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Re-recorded to correct legal description and East Center Urban Renewal Area map

ORDINANCE NO. 2797

20615236

AN ORDINANCE OF THE CITY OF POCATELLO, A MUNICIPAL CORPORATION OF IDAHO, MAKING FINDINGS PURSUANT TO IDAHO CODE §50-2008 REQUISITE TO APPROVE TWO REVENUE ALLOCATION AREAS AND RESPECTIVE URBAN RENEWAL PLANS AND PROJECTS WITHIN THEIR RESPECTIVE URBAN RENEWAL AREAS, TO BE KNOWN AS A) THE NAVAL ORDNANCE PLANT URBAN RENEWAL PLAN AND B) THE EAST CENTER URBAN RENEWAL PLAN; ADOPTING REVENUE ALLOCATION FINANCING PROVISIONS AS PART OF BOTH OF THE URBAN RENEWAL PLANS PURSUANT TO IDAHO CODE §50-2906; PROVIDING THAT THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW, THE RULE REQUIRING AN ORDINANCE TO BE READ ON THREE SEPARATE OCCASIONS HAVING BEEN DISPENSED WITH.

WHEREAS, on July 14, 1988, the Pocatello City Council created by Resolution No. 1988-13 an urban renewal agency pursuant to Idaho Code §50-2005, to be known as the Pocatello Development Authority; and

WERHEAS, on May 4, 2006, the Pocatello city Council approved the formation of two separate urban renewal areas by Resolution No. 2006-11; and

WHEREAS, the Pocatello Development Authority proposed urban renewal plans for two separate areas with revenue allocation financing provisions to the Community Development Commission for its review and recommendation, and then to the Pocatello City Council for its approval, all pursuant to Idaho Code §§50-2008, 50-2905, and 50-2906; and

WHEREAS, a public hearing on the plans for projects within those areas, to be known as the Naval Ordnance Plant Urban Renewal Plan and the East Center Urban Renewal Plan, respectively, was scheduled before the Pocatello City Council at its regular meeting on June 15, 2006, which meeting was later continued to June 22, 2006, and notice of the same was published in the Idaho State Journal on May 30, 2006, and was, at the same time,

transmitted to the governing body of each taxing district which levies taxes on property in the urban renewal area, pursuant to Idaho Code §50-5008 and §50-2906; and

WHEREAS, said public hearing was in fact held before the City Council on June 22, 2006; and

WHEREAS, after said hearing, the Council authorized the drafting of an ordinance approving both urban renewal plans and projects and adopting revenue allocation financing provisions therein for both; and

WHEREAS, copies of the urban renewal plans and projects, with each plan's revenue allocation financing provisions, along with a recommendation from the Pocatello Development Authority and notice of the date of the public hearing regarding adoption of the plan and projects were delivered to the governing body of each taxing district which levies taxes on property in the urban renewal area, pursuant to Idaho Code §50-2906;

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

Section 1. That, pursuant to Idaho Code §50-2008, the Mayor and Council of the City of Pocatello, after due presentation of relevant information by City staff members and after the holding of a public hearing pursuant to statute on June 22, 2006, do hereby find:

- a. That no families will be displaced from either designated urban renewal area as a result of this urban renewal plan, and therefore no methods for relocating displaced families are required in the plan;
- b. That, as indicated by the review of both of these urban renewal plans by the Community Development Commission, the plans conform to the Comprehensive Plan of the municipality as a whole;
- c. That both the urban renewal plans recognize that both of the urban renewal areas are primarily commercial in nature and currently have adequate park and recreational areas and facilities without more being specifically required by the plans;

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d. That both the urban renewal plans will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of each of the urban renewal areas by private enterprise.

Section 2: That, in light of the above findings, the Mayor and Council of the City of Pocatello hereby approve the Urban Renewal Projects and Plan for the Naval Ordnance Plant Urban Renewal Area described as follows:

A parcel of land located in the E ½ of Section 15, Township 6 South, Range 34 East, Boise Meridian, Bannock County, Idaho, a portion of the land described in instrument no. 724647 of the records of Bannock County, Idaho, being more particularly described as follows:

Commencing at the North one quarter corner of Section 15, Township 6 South, Range 34 East, Boise Meridian, said corner marked with an aluminum capped monument; thence North 89°28'06" East 65.30 feet to a point in the East right of way line of Pole Line Road; thence South 01°18'55" East along the East right of way line of Pole Line Road 25.0 feet;

thence continuing South 01°18'55" East 199.13 feet to an angle point; thence continuing along the East right of way line of Pole Line Road South 00°32'32" East 627.31 feet to the Southwest corner of the land described in instrument no. 732922 and depicted on the Record of Survey recorded as instrument no. 733159 of the records of Bannock County, Idaho, said corner marked by a ½-inch iron pin tagged LS-2652, the true point of beginning;

thence following the South and East boundaries of the said land described in instrument no. 732922 for the next five courses:

