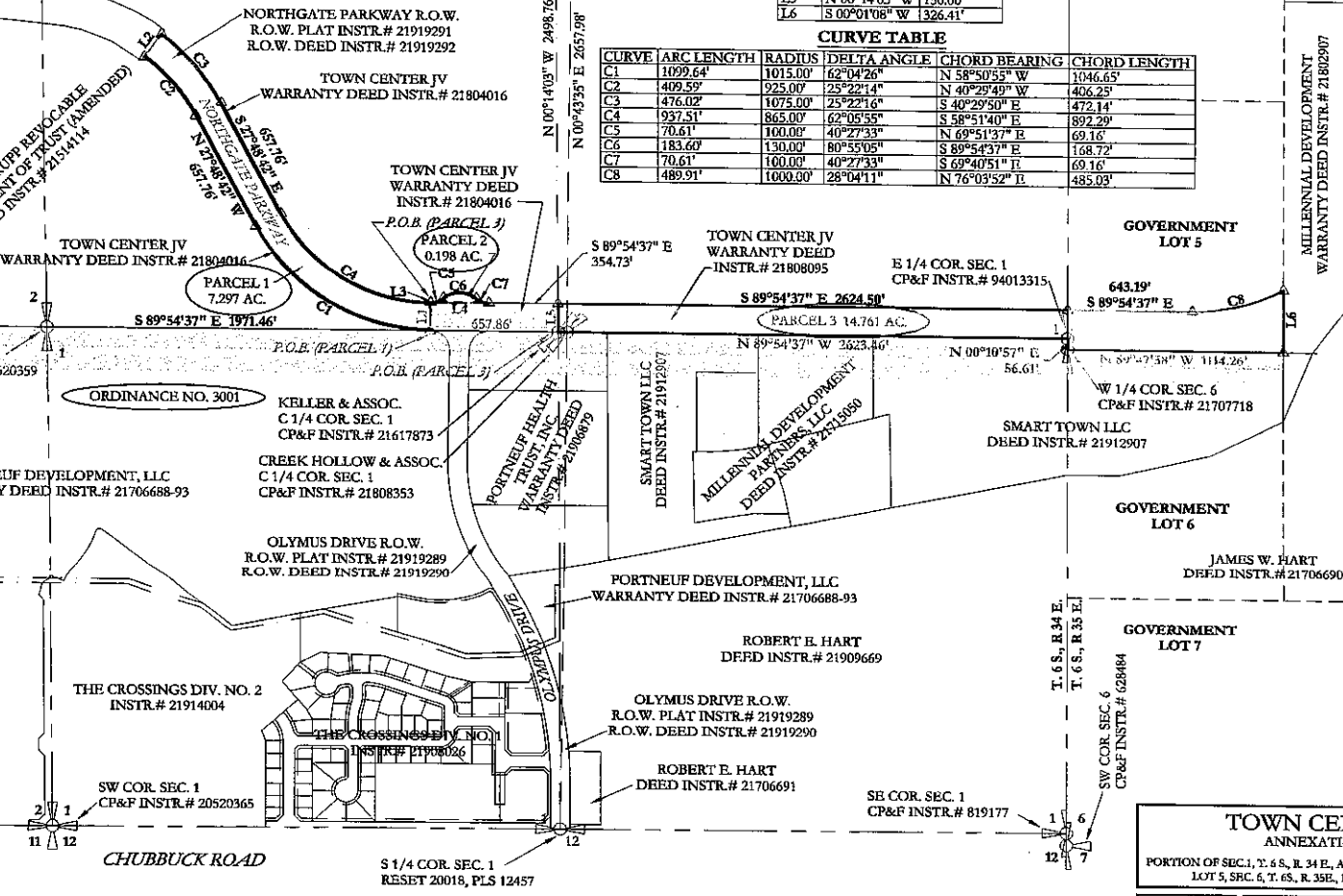


BASIS OF BEARING
PER CITY OF POCATELLO DATUM BASED ON THE
CENTRAL MERIDIAN OF THE EAST ZONE OF THE
IDAHO STATE PLANE COORDINATE SYSTEM

LEGEND

- ANNEXATION BOUNDARY
- SECTION LINES
- INTERIOR PARCEL LINES/
FUTURE RIGHT-OF-WAY
- △ ANNEXATION BOUNDARY
ANGLE POINT
- = proposed annexation
- = Existing Pocatello
corporate boundary

INTERSTATE 15



**TOWN CENTER JV
ANNEXATION MAP**
PORTION OF SEC. 1, T. 6 S., R. 34 E., AND PORTION OF GOVERNMENT
LOT 5, SEC. 6, T. 6 S., R. 35 E., BANNOCK COUNTY, ID

JOB NO.	DATE	REVISIONS
17031JV4		
1		
2		

SCALE 1" = 600'
SHEET 1 OF 1