

### Notice of Public Hearing

Notice is hereby given that the Bonners Ferry City Council will hold a public hearing at the Bonners Ferry High School Becker Auditorium located at 6485 Tamarack Lane on Tuesday, December 11, 2012, at 6:00 p.m. to consider the proposed annexation and zoning of approximately 76 parcels of property. One of the parcels is at the end of Buffalo Street, one is a City parcel next to the City Maintenance Yard, and the other 74 parcels are south of the existing city limits. This matter had been set for hearing on November 27, 2012; it was necessary to cancel that hearing. A detailed legal description is as follows:

**Area 1** A tract of land situated in Government Lot Four (4) and the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section Three (3) AND the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) and Government Lot One (1) of Section Four (4), all in Township Sixty-one (61) North, Range One (1) East of the Boise Meridian, Boundary County, Idaho; more particularly described as follows: Beginning at the northwest corner of said Section 3, and the northeast corner of said Section 4; thence, Easterly along the north line of Section 3 to the southwest corner of Section Thirty-four (34), Township Sixty-two (62) North, Range One (1) East of the Boise Meridian, Boundary County, Idaho; thence, Easterly along the line between Sections 3 and 34 to the northeast corner of that parcel described in Instrument No. 116698; thence, leaving said section line, Southerly, along the east line of that parcel described in Instrument No. 116698 to the southeast corner thereof and the north line of that parcel described in Instrument No. 244149; thence, Easterly along the north line of that parcel described in Instrument No. 244149 to the northeast corner thereof; thence, Southerly along the east line of that parcel described in Instrument No. 244149 to the southeast corner thereof; thence, Westerly along the south line of that parcel described in Instrument No. 244149 to the southeast corner of that parcel described in Instrument No. 219586; thence, Westerly along the south line of that parcel described in Instrument No. 219586 to the southwest corner thereof and the southeast corner of that parcel described in Instrument No. 178777; thence, Westerly along the south line of that parcel described in Instrument No. 178777 to the southwest corner thereof and the easterly right of way of McCall Street; thence, Southerly along said easterly right of way to the intersection with the northerly right of way of LaBrosse Hill Road; thence, Easterly along said northerly right of way to the intersection with an extension of the east line of that parcel described in Instrument No. 170056; thence, leaving said northerly right of way, Southerly along the extension of the east line of that parcel described in Instrument No. 170056 to the intersection with the southerly right of way of LaBrosse Hill Road; thence, continuing Southerly along the east line of that parcel described in Instrument No. 170056 to the southeast corner thereof; thence, Westerly along the south line of that parcel described in Instrument No. 170056 to the southwest corner thereof and the southeast corner of that parcel described in Instrument No. 58992; thence, Westerly along the south line of that parcel described in Instrument No. 58992 to the southwest corner thereof and the southeast corner of that parcel described in Instrument No. 145316; thence, Westerly along the south line of that parcel described in Instrument No. 145316 to the southwest corner thereof and the east line of the SE1/4 NE1/4 of Section 4 and the east line of Lot Four (4), Block Two (2) of Winjum Meadows as recorded in Book 2 of Plats, Page 60, as Instrument No. 180632, Boundary County, Idaho records; thence, Southerly along the east line of Lots Four (4), Five (5), and Six (6), Block Two (2) of said Winjum Meadows to the southeast corner of said Lot 6; thence, leaving the east line of the SE1/4 NE1/4, Westerly along the south line of said Winjum Meadows to the southwest corner thereof and the southeast corner of that parcel described in Instrument No. 92551; thence, Westerly along the south line of that parcel described in Instrument No. 92551 to the northeast corner of that parcel described in Instrument No. 164843; thence, leaving said south line, Southerly along the east line of that parcel described in instrument No. 164843 to the southeast corner thereof; thence, Westerly along the south line of that parcel described in Instrument No. 164843 to the northeast corner of that parcel described in Instrument No. 250095; thence, leaving said south line, Southerly along the east line of that parcel described in Instrument No. 250095 to the southeast corner thereof; thence, Westerly along the south line of that parcel described in Instrument No. 250095 to the intersection with the easterly right of way of U.S. Highway No. 2 and 95; thence, Northerly along said right of way and along the westerly line of those parcels described in Instruments No. 250095, 164843, and 92551 to the intersection with the north line of the SE1/4 NE1/4 and the south line of Government Lot 1 of Section 4; thence, Westerly along the south line of said Government Lot 1 to the