North 89°25'44" East 662.29 feet (recorded as North 89°28'06" East 662.24 feet) to a ½-inch iron pin tagged LS-2652; thence North 65°25'29" East 327.72 feet recorded as North 65°25'05" East 327.76 feet) to a ½-inch iron pin tagged LS-2652; thence North 00°31'05" West 274.76 (recorded as North 00°32'32" West 274.85 feet) to a ½-inch iron pin tagged LS-2652;

thence South 89°24'46" West 64.24 feet (recorded as South 89°28'06" West 64.25 feet) to a ½-inch iron pin tagged LS-2652; thence North 00°33'46" West 417.75 feet (recorded as North 00°32'32" West 418.0 feet) to a point in the South right of way line of Infirmary Road (commonly referred to as Quinn Road), said point marked with a ½-inch iron pin tagged LS-2652;

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thence North 89°28'06" East 354.97 feet along the South right of way line of Infirmary Road to an angle point, said point marked with a 5/8-inch iron pin tagged PE/LS-2652; thence continuing along the South right of way line of Infirmary Road North 87°45'06" East 470.47 feet (recorded as 470.62 feet) to the Northwest corner of the Armed Forces Reserve Training Area, said corner marked with a ½-inch iron pin tagged LS-977, a distance of 2.3 feet easterly of a State of Idaho right of way monument identified as being 55 feet left of centerline station 93+60 of the Yellowstone Highway-Quinn Road Project;

thence South 00°02'34" East 324.22 feet (recorded as South 00°01'29" East 324.93 feet) to the Southwest corner of the said training area, said corner marked with a "PK" nail tagged LS-977; thence North 89°57'26" East 614.32 feet (recorded as North 89°58'00" East 614.59 feet) to a brass cap monument set in concrete, marking the Southeast corner of the said training area.

thence South 08°46'34" East 1568.57 feet (recorded as South 08°45'29" East 1568.22 feet) along the Westerly right of way line of the Union Pacific Railroad to a point of curvature, said point marked with an untagged ½- iron pin, from which the center of the curve bears South 81°22'51" West;

thence continuing along the Westerly right of way line of the Union Pacific Railroad, following an 1860 foot radius nontangent curve, concave to the West, through a central angle of 21°34'18" for an arc distance of 700.28 feet (recorded as 700.4 feet) to a concrete monument marking the Northeast corner of N.O.P. Park (a City of Pocatello Park), from which the East one quarter corner of Section 15 bears South 86°53'02" East 109.83 feet;

thence South 89°20'26" West on a nontangent line 1771.96 feet (recorded as South 89°21'27" West 1771.60 feet) to the Northwest corner of N.O.P. Park, said corner marked with a ½-inch iron pin tagged LS-977; thence South 00°04'43" West along the West boundary of N.O.P. Park 1300.68 feet to a point on the North right of way line of Eldredge Road;

thence South 89°21'43" West along the North right of way line of Eldredge Road 739.45 feet to a point in the East right of way line of Pole Line Road; thence North 00°32'32" West 3042.61 feet to the point of beginning.

Section 3: That, in light of the above findings, the Mayor and Council of the City of

Pocatello hereby approve the Urban Renewal Projects and Plan for the East Center Urban Renewal Area described as follows:

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A tract of land in the East 1/2 of Section 25, T.6S., R.34E., described as follows:

Commencing at the northeast corner of Section 25, T.6S., R.34E., B.M.; thence in a Westerly direction along North line of Section 25, a distance of 347.34 feet to a point on the Westerly right of way line of Hospital Way, the same being the Southeast corner of Tuscany professional Plaza Subdivision, THE TRUE POINT OF BEGINNING; thence in a Southwesterly and Southerly direction along the Westerly right of way line of Hospital Way described by right of way deeds Instrument Nos. 96013182 and 676731 respectively approximately 1397 feet to the North 1/16 line of said Section 25; thence in a Easterly direction along said 1/16 line approximately 60 feet to the easterly right of way line of Hospital Way, which point also being the Northwest corner of a parcel of land described in Instrument No. 20505931 and conveyed to Bannock County, a political Subdivision of the state of Idaho; thence continuing Easterly along said North 1/16 line common with the North boundary line of said parcel of land approximately 440 feet to the North 1/16 corner on the East line of said Section 25; thence in Southerly direction along the east line of Section 25 a distance of 508.66 feet to the Southeast corner of the aforementioned parcel of land described in Instrument No. 20505931; thence in a Westerly direction along the Southerly boundary line of said parcel approximately 349 feet to the Southwest corner of said parcel on the Easterly right of way line of Hospital way; thence continuing Westerly along the extension the South boundary line of said parcel described in Instrument 20505931 approximately 75 feet to the Westerly right of Way line of Hospital Way; thence in Southeasterly direction along said right of way line described in right of way deed Instrument No. 677203 approximately 606 feet to the Northern most corner of lot 4, Block 1 of the Pocatello Professional Plaza commercial Subdivision the same being the Northern most corner of said subdivision; thence in Southwesterly direction along the North boundary line of said Subdivision and its Southwesterly extension approximately 1107 feet to Northern most corner of a parcel of land described in instrument No. 411920 and conveyed to Idaho Power Company; thence in a Southwesterly direction along the Northerly boundary line of said Idaho Power property approximately 164 feet to point on the Easterly right of way line of Interstate Hwy 15, Fed Aid Hwy project I-15-1(13)66, which point being opposite of and 200 feet Right of approximate centerline Station 169+46.56 of said Interstate Hwy survey; thence in a Northwesterly direction along the Easterly Right of Way line of said Interstate Highway 15 parallel with and 200 feet Easterly of the centerline of said Highway approximately 1853 feet to the beginning of the Easterly Right of Way line of the Center Street Interchange opposite of centerline Station 188+00.00 of said Highway survey; thence in a Northeasterly and a Northerly direction along said

