

CITY OF DOVER

ORDINANCE NO. 61

CHANNEY ZONE CHANGE

AN ORDINANCE OF THE CITY OF DOVER, BONNER COUNTY, IDAHO, CITING ITS AUTHORITY, AND PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP OF BONNER COUNTY BY THE RECLASSIFICATION OF LANDS GENERALLY LOCATED IN SECTION 28, TOWNSHIP 57 NORTH, RANGE 2 WEST FROM AGRICULTURAL TO SUBURBAN, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Dover City Council did hold public hearings regarding requests for a change in zoning designation according to the requirements for such hearings set forth at Section 67-6509, Idaho Code, and as contained in the City of Dover Zoning Ordinance; and

WHEREAS, the Dover City Council did find that the zone change requests are in accordance with the City of Dover Comprehensive Plan.

NOW, THEREFORE BE IT ORDAINED, by the Dover City Council that the following be and is hereby adopted as an ordinance of the City of Dover, Bonner County, Idaho:

SECTION 1: AUTHORITY

This ordinance is adopted pursuant to authority granted to the City of Dover at Chapter 65 of Title 67, Idaho Code

SECTION 2: AMENDING THE OFFICIAL ZONING MAP

The Official Zoning Map of the City of Dover, Bonner County, Idaho is hereby amended by the reclassification of the following described lands from Agricultural to Suburban:

That part of the N½NW¼ of Section 28, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, lying West of the centerline of Big Chuck Slough and East of the West high water line of Little Chuck Slough;

EXCEPT a tract of land described as follows:

Commencing at the North quarter corner of said Section 28, thence North 89° 58' 05" West along the North line of said section a distance of 539.73 feet to the Point of Beginning; thence continuing North 89° 58' 05" West along said section line a distance of 525.46 feet; thence South 00° 01' 55" West a distance of 67.06 feet; thence South 84° 29' 08" East a distance of

485.92 feet to the thread of Big Chuck Slough; thence North 20° 14' 34" East along said thread of Big Chuck Slough a distance of 120.93 feet to the Point of Beginning;

ALSO EXCEPT a tract described as follows:

Beginning at the North quarter corner of said Section 28, thence North 89° 58' 05" West along the North line of said section, 539.73 feet; thence South 20° 14' 34" West 120.93 feet to the True Point of Beginning; thence North 84° 29' 08" West 296.16 feet; thence South 7° 38' 22" West 75 feet; thence South 84° 29' 08" East to a point that bears South 20° 14' 34" West from the True Point of Beginning; thence North 20° 14' 34" East along the thread of Big Chuck Slough to the True Point of Beginning;

AND EXCEPT Public Road;

Together with that portion of the South Half of the Northwest Quarter (S ½ NW ¼) of Section 28, Township 57 North, Range 2 West, Boise Meridian, Bonner County, Idaho, described as follows:

Beginning at the intersection of the thread of Little Chuck Slough and the North line of the S ½ NW ¼, which said intersection lies S 89° 57' 53" E, 1250.95 feet from the Northwest corner of the S ½ NW ¼; thence along the thread of Little Chuck Slough the following seven (7) courses:

- 1) S 18° 38' 07" E, 79.26 feet;
- 2) S 43° 21' 14" E, 37.77 feet;
- 3) S 71° 39' 02" E, 54.17 feet;
- 4) S 57° 31' 47" E, 47.70 feet;
- 5) S 30° 49' 11" E, 120.87 feet;
- 6) S 19° 05' 12" E, 78.54 feet;
- 7) S 09° 39' 50" W, 144.48 feet

to the thread of Big Chuck Slough; thence along the thread of Big Chuck Slough the following seven (7) courses:

- 1) S 67° 22' 59" E, 95.22 feet;
- 2) N 85° 34' 27" E, 112.90 feet;
- 3) N 63° 26' 59" E, 111.88 feet;
- 4) N 35° 22' 36" E, 192.36 feet;
- 5) N 08° 21' 02" E, 108.63 feet;
- 6) N 11° 39' 07" W, 81.80 feet;
- 7) N 29° 57' 28" W, 115.12 feet;

to the North line of the S ½ NW ¼; thence along said north line N 89 ° 57' 53" W, 667.13 feet to the Point of Beginning.

Said described lands contain 24 acres more or less.

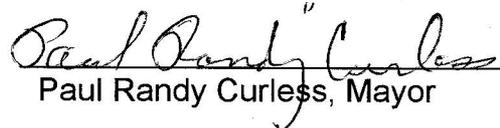
SECTION 3: EFFECTIVE DATE

This ordinance shall be in full force and effect upon its passage, approval and publication in one (1) issue of the Bonner County Daily Bee Newspaper, and upon the entry of the above described zoning reclassification upon the Official Zoning Map.

Regularly considered, passed and approved as an ordinance of the City of Dover, Bonner County, Idaho, on October 11, 2001 upon the following roll call vote:

Maggie Becker	<u>Absent</u>
Neal Hewitt	<u>Aye</u>
Genevieve Thurlow	<u>Aye</u>
James Janish	<u>Aye</u>

ATTEST:


Paul Randy Curless, Mayor


Ruth Guthrie, Clerk