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ORDINANCE NO. 2827

AN ORDINANCE OF THE CITY OF POCATELLO, A MUNICIPAL CORPORATION OF IDAHO, MAKING FINDINGS PURSUANT TO IDAHO CODE §50-2008 REQUISITE TO APPROVE MODIFICATION OF AN URBAN RENEWAL PLAN AND PROJECTS WITHIN THE NORTH YELLOWSTONE URBAN RENEWAL AND REVENUE ALLOCATION AREA; EXTENDING THE LENGTH OF PLAN; PROVIDING FOR ADDITIONAL PROJECTS WITHIN THE DISTRICT; PROVIDING AN UPDATED ECONOMIC FEASIBILITY STUDY; 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 THAT AN ORDINANCE BE READ ON THREE SEPARATE OCCASIONS HAVING BEEN DISPENSED WITH.

WHEREAS, on July 14, 1988, the Pocatello City Council created by Resolution an urban renewal agency pursuant to Idaho Code §50-2005, to be known as the Pocatello Development Authority; and

WHEREAS, on July 15, 2004, the Pocatello City Council approved and passed the North Yellowstone Urban Renewal Area Plan by Resolution No. 2004-8.5, pursuant to Idaho Code §§50-2008 and 50-2905; and

WHEREAS, Ordinance #2741, dated July 15, 2004, approving the North Yellowstone Urban Renewal Area, Plan, Projects and Revenue Allocation Area, was duly passed, approved, and published according to law, after hearing and notice to the public; and

WHEREAS, modification to the plan and the revenue allocation provisions of the district to 1) lengthen the term of the plan from fourteen to twenty-four years, 2) provide for additional projects, and 3) to update the economic feasibility study, were recommended by the Pocatello Development Authority and a public hearing on said modifications and proposed ordinance was scheduled before the City Council at its regular meeting on November 15, 2007; and

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WHEREAS, the Community Development Commission reviewed the proposed modifications at its meeting October 24, 2007, and reported to the City Council their findings that the proposal was in conformance with the Comprehensive Plan; and

WHEREAS, notice of the hearing and proposed modifications was provided as required by Idaho Code Sections 50-5008 and 50-2906; and

WHEREAS, the City Council determined that the proposed modifications to the Plan and the Revenue Allocation Area District are necessary to fulfill the objectives of the Plan and to assist in the rehabilitation/economic development of this area;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF POCA TELLO 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 and after the holding of a public hearing pursuant to statute on November 15, 2007, do hereby find that

- a. No families or persons will be displaced by the modifications to the plan;
- b. The modifications were reviewed by the Community Development Commission on October 24, 2007, and they found that the proposed modifications to the plan do not alter the plan's conformance to the Comprehensive Plan of the municipality as a whole;
- c. The modifications to the urban renewal plan will not alter or effect the adequacy of park and recreational areas and facilities nor create a need for any additional areas;
- d. The modifications to the urban renewal plan will not alter the current situation which affords maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise.

Section 2: That the Mayor and City Council hereby also find that extending the length of the plan in order to finance additional project costs to facilitate new economic

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development in the area will meet goals and criteria of the State's Urban Renewal Act and Local Economic Development Act, including

- a. the promotion of sound growth and the mitigation of traffic problems and traffic hazards; and
- b. amelioration of a "deteriorated area," as defined in the statutes, because of economic underdevelopment resulting from unsuitable topography, diversity of ownership, and lack of sufficient infrastructure for projected traffic flow.


Section 3: That, in light of the above findings, the Mayor and Council of the City of Pocatello hereby approve the modifications to the North Yellowstone Renewal Plan and Project as follows:

- a) lengthen the period of the plan for the North Yellowstone Urban Renewal Area and the Revenue Allocation Area from fourteen years to twenty-four years, with the recommendation to retire the district early if possible;
- b) provide for additional projects to facilitate economic development and redevelopment of the area, including a company employment reimbursement provision; and
- c) update the economic feasibility study.

Section 4: 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 December, 2007.

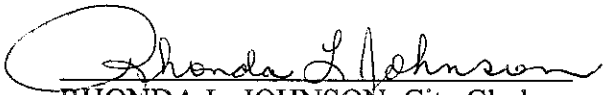
CITY OF POCATELLO, a municipal
corporation of Idaho



ROGER W. CHASE, Mayor

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ATTEST:


RHONDA L. JOHNSON, City Clerk

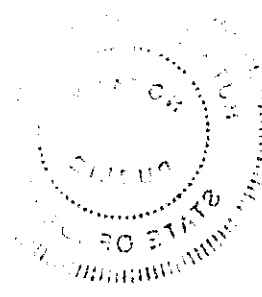
PUBLISHED: 12-13-2007 Publish

4-4 Ordinance 2827

OFFICIAL RECORD BK # 902
BANDOCK COUNTY IDAHO

RECORDED AT REQUEST OF
FEE DEPUTY PL

20129361 City of Prater
2001 DEC 13 A 10:09




SUMMARY OF
ORDINANCE NO. 2827

AN ORDINANCE OF THE CITY OF POCATELLO, A MUNICIPAL CORPORATION OF IDAHO, MAKING FINDINGS PURSUANT TO IDAHO CODE §50-2008 REQUISITE TO APPROVE MODIFICATION OF AN URBAN RENEWAL PLAN AND PROJECTS WITHIN THE NORTH YELLOWSTONE URBAN RENEWAL AND REVENUE ALLOCATION AREA; EXTENDING THE LENGTH OF PLAN; PROVIDING FOR ADDITIONAL PROJECTS WITHIN THE DISTRICT; PROVIDING AN UPDATED ECONOMIC FEASIBILITY STUDY; 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 THAT AN ORDINANCE BE READ ON THREE SEPARATE OCCASIONS HAVING BEEN DISPENSED WITH.