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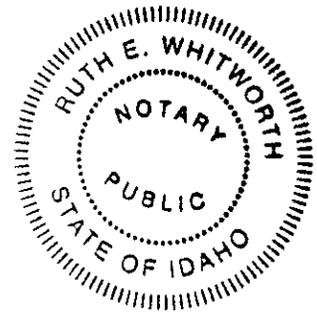
Interchange Right of Way line defined by several courses approximately 1083 feet to point opposite of and 490 feet right of centerline Station 198+00 of said Interstate Hwy survey, which point also being approximately 73.6' Southeast of the centerline Center Street; thence in a Easterly direction, leaving said Interstate Hwy right of way line, following the Northerly boundary line of a parcel of land described in Instrument 20211268 and conveyed to Diversified Holdings, LLC approximately 515 feet to an angle point in said boundary line; thence in a Northeasterly direction continuing along said boundary line approximately 260 feet to an angle point in the West boundary line of Tuscany Commercial Plaza Subdivision, the same being an angle point in the west boundary line of lot 8, Block 1 of said Subdivision; Thence in a Southeasterly and Northeasterly direction along said Subdivision boundary line common with the South boundary lines of lots 8 and 7, Block 1 of said Subdivision approximately 705 feet to the north line of Section 25, T.6S., R.34E., B.M., THE TRUE POINT OF BEGINNING.

Excepting therefrom that parcel described in Exhibit "A" attached.

Section 4: That in light of the proposed revenue allocation financing provision's compliance with the requirements of Idaho Code §50-2905, the Mayor and Council of the City of Pocatello hereby expressly adopt revenue allocation financing provisions for both the Naval Ordnance Plant Urban Renewal Area Plan and Projects and the East Center Urban Renewal Area Plan and Projects as herein described. Both of these revenue allocation provisions shall be in effect through the year 2030, unless retired sooner.

Section 5: That this ordinance shall be in full force and effect from and after its passage, approval, and publication according to law, the rule requiring that an ordinance be read on three separate occasions having been dispensed with.

PASSED AND APPROVED this 6<sup>th</sup> day of July, 2006.



CITY OF POCATELLO, a municipal corporation of Idaho

*Roger Chase*  
ROGER CHASE, Mayor



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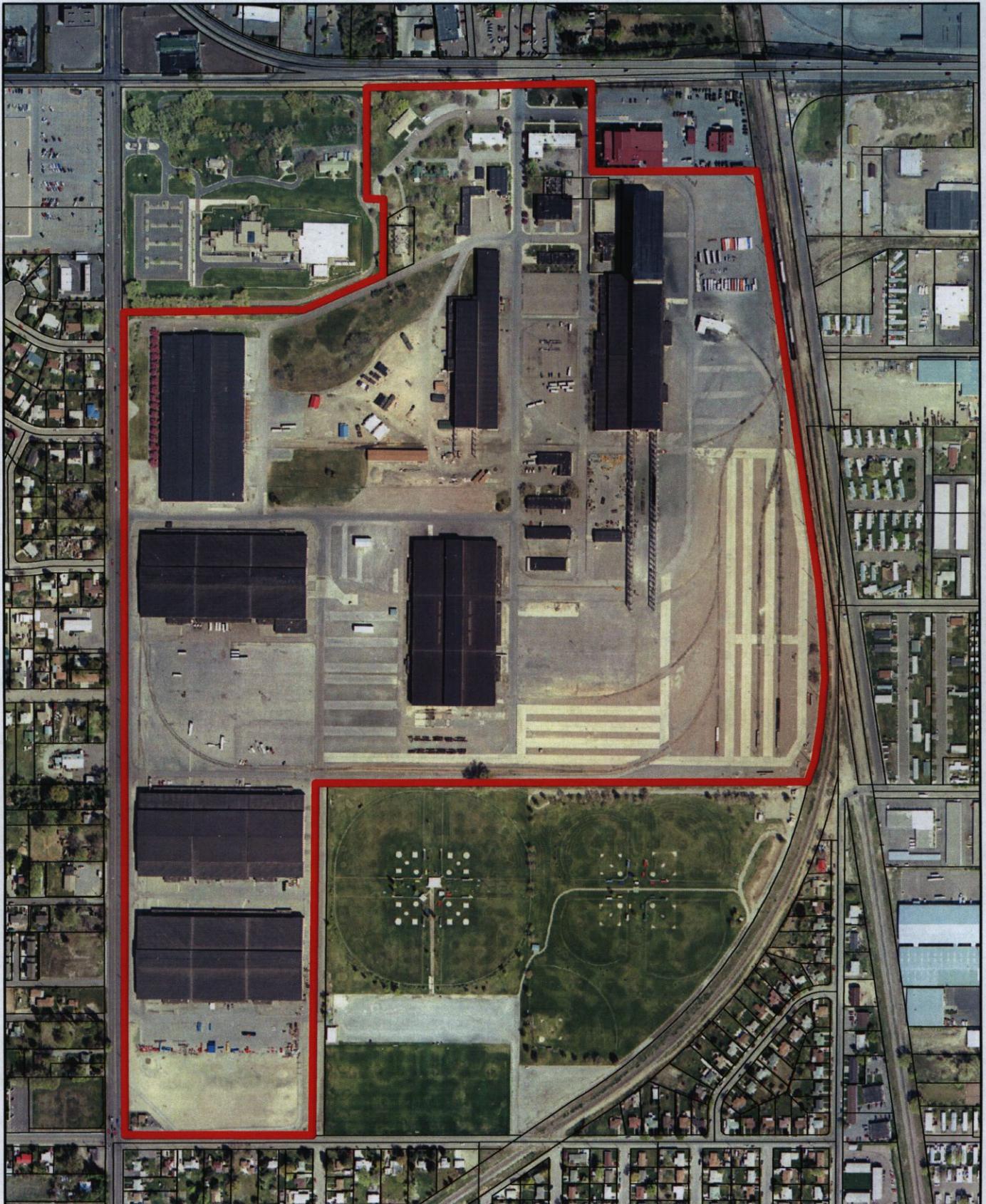
EXHIBIT "A"