intersection with the easterly right of way of U.S. Highway No. 2 and 95 (said south line marking a change in the width of the highway right of way); thence, Northerly along said right of way and along the westerly line of those parcels described in Instrument No's. 248475, 248480, 181797, 216296, 233738, 169725, and 123549 to the intersection with the north line of Government Lot 1; thence, leaving said right of way, Easterly along said north line and along the north line of those parcels described in Instrument No's. 123549 and 219175 to the POINT OF BEGINNING.

**Area 2** A tract of land situated in the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section Thirty-four (34), Township Sixty-two (62) North, Range One (1) East of the Boise Meridian, Boundary County, Idaho; more particularly described as follows: Beginning at the northeast corner of said SW1/4 SW1/4, being also the northeast corner of those parcels described in Instrument No. 224280; thence, Southerly along the east line of the SW1/4 SW1/4 and the east line of those parcels described in Instrument No. 224280 to the southeast corner of those parcels described in Instrument No. 224280; thence, leaving the east line of the SW1/4 SW1/4, Westerly along the south line of those parcels described in Instrument No. 224280 to the southwest corner thereof and the southeast corner of that parcel described in Instrument No. 216253; thence, Westerly along the south line of that parcel described in Instrument No. 216253 to the southwest corner thereof and the southeast corner of that parcel described in Instrument No's. 163192 and 233211; thence, Westerly along the south line of that parcel described in Instrument No's. 163192 and 233211 to the southwest corner thereof; thence, Northerly along the westerly line of that parcel described in Instrument No's. 163192 and 233211 to the southwest corner of that parcel described in Instrument No. 56217; thence, Northerly along the west line of that parcel described in Instrument No. 56217 to the northwest corner thereof and the north line of the SW1/4 SW1/4 of Section 34; thence, Easterly along said north line and along the north line of that parcel described in Instrument No. 56217 to the northeast corner thereof and the north line of that parcel described in Instruments No's. 163192 and 233211; thence, continuing Easterly along the north line of the SW1/4 SW1/4 and the north line of that parcel described in Instrument No's. 163192 and 233211 to the northwest corner of that parcel described in Instrument No. 219524; thence, continuing Easterly along the north line of the SW1/4 SW1/4 and the north line of that parcel described in Instrument No. 219524 to the northeast corner thereof and the northwest corner of that parcel described in Instrument No. 220398; thence, continuing Easterly along the north line of the SW1/4 SW1/4 and the north line of that parcel described in Instrument No. 220398 to the northeast corner of that parcel described in Instrument No. 220398 and a point on the westerly line of Tamarack Lane; thence, continuing Easterly along the north line of the SW1/4 SW1/4 to the easterly line of Tamarack Lane and the northwest corner of those parcels described in Instrument No. 224280; thence, continuing Easterly along the north line of the SW1/4 SW1/4 and the north line of those parcels described in Instrument No. 224280 to the POINT OF BEGINNING.

**Area 3** A tract of land situated in the East Half (E1/2) of the Southwest Quarter (E1/2 SW1/4) AND the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section Thirty-four (34), Township Sixty-two (62) North, Range One (1) East of the Boise Meridian, Boundary County, Idaho, being a portion of that parcel described in Instrument No. 90074; more particularly described as follows:

Beginning at a point on the south line of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 34 which is East 660 feet from the southwest corner of said SE1/4 SW1/4, said point being a point on the Bonners Ferry, Idaho - City Limit Line as established by Ordinance No. 232, dated December 17, 1968; thence, leaving said south line and along said City Limit Line, North 990 feet; thence, continuing along said City Limit Line, East 352.5 feet; thence, continuing along said City Limit Line, North 858 feet to a point in the south line of Kinnear's Garden Subdivision as recorded in Book 1-C of Plats, Page 76, Boundary County, Idaho records (now abandoned); thence, Easterly along said south line to the east line of the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 34; thence, Southerly along said east line to the southeast corner of said NE1/4 SW1/4; thence, Easterly along the north line of the SW1/4 SE1/4 to the intersection with the westerly right of way of Paradise Valley Road; thence, leaving said north line and Southwesterly along said right of way as described in Instrument No. 91874 to the intersection with the south line of the SE1/4 SW1/4; thence, leaving said right of way, Westerly along said south line to the POINT OF BEGINNING.

