

SCANNED
REC'D APR 22 2024



ORDINANCE NO. 3567

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 5.042 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.

SECTION 4. 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 5. 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 6. 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 11 day of April, 2024





Rebecca L. Noah Casper, Mayor

ATTEST:



Corrin Wilde, City Clerk

(SEAL)

STATE OF IDAHO)
 : ss.
County of Bonneville)

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 5.042 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

LEGAL DESCRIPTION

Part of the SE1/4 SE1/4 of Section 23, Township 2 North, Range 37 East of the Boise Meridian, Bonneville County, Idaho, more particularly described as follows:

COMMENCING at the Southeast corner of said Section 23, said corner monumented with a Brass Cap, recorded as Instrument No. 1705933 in the Bonneville County Clerk's Office;

Thence N89°56'53"W along the South line of said Section 23 a distance of 667.03 feet to a point along the Northern line of City of Idaho Falls Annexation Ordinance No. 3021, said point being the POINT OF BEGINNING;

Thence N89°56'53"W along the South line of said Section 23 and along the North line of said Ordinance No. 3021 a distance of 146.65 feet to a Point of Curvature Right, said point being on the Southeasterly line of City of Idaho Falls Annexation Ordinance No. 3050 and on the Southeasterly Right-of-Way line of Interstate 15, Federal Aid Project No. 1-15-3(7)111;

Thence along said Curve, Radius = 18998.59 feet, Delta = 03°03'18", Arc Length = 1013.03 feet, Chord Bearing = N49°41'08"E, Chord Length = 1012.91 feet to the Northwesterly corner of City of Idaho Falls Annexation Ordinance No. 3487;

Thence along said Annexation Ordinance No. the following six (6) calls:

- (1)Thence S00°32'36"E a distance of 207.76 (Record = 207.73) feet;
- (2)Thence S02°02'59"W a distance of 37.99 feet;
- (3)Thence S00°13'58"W a distance of 150.34 feet;
- (4)Thence S89°50'02"E a distance of 2.82 feet to a Point of Curvature Right;
- (5)Thence along said Curve, Radius = 240.00 feet, Delta = 84°21'11", Arc Length = 353.34 feet, Chord Bearing = S43°25'39"W, Chord Length = 322.28 feet;
- (6)Thence S00°19'33"E a distance of 0.73 feet to a corner along the Northern line of City of Idaho Falls Annexation Ordinance No. 3021;

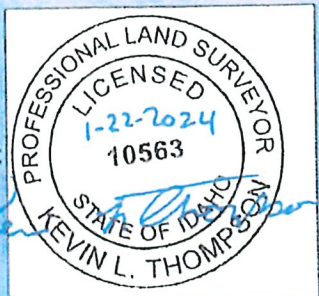
Thence N89°56'53"W along said Annexation Ordinance a distance of 406.96 feet;

Thence S00°02'40"W along said Annexation Ordinance a distance of 25.00 feet to the POINT OF BEGINNING, containing 5.300 acres more or less.

Submitted by:
 Eng/Survey Firm Name: Thompson Land Surveying
 Contact Name: Kevin Thompson
 Phone Number: 208-745-8771
 Email: kevin@teidaho.com

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PLS Seal:



ANNEXATION ORDINANCE

3567

RECORDED WITH THE BONNEVILLE COUNTY RECORDERS
OFFICE AS INSTRUMENT NO. 1765720

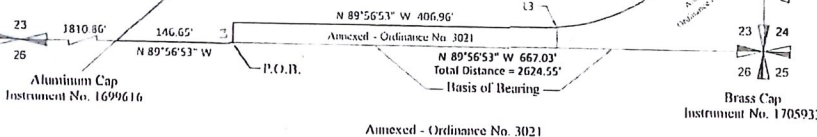
LINE	BEARING	DISTANCE
L1	S 00°32'36" E	56.75'
L2	S 05°40'32" E	46.28'
L3	S 00°19'33" E	0.73'
L4	S 00°02'40" W	75.00'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	18998.59'	01°03'18"	1013.03'	N 09°41'08" E	1012.91'
C2	388.26'	06°46'00"	45.85'	S 23°58'49" W	45.83'
C3	387.25'	11°12'41"	75.78'	S 09°35'55" W	75.65'
C4	240.00'	54°57'43"	2310.22'	S 58°02'23" W	221.50'