EXCEPTING THEREFROM: That portion of Hospital Way within the above described Urban Renewal Area, lying between the North 1/16 line of Section 25, T.6S., R.34E., B.M. and the Westerly projection of the Southerly boundary line of a parcel of land described in instrument 20505931 and conveyed to Bannock County, a political subdivision of the State of Idaho, which portion of Hospital Way being 60 foot wide and approximately 520 feet in length.

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# Naval Ordnance Plant Urban Renewal Area



 Urban Renewal Area and Revenue Allocation District

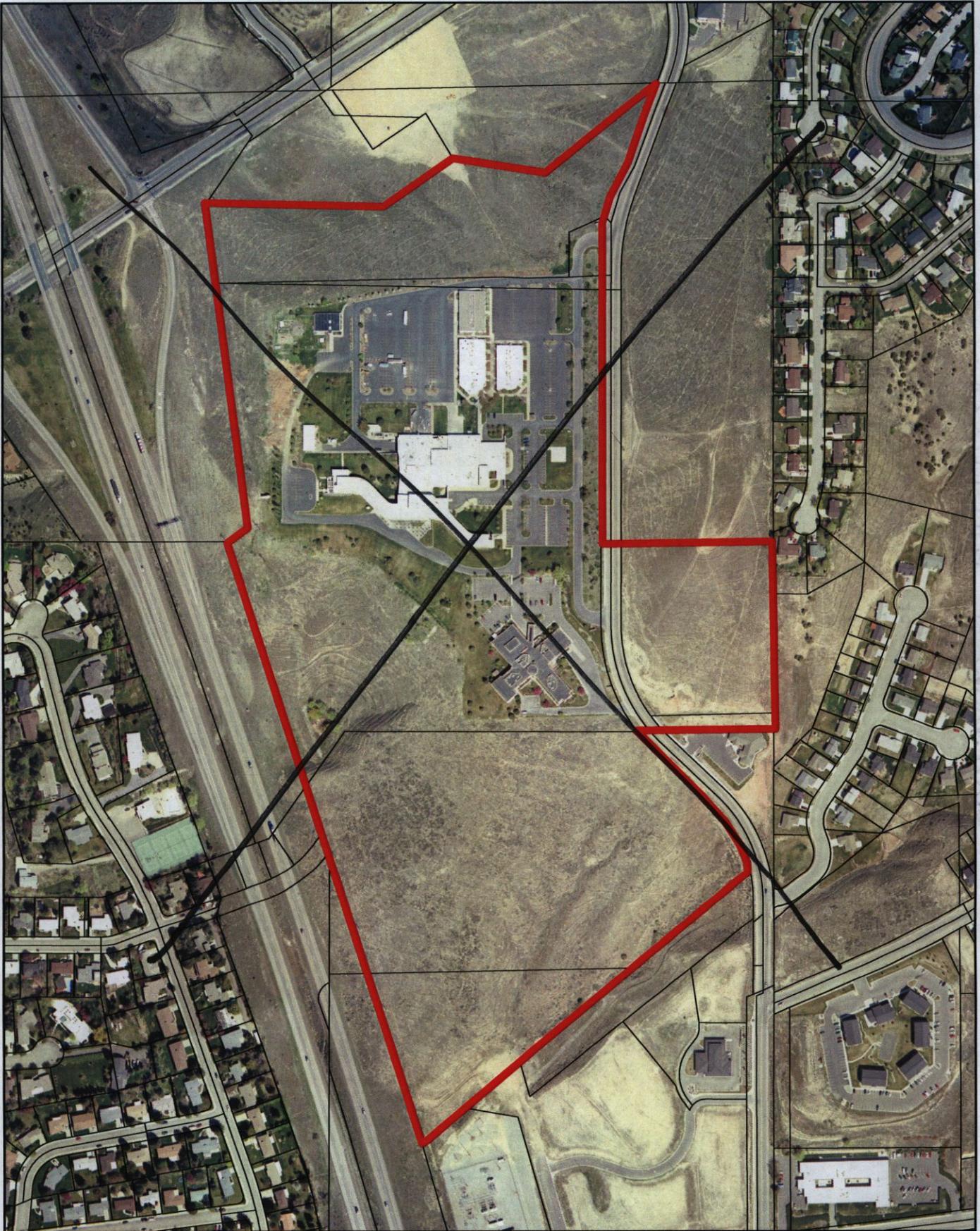
1 inch equals 500 feet

The City of Pocatello does not guarantee any information contained in this map to be an accurate representation of actual conditions.