**Area 4** Two tracts of land situated in Government Lots Nine (9) and Ten (10) of Section Twenty-six (26), Township Sixty-two (62) North, Range One (1) East of the Boise Meridian, Boundary County, Idaho, previously described in Instrument No. 210432 as follows:

Beginning at the Southwest corner of said Section Twenty-six (26), according to that certain Land Survey filed March 29, 2001, in Boundary County Records of Survey, Instrument No. 201357; thence, North 00°14'41" East along the West line of said West Half of the Southwest Quarter (W1/2 SW1/4) of Section Twenty-six, 1312.98 feet to the Northwest corner of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of said Section Twenty-six (26); thence South 89°45'19" East along the North line of said Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section Twenty-six (26), 300 feet to the TRUE POINT OF BEGINNING OF SAID TRACTS OF LAND HEREIN BEING DESCRIBED; thence, South 00°14'41" West, 775.00 feet; thence, North 89°45'19" West, 300.00 feet to said West line of the West Half of the Southwest Quarter (W1/2 SW1/4) of Section Twenty-six (26); thence, North 00°14'41" East along said West line, 775.00 feet to said Northwest corner of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section Twenty-six (26); thence, South 89°45'19" East along said North line of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section Twenty-six (26), 300 feet to the TRUE POINT OF BEGINNING.

AND Beginning at said TRUE POINT OF BEGINNING, thence, North 00°14'41" East, 385.86 feet to the Southwesterly Boundary Line of Eaton Townsite; thence, South 56°15'28" East along said Eaton Townsite Boundary Line, 200.00 feet; thence, leaving said Boundary Line South 34°59'46" West, 321.85 feet to the TRUE POINT OF BEGINNING.

**Area 5** Two tracts of land situated in the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section Twenty-seven (27), Township Sixty-two (62) North, Range One (1) East of the Boise Meridian, Boundary County, Idaho, previously described in Instrument No. 172816 as follows:

Commencing at the Northwest corner of the SE1/4 SE1/4, Section 27, Township 62 North, Range 1 East, B.M. Boundary County, Idaho; thence, South 330 feet to a point; thence East 225 feet to the point of true beginning; thence East 220 feet to a point; thence South 165 feet to a point; thence West 220 feet to a point; thence North 165 feet to the point of beginning; AND Commencing at the Northwest corner of the SE1/4 SE1/4, Section 34, Township 62 North, Range 1 East, B.M., Boundary County, Idaho; thence, South 330 feet to a point; thence East 445 feet to the point of beginning; thence East 110 feet to a point; thence, South 150 feet; thence West 110 feet; thence North 150 feet to the point of beginning.

On October 18, 2012, the Planning and Zoning Committee held a public hearing and recommended the following: (1) the proposed annexation is in accordance with the comprehensive plan; (2) approved the zoning designations in the 2012 annexation plan with the exception of RPB00000033304A; (3) recommended land use designations on Appendix F on Page 13 of the 2012 annexation plan; (4) recommended that council not annex at this time.

The annexation plan, land use maps, and other documentation are available at Bonners Ferry City Hall or on our web site at <http://bonnersferry.id.gov/>.

Any person may testify at the hearing or provide written comment. The deadline for submitting written comment and/or material for City Council is 4:30 p.m. December 6, 2012. Written comment for City Council may be mailed to City of Bonners Ferry, City Council, P.O. Box 149, Bonners Ferry, ID 83805, or faxed to (208) 267-4375. Written comment one page or less will be accepted at the hearing provided the person submitting the material reads it into the record. Testimony may be limited to five minutes per speaker, unless a longer time is approved by the City prior to the hearing.

Further information regarding the proposed annexation and zoning are on file at City Hall, 7232 Main, and available for public review. The zoning and comprehensive plan designations for the annexation area are contained in the published annexation plan.

Anyone requiring additional time or special accommodation due to disability should contact the City Clerk at (208) 267-3105 at least two days prior to the meeting.

City of Bonners Ferry

Attest: \_\_\_\_\_

Kris Larson, City Clerk