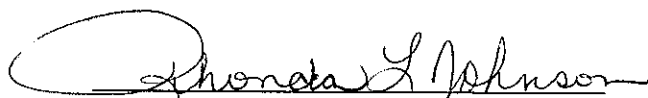
The full text of this ordinance is available at the City Clerk's Office, Pocatello Municipal Building, 911 North 7th, Pocatello, Idaho.

THE FOREGOING SUMMARY IS APPROVED for publication this 6th day of December, 2007, by the City Council of the City of Pocatello.

CITY OF POCATELLO, a municipal
corporation of Idaho


ROGER W. CHASE, Mayor

ATTEST:

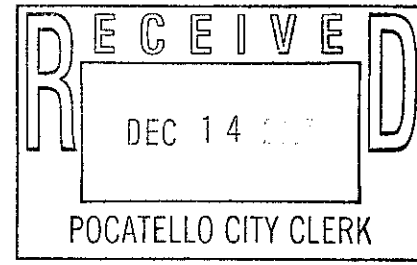

RHONDA L. JOHNSON, City Clerk

I have reviewed the foregoing summary and believe that it provides a true and complete summary of Ordinance No. 2827 and that the summary provides adequate notice to the public of the contents of this ordinance.

DATED this 6th day of December, 2007.


A. DEAN TRANMER, City Attorney

Publish: 12-13-2007



PROOF OF PUBLICATION

STATE OF IDAHO
County of Bannock

LN14692

KAREN MASON

**SUMMARY OF
ORDINANCE NO. 2827**

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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 6th day of December, 2007, by the City Council of the City of Pocatello.

CITY OF POCATELLO, a municipal corporation of Idaho
/s/Roger W. Chase
ROGER W. CHASE, Mayor
ATTEST: /s/Rhonda L. Johnson
RHONDA L. JOHNSON, City Clerk

I have reviewed the foregoing summary and believe that it provides a true and complete summary of Ordinance No. 2827 and that the summary provides adequate notice to the public of the contents of this ordinance.

DATED this 6th day of December, 2007.
/s/A. Dean Tranmer
A. DEAN TRANMER, City Attorney
December 13, 2007
LN14692

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:

Dec 13	2007	2007
	2007	2007
	2007	2007
	2007	2007

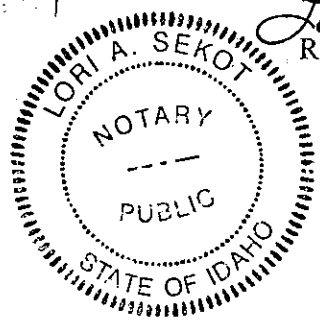
That said paper has been continuously and uninterrupted published in said County for a period of seventy-eight weeks prior to the publication of said notice of advertisement and is a newspaper within the meaning of the laws of Idaho.

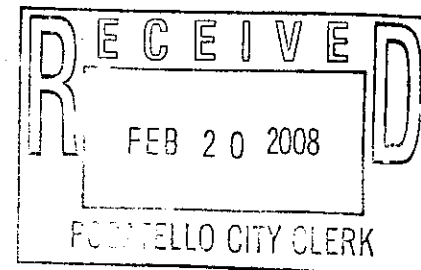
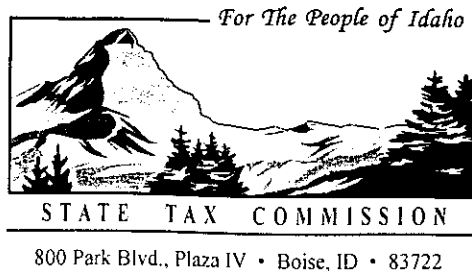
STATE OF IDAHO
COUNTY OF BANNOCK

K. Mason

On this 13th of Dec in the year of 2007, before me, a Notary Public, personally appeared KAREN MASON 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 Comm. Exp.2/09





February 13, 2008

Rhonda Johnson
Pocatello City Clerk
PO Box 4169
Pocatello, ID 83205-4169

Subject: Ordinance No. 2827 NORTH YELLOWSTONE URBAN RENEWAL

Dear Ms. Johnson:

The Idaho State Tax Commission (ISTC) received the documentation that was provided for the annexation of real property in NORTH YELLOWSTONE URBAN RENEWAL, for tax year 2008. We approve the map and legal description; however this approval is limited to the acknowledgement that the map and legal description meet the requirements of Section 63-215 Idaho Code, and Idaho State Tax Commission Rule 225.

Please review the documentation for accuracy 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 or by phone at 208-334-7750. Thank you for your cooperation.

Sincerely,



Craig Johnson
GIS Analyst
Technical Support Bureau
Idaho State Tax Commission

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