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**East Center Street Urban Renewal Area**



 East Center Urban Renewal Area and Revenue Allocation District

1 inch equals 400 feet

The City of Pocatello does not guarantee any information contained in this map to be an accurate representation of actual conditions.

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CITY OF POCA TELLO

RECORDED AT REQUEST OF

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2006 JUL 13 PM 2 06

OFFICIAL RECORD BK# 885

RECORDER

BANNOCK COUNTY IDAHO

East Center Street Urban Renewal 20615236

1010

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# East Center Urban Renewal Area and Revenue Allocation Districts



-  Central Corridor Revenue Allocation District Boundary
-  East Center URA & Revenue Allocation District Boundary



1 inch equals 600 feet

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East Idaho Urban Renewal Area Revenue Allocation Districts

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OFFICIAL RECORD BK #  
BANNOCK COUNTY IDAHO

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City of Pocatello

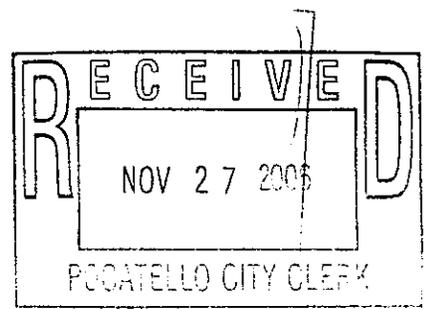
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City of Pocatello  
City Clerk's Office  
Pocatello, Idaho

# PROOF OF PUBLICATION



STATE OF IDAHO  
County of Bannock

LN13509

ANTONEA BYRNE

being first duly sworn on oath deposes and says:  
That SHE was at all times herein mention a citizen of the United States of America more than 21 years of age, and the Principal Clerk of the Idaho State Journal, a daily newspaper, printed and published at Pocatello, Bannock County, Idaho and having a general circulation therein.

That the document or notice, a true copy of which is attached, was published in the said IDAHO STATE JOURNAL, on the following dates, to-wit:

Nov 22 \_\_\_\_\_, 2006 \_\_\_\_\_, 2006  
\_\_\_\_\_, 2006 \_\_\_\_\_, 2006  
\_\_\_\_\_, 2006 \_\_\_\_\_, 2006  
\_\_\_\_\_, 2006 \_\_\_\_\_, 2006  
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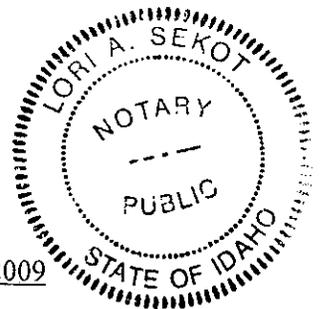
That said paper has been continuously and uninterruptedly published in said County for a period of seventy-eight weeks prior to the publication of said notice of advertisement and is a newspaper within the meaning of the laws of Idaho.

*Antonea Byrne*

STATE OF IDAHO  
COUNTY OF BANNOCK

On this 22nd, day of NOV in the year of 2006, before me, a Notary Public, personally appeared ANTONEA BYRNE Known or identified to me to be the person whose name subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledge to me that he executed the same.

Notary of Public  
*Lori A. Sekot*  
Residing at ARIMO  
My Commission expires: FEB 2009



AN ORDINANCE OF THE CITY OF POCATELLO, A MUNICIPAL CORPORATION OF IDAHO, MAKING FINDINGS PURSUANT TO IDAHO CODE §50-2008 REQUISITE TO APPROVE TWO REVENUE ALLOCATION AREAS AND RESPECTIVE URBAN RENEWAL PLANS AND PROJECTS WITHIN THEIR RESPECTIVE URBAN RENEWAL AREAS, TO BE KNOWN AS A) THE NAVAL ORDNANCE PLANT URBAN RENEWAL PLAN AND B) THE EAST CENTER URBAN RENEWAL PLAN; ADOPTING REVENUE ALLOCATION FINANCING PROVISIONS AS PART OF BOTH OF THE URBAN RENEWAL PLANS PURSUANT TO IDAHO CODE §50-2906; PROVIDING THAT THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW, THE RULE REQUIRING AN ORDINANCE TO BE READ ON THREE SEPARATE OCCASIONS HAVING BEEN DISPENSED WITH.