Intersected by
F.A.P. No. 1-15-17(111)
Annexed - Ordinance No. 3250

Annexation Acreage
5.042 Acres



ANNEXATION LEGAL DESCRIPTION

Part of the SE 1/4 SE 1/4 of Section 23, Township 2 North, Range 87 East of the Boise Meridian, Bonneville County, Idaho, more particularly described as follows:

COMMENCING at the southeast corner of said Section 23, said corner monumented with a Brass Cap, recorded as Instrument No. 1705933 in the Bonneville County Clerk's Office, Thence N 89°56'53" W along the south line of said Section 23 a distance of 667.03 feet to point along the Northern line of City of Idaho Falls Annexation Ordinance No. 3021, said point being the POINT OF BEGINNING.

Thence N 09°41'08" E along the South line of said Section 23 and along the North line of said Ordinance No. 3021 a distance of 146.65 feet to a Point of Curvature Right, said point being on the Southeastern line of City of Idaho Falls Annexation Ordinance No. 3250 and on the Southeastern Right-of-Way line of Interstate 15, Federal Aid Project No. 1-15-30(111);

Thence along said Curve, Radius = 18998.59 feet, Delta = 01°03'18", Arc Length = 1013.03 feet, Chord Bearing = N 09°41'08" E, Chord Length = 1012.91 feet to the Northwest corner of City of Idaho Falls Annexation Ordinance No. 3487;

Thence S 00°19'33" E along said Annexation Ordinance a distance of 56.75 feet to a Point of Curvature Left, said point being the Northeast corner of City of Idaho Falls Annexation Ordinance No. 3555;

Thence along said Annexation Ordinance No. 3555 the following two (2) cuts:

- (1) Thence along said Curve, Radius = 388.26 feet, Delta = 06°46'00", Arc Length = 45.85 feet, Chord Bearing = S 23°58'49" W, Chord Length = 45.83 feet to a Point of Curvature Left;
- (2) Thence along said Curve, Radius = 387.25 feet, Delta = 11°12'41", Arc Length = 75.78 feet, Chord Bearing = S 09°35'55" W, Chord Length = 75.65 feet;

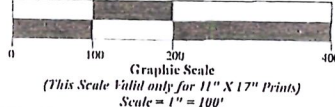
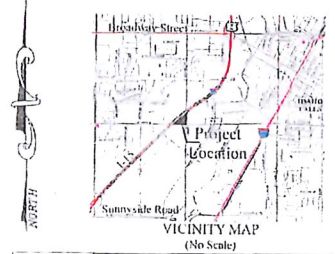
Thence S 00°02'40" W a distance of 75.00 feet to a Point of Curvature Right, said point being along the Western line of City of Idaho Falls Annexation Ordinance No. 3487;

Thence along said Annexation Ordinance No. 3487 the following two (2) cuts:

- (1) Thence along said Curve, Radius = 240.00 feet, Delta = 54°57'43", Arc Length = 2310.22 feet, Chord Bearing = S 58°02'23" W, Chord Length = 221.50 feet;
- (2) Thence S 00°19'33" E a distance of 0.73 feet to a corner along the Northern line of City of Idaho Falls Annexation Ordinance No. 3021;

Thence along said Annexation Ordinance No. 3021 the following two (2) cuts:

- (1) Thence N 09°41'08" E a distance of 1013.03 feet to the POINT OF BEGINNING, containing 5.042 acres more or less.
- (2) Thence S 00°02'40" W a distance of 75.00 feet to the POINT OF BEGINNING, containing 5.042 acres more or less.



ANNEXATION EXHIBIT
U.S. DEVELOPMENT, INC.
IDAHO FALLS, IDAHO

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OFFICE OF THE CITY CLERK

City Clerk (208) 612-8414
Deputy City Clerk (208) 612-8415



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 April 11, 2024 Council meeting. Please see enclosed documentation.

Ordinance No. 3567

Best,


Corrin Wilde
City Clerk

