

REC'D FEB 16 2024

Instrument # 1761409  
Bonneville County, Idaho Falls, Idaho  
01/30/2024 10:21:21 AM No. of Pages: 6  
Recorded for: CITY OF IDAHO FALLS IDAHO  
Panny Manning Fee: \$0.00  
Ex-Officio Recorder Deputy  
Index to: ORDINANCE

ORDINANCE NO. 3555

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 0.258 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE, 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 Exhibit A 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 Exhibit A 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 pursuant to procedures of 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, City of Idaho Falls Comprehensive Plan includes the area of annexation; 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 do 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 Section 1 are reasonably necessary for the orderly development of the City; and

WHEREAS, it appears to the Council that the lands described herein below in Exhibit A 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, 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 Exhibit A are hereby annexed to the City of Idaho Falls, Idaho.

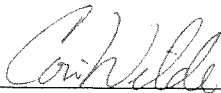
SECTION 2. Amended Map and Legal Description. The City Clerk shall file a certified copy of this Ordinance with the Bonneville County Auditor, Treasurer, and Assessor, within ten (10) days after the effective date hereof. The City Engineer shall, within ten (10) days after such effective date, file an 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.

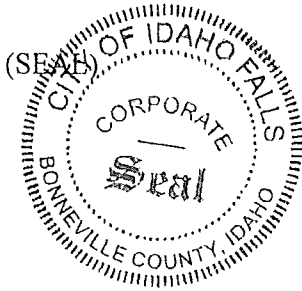
SECTION 3. Findings. The findings contained in the recitals of this Ordinance be, and the same are hereby adopted as the official City Council findings for this Ordinance, and any further findings relative to this Ordinance shall be contained in the officially adopted Council minutes of the meeting in which this Ordinance was passed.



I, CORRIN WILDE, 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 OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 0.258 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE, AMENDING THE LEGAL DESCRIPTION OF THE CITY WITH THE APPROPRIATE COUNTY AND STATE AUTHORITIES; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE."

  
\_\_\_\_\_  
Corrin Wilde, City Clerk



# EXHIBIT A

## LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 37 EAST, BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 143.19 FEET NORTH 00°12'17" WEST ALONG THE SECTION LINE AND 71.45 FEET SOUTH 89°47'43" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 23; THENCE NORTH 00°54'18" EAST 293.93 FEET; THENCE NORTH 05°50'32" WEST 46.28 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 387.25 FEET, AN ARC LENGTH OF 75.77 FEET, A DELTA ANGLE OF 11°12'41", A CHORD BEARING OF NORTH 09°35'55" EAST, AND A CHORD LENGTH OF 75.65 FEET; THENCE ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 388.26 FEET, AN ARC LENGTH OF 45.85 FEET, A DELTA ANGLE OF 06°46'00", A CHORD BEARING OF NORTH 23°58'49" EAST, AND A CHORD LENGTH OF 45.83 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF CITY OF IDAHO FALLS ANNEXATION ORDINANCE NO. 3487; THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 00°32'36" EAST 151.01 FEET; (2) SOUTH 02°02'59" WEST 37.99 FEET; (3) SOUTH 00°13'58" WEST 150.34 FEET; (4) SOUTH 89°50'02" EAST 2.82 FEET; AND (5) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 240.00 FEET, AN ARC LENGTH OF 123.11 FEET, A DELTA ANGLE OF 29°23'24", A CHORD BEARING OF SOUTH 15°56'45" WEST, AND A CHORD LENGTH OF 121.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,223 SQUARE FEET OR 0.258 ACRES.