WHEREAS, on July 14, 1988, the Pocatello City Council created by Resolution No. 1988-13 an urban renewal area pursuant to Idaho Code §50-2005, to be known as the Pocatello Development Authority; and

WHEREAS, on May 4, 2006, the Pocatello city Council approved the formation of two separate urban renewal areas by Resolution No. 2006-11; and

WHEREAS, the Pocatello Development Authority proposed urban renewal plans for two separate areas with revenue allocation financing provisions to the Community Development Commission for its review and recommendation, and then to the Pocatello City Council for its approval, all pursuant to Idaho Code §§50-2008, 50-2905, and 50-2906; and

WHEREAS, a public hearing on the plans for projects within those areas, to be known as the Naval Ordnance Plant Urban Renewal Plan and the East Center Urban Renewal Plan, respectively, was scheduled before the Pocatello City Council at its regular meeting on June 15, 2006, which meeting was later continued to June 22, 2006, and notice of the same was published in the Idaho State Journal on May 30, 2006, and was, at the same time, transmitted to the governing body of each taxing district which levies taxes on property in the urban renewal area, pursuant to Idaho Code §50-5008 and §50-2906; and

WHEREAS, said public hearing was in fact held before the City Council on June 22, 2006; and

WHEREAS, after said hearing, the Council authorized the drafting of an ordinance approving both urban renewal plans and projects and adopting revenue allocation financing provisions therein for both; and

WHEREAS, copies of the urban renewal plans and projects, with each plan's revenue allocation financing provisions along with a recommendation from the Pocatello Development Authority and notice of the date of the public hearing regarding adoption of the plan and projects were delivered to the governing body of each taxing district which levies taxes on property in the urban renewal area, pursuant to Idaho Code §50-2906;

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

**Section 1.** That, pursuant to Idaho Code §50-2008, the Mayor and Council of the City of Pocatello, after due presentation of relevant information by City staff members and after the holding of a public hearing pursuant to statute on June 22, 2006, do hereby find:

- a. That no families will be displaced from either designated urban renewal area as a result of this urban renewal plan, and therefore no methods for relocating displaced families are required in the plan;
- b. That, as indicated by the review of both of these urban renewal plans by the Community Development Commission, the plans conform to the Comprehensive Plan of the municipality as a whole;
- c. That both the urban renewal plans recognize that both of the urban renewal areas are primarily commercial in nature and currently have adequate park and recreational areas and facilities without more being specifically required by the plans;
- d. That both the urban renewal plans will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of each of the urban renewal areas by private enterprise.

**Section 2:** That, in light of the above findings, the Mayor and Council of the City of Pocatello hereby approve the Urban Renewal Projects and Plan for the Naval Ordnance Plant Urban Renewal Area described as follows:

A parcel of land located in the E      of Section 15, Township 6 South, Range 34 East, Boise Meridian, Bannock County, Idaho, portion of the land described in instrument no. 724647 of the records of Bannock County, Idaho, being more particularly described as follows:

Commencing at the North one quarter corner of Section 15, Township 6 South, Range 34 East, Boise Meridian, said corner marked with an aluminum capped monument; thence North 89°28'06" East 65.30 feet to a point in the East right of way line of Pole Line Road; thence South 01°18'55" East along the East right of way line of Pole Line Road 25.0 feet;

thence continuing South 01°18'55" East 199.13 feet to an angle point; thence continuing along the East right of way line of Pole Line Road South 00°32'32" East 627.31 feet to the Southwest corner of the land described in instrument no. 732922 and depicted on the Record of Survey recorded as instrument no. 733159 of the records of Bannock County, Idaho, said corner marked with a     -inch iron pin tagged LS-2652, the true point of beginning;

thence following the South and East boundaries of the said land described in instrument no. 732922 for the next five courses: North 89°25'44" East 662.29 feet (recorded as North 89°28'06" East 662.24 feet) to a     -inch iron pin tagged LS-2652; the North 65°25'29" East 327.72 feet recorded as North 65°25'05" East 327.76 feet) to a     -inch iron pin tagged LS-2652; thence North 00°31'05" West 274.76 (recorded as North 00°32'32" West 274.85 feet) to a     -inch iron pin tagged LS-2652;

thence South 89°24'46" West 64.24 feet (recorded as South 89°28'06" West 64.25 feet) to a     -inch iron pin tagged LS-2652; thence North 00°33'46" West 417.75 feet (recorded as North 00°32'32" West 418.0 feet) to a point in the South right of way line of Infirmary Road (commonly referred to as Quinn Road), said point marked with a     -inch iron pin tagged LS-2652;

thence North 89°28'06" East 354.97 feet along the South right of way line of Infirmary Road to an angle point, said point marked with a 5/8-inch iron pin tagged PE/LS-2652; thence continuing along the South right of way line of Infirmary Road North 87°45' East 470.47 feet (recorded as 470.62 feet) to the Northwest corner of the Armed Forces Reserve Training Area, said corner marked with a     -inch iron pin tagged LS-977, a distance of 2.3 feet easterly of a State of Idaho right of way monument identified as being 55 feet left of centerline station 93+60 of the Yellowstone Highway-Quinn Road Project;

thence South 00°02'34" East 324.22 feet (recorded as South 00°01'29" East 324.93 feet) to the Southwest corner of the said training area, said corner marked with a "PK" nail, tagged LS-977; thence North 89°57'26" East 614.32 feet (recorded as North 89°58'00" East 614.59 feet) to a brass cap monument set in concrete, marking the Southeast corner of the said training area, thence South 08°46'34" East 1588.57 feet (recorded as South 08°45'29" East 1588.22 feet) along the Westerly right of way line of the Union Pacific Railroad to a point of curvature, said point marked with an untagged     -inch iron pin, from which the center of curve bears South 81°22'51" West;

the Union Pacific Railroad to a point of curvature, said point marked with an untagged 1/2 inch iron pin, from which the center of the curve bears South 81°22'51" West; thence continuing along the Westerly right of way line of the Union Pacific Railroad, following an 1860 foot radius non-tangent curve, concave to the West, through a central angle of 21°34'18", for an arc distance of 700.28 feet (recorded as 700.4 feet) to a concrete monument marking the Northeast corner of N.O.P. Park (a City of Pocatello Park), from which the East one quarter corner of Section 15 bears South 89°53'02" East 109.83 feet; thence South 89°20'26" West on a non-tangent line 1771.96 feet (recorded as South 89°21'27" West 1771.60 feet) to the Northwest corner of N.O.P. Park, said corner marked with a 1/2 inch iron pin tagged LS-977; thence South 00°04'43" West along the West boundary of N.O.P. Park 1300.68 feet to a point on the North right of way line of Eldredge Road; thence South 89°21'43" West along the North right of way line of Eldredge Road 739.45 feet to a point in the East right of way line of Pole Line Road; thence North 00°32'32" West 3042.61 feet to the point of beginning.

**Section 3:** That, in light of the above findings, the Mayor and Council of the City of Pocatello hereby approve the Urban Renewal Projects and Plan for the East Center Urban Renewal Area described as follows:  
A tract of land in the East 1/2 of Section 25, T.6S., R.34E., described as follows:

Commencing at the northeast corner of Section 25, T.6S., R.34E., B.M.; thence in a Westerly direction along North line of Section 25, a distance of 347.34 feet to a point on the Westerly right of way line of Hospital Way, the same being the Southeast corner of Tuscan professional Plaza Subdivision, THE TRUE POINT OF BEGINNING; thence in a Southwesterly and Southerly direction along the Westerly right of way line of Hospital Way described by right of way deeds Instrument Nos. 96013182 and 676731 respectively approximately 1397 feet to the North 1/16 line of said Section 25; thence in a Easterly direction along said 1/16 line approximately 60 feet to the easterly right of way line of Hospital Way, which point also being the Northwest corner of a parcel of land described in Instrument No. 20505931 and conveyed to Bannock County, a political Subdivision of the state of Idaho; thence continuing Easterly along said North 1/16 line common with the North boundary line of said parcel of land approximately 440 feet to the North 1/16 corner on the East line of said Section 25; thence in Southerly direction along the east line of Section 25 a distance of 508.66 feet to the Southeast corner of the aforementioned parcel of land described in Instrument No. 20505931; thence in a Westerly direction along the Southerly boundary line of said parcel approximately 349 feet to the Southwest corner of said parcel on the Easterly right of way line of Hospital way; thence continuing Westerly along the extension the South boundary line of said parcel described in Instrument 20505931 approximately 75 feet to the Westerly right of Way line of Hospital Way; thence in Southeasterly direction along said right of way line described in right of way deed Instrument No. 677203 approximately 606 feet to the Northern most corner of lot 4, Block 1 of the Pocatello Professional Plaza commercial Subdivision the same being the Northern most corner of said subdivision; thence in Southwesterly direction along the North boundary line of said Subdivision and its Southwesterly extension approximately 1107 feet to Northern most corner of a parcel of land described in instrument No. 411920 and conveyed to Idaho Power Company; thence in a Southwesterly direction along the Northerly boundary line of said Idaho Power property approximately 164 feet to point on the Easterly right of way line of Interstate Hwy 15, Fed Aid Hwy project I-15-1(13)66, which point being opposite of and 200 feet Right of approximate centerline Station 169+46.56 of said Interstate Hwy survey; thence in a Northwesterly direction along the Easterly Right of Way line of said Interstate Highway 15 parallel with and 200 feet Easterly of the centerline of said Highway approximately 1853 feet to the beginning of the Easterly Right of Way line of the Center Street Interchange opposite of centerline Station 188+00.00 of said Highway survey; thence in a Northeasterly and a Northerly direction along said Interchange Right of Way line defined by several courses approximately 1083 feet to point opposite of and 490 feet right of centerline Station 198+00 of said Interstate Hwy survey, which point also being approximately 73.6' Southeast of the centerline Center Street; thence in a Easterly direction, leaving said Interstate Hwy right of way line, following the Northerly boundary line of a parcel of land described in Instrument 20211268 and conveyed to Diversified Holdings, LLC approximately 515 feet to an angle point in said boundary line; thence in a Northeasterly direction continuing along said boundary line approximately 260 feet to an angle point in the West boundary line of Tuscan Commercial Plaza Subdivision, the same being an angle point in the west boundary line of lot 8, Block 1 of said Subdivision; Thence in a Southeasterly and Northeasterly direction along said Subdivision boundary line common with the South boundary lines of lots 8 and 7, Block 1 of said Subdivision approximately 705 feet to the north line of Section 25, T.6S., R.34E., B.M., THE TRUE POINT OF BEGINNING.

Excepting therefrom that parcel described in Exhibit "A" attached.

**Section 4:** That in light of the proposed revenue allocation financing provision's compliance with the requirements of Idaho Code §50-2905, the Mayor and Council of the City of Pocatello hereby expressly adopt revenue allocation financing provisions for both the Naval Ordnance Plant Urban Renewal Area Plan and Projects and the East Center Urban Renewal Area Plan and Projects as herein described. Both of these revenue allocation provisions shall be in effect through the year 2030, unless retired sooner.