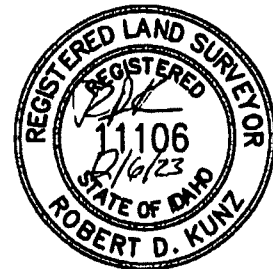
SUBMITTED BY: STEWARD DEVELOPMENT  
ENG/SURVEY FIRM NAME: REEVE AND ASSOCIATES

CONTACT NAME: NATE REEVE

PHONE NUMBER: 801-621-3100

EMAIL: NATE@REEVE.CO

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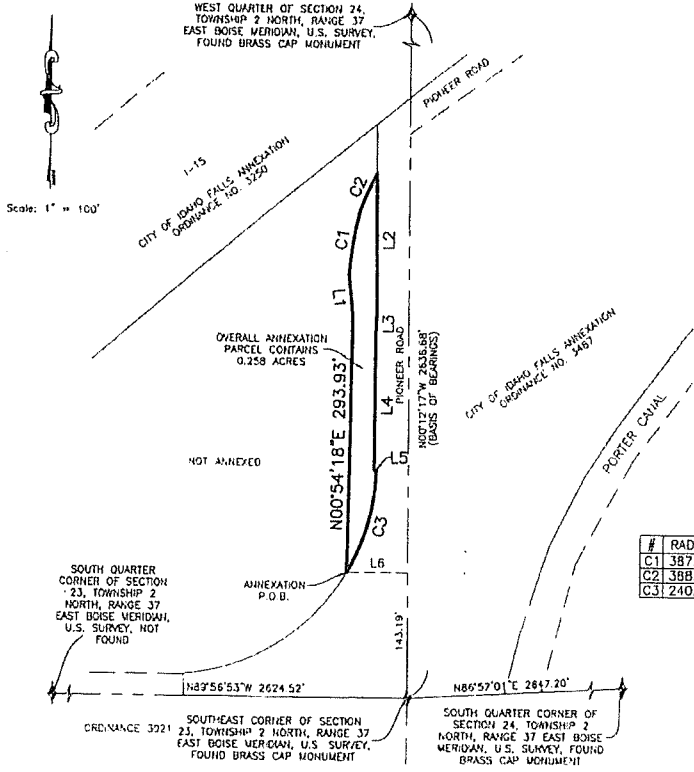
ANNEXATION ORDINANCE #

### CITY OF IDAHO FALLS

BONNEVILLE COUNTY

PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 37 EAST, BOISE MERIDIAN

ORDINANCE RECORDED WITH THE BONNEVILLE COUNTY RECORDER'S OFFICE AS INSTRUMENT NO.



**LEGAL DESCRIPTION**

PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 37 EAST, BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

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CONTAINING 11,223 SQUARE FEET OR 0.258 ACRES.

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N05°50'32"W	46.28'
L2	S00°32'36"E	151.01'
L3	S02°02'59"W	37.99'
L4	S00°13'58"W	150.34'
L5	S89°50'02"E	2.82'
L6	S89°47'43"W	71.45'

**CURVE TABLE**

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	387.25'	75.77'	75.65'	38.01'	N09°35'55"E	11°12'41"
C2	388.26'	45.85'	45.83'	22.95'	N23°58'49"E	09°48'00"
C3	240.00'	123.11'	121.76'	62.94'	S15°58'45"W	29°23'24"



**Reeve & Associates, Inc.**  
 3140 S 1300 E, SPOKANE, IDAHO 83403  
 TEL: (208) 471-3122 FAX: (208) 471-3122 WWW: REEVE-ASSOCIATES.COM  
 LAND SURVEYORS • CIVIL ENGINEERS • LAND SURVEYS  
 SURVEY ENGINEERS • STRUCTURAL ENGINEERS • LICENSED PROFESSIONALS

**Project Info.**  
 Designer: N. ANDERSON  
 Date: 10-23-2023  
 Name: ANNEXATION  
 Number: 7152-22  
 Scale: 1"=100'  
 Page: 2 OF 2

IDAHO FALLS

REC'D FEB 16 2024

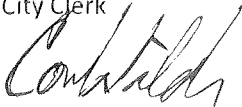
Greetings,

I have Enclosed annexation ordinances that recently occurred in the City of Idaho Falls. The following is a list of annexation ordinances that have been approved January 25, 2024 Council meeting. Please see enclosed documentation.

Ordinance No. 3555  
Best,

Corrin Wilde

City Clerk



Enclosures.