**Section 5:** That this ordinance shall be in full force and effect from and after its passage, approval, and publication according to law, the rule requiring that an ordinance be read on three separate occasions having been dispensed with.

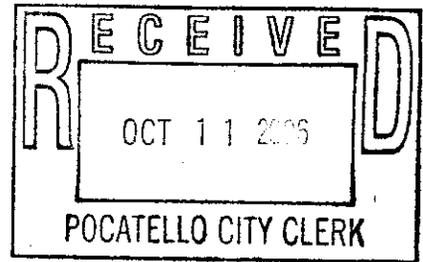
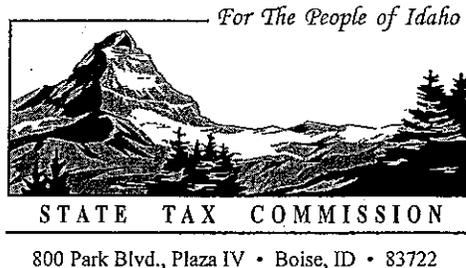
PASSED AND APPROVED this 6th day of July, 2006.  
CITY OF POCATELLO, a municipal corporation of Idaho

/s/ Roger Chase  
ROGER CHASE, Mayor

ATTEST: /s/ Rhonda L. Johnson  
RHONDA L. JOHNSON, City Clerk

**EXHIBIT "A"**

**EXCEPTING THEREFROM:** That portion of Hospital Way within the above described Urban Renewal Area, lying between the North 1/16 line of Section 25, T.6S., R.34E., B.M. and the Westerly projection of the Southerly boundary line of a parcel of land described in instrument 20505931 and conveyed to Bannock County, a political subdivision of the State of Idaho, which portion of Hospital Way being 60 foot wide and approximately 520 feet in length.



September 25, 2006

B. Tim Tingey  
Neighborhood and Community Services Divi  
911 North 7th Avenue  
P.O. Box 4169  
Pocatello, ID 83205

Subject: Ordinance No. 2797-2006-11A NAVAL ORDNANCE PLANT

Dear Mr. Tingey:

The Idaho State Tax Commission received the documentation that was provided for the creation of real property in NAVAL ORDNANCE PLANT, for tax year 2007. The Idaho State Tax Commission approves the map and legal description. This approval is limited to the acknowledgement that the map and legal description meets the requirements of Section 63-215 Idaho Code, and Idaho State Tax Commission Rule 225.

Even though this is an approval letter **please review** the documentation to ensure there are no issues and **respond** in a timely manner or it may be too late to make corrections. Please respond if the attached documentation is correct or if there are issues. You can contact me by email at [gis@tax.idaho.gov](mailto:gis@tax.idaho.gov) or by phone at 208-334-7750. Thank you for your cooperation.

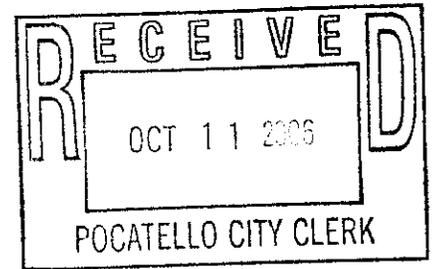
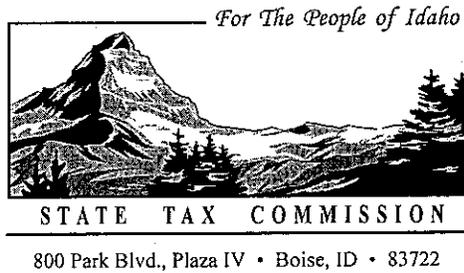
Sincerely,

A handwritten signature in black ink that reads "Jeff Servatius".

Jeff Servatius  
GIS Manager  
Technical Support Bureau  
Idaho State Tax Commission

CC:  
Diane Bilyeu, Bannock County Assessor  
Dale Hatch, Bannock County Clerk  
B. Tim Tingey, Neighborhood and Comm. Serv. Div. Manage  
Greg Cade, Property Appraisal Section Manager  
Gary Houde, Senior Research Analyst

September 19, 2006



B. Tim Tingey  
Planning & Developing Services  
911 North 7<sup>th</sup> Avenue  
Pocatello, Idaho 83205-4169

Subject: Ordinance No. 2797-2006-11B (East Center Street Urban Renewal)

Dear : Mr. Tingey

The Tax Commission has received and reviewed the above referenced action. This review cannot be completed because it does not comply with legal description and mapping requirements.

- **Hospital Way is in the Consolidated Central Urban Renewal District. The description needs to except out this road.**

Before this annexation can be processed for the 2007 year, the discrepancies listed need to be corrected. Thank you for your attention to the required legal descriptions and mapping requirements. If you have any questions, please call me at (208) 334-7750.

Sincerely,



Jeff Servatius  
GIS Manager  
Technical Support Bureau, Idaho State Tax Commission

CC:  
Diane Bilyeu, Bannock County Assessor  
Dale Hatch, Bannock County Clerk  
Greg Cade, Property Appraisal Section Manager  
Gary Houde, Senior Research Analyst