

749228

ORDINANCE NO. 103

AN ORDINANCE OF THE CITY OF DOVER, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, APPROVING THE AMENDED DOVER URBAN RENEWAL PLAN; RE-CONFIRMING THE DETERIORATED DECLARATION; RE-ADOPTING A REVENUE ALLOCATION AREA; MAKING CERTAIN FINDINGS AND CONCLUSIONS IN SUPPORT THEREOF; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO, AND PROVIDING FOR THIS ORDINANCE TO BE EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS the City of Dover did declare upon formation of its Urban Renewal Agency that a specifically described portion of the city limits of the City of Dover was deteriorated and deteriorating, and in need of remediation by an urban renewal agency, and

WHEREAS the Mayor of the City of Dover appointed an urban renewal commission, and

WHEREAS the Mayor of the City of Dover did, with the advice and consent of the City Council, establish by an Order of Appointment, the Dover Urban Renewal Agency, and

WHEREAS, on the 10th day of November, 2005, the City of Dover passed Ordinance #81 establishing the boundaries of the urban renewal district, revenue allocation area and approving the urban renewal plan, and

WHEREAS, the Dover Urban Renewal Agency desires to amend the 2005 urban renewal plan and district boundaries to fund improvements in the deteriorated areas of the city, and

WHEREAS the Dover Urban Renewal Agency has prepared an amended urban renewal plan pursuant to Title 50, Chapters 20 & 29, Idaho Code, for remediation of the deterioration found to exist, hereinafter referred to as the Amended Dover Urban Renewal Plan, and

WHEREAS the City of Dover conducted a public hearing on February 21, 2008 to hear comments on the amended plan and map,

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DOVER AS FOLLOWS:

Section 1: The City Council hereby makes the following findings of fact:

- a. The area of the proposed plan has been previously declared by the City of Dover to be a deteriorated and deteriorating area, and the Agency finds that the deterioration described by the City Council does in fact exist.
- b. The Amended Dover Urban Renewal Plan provides for varying methods to remediate the described deterioration and prevent future deterioration, and contains the necessary elements required by Idaho law, including a tax allocation feasibility study which finds that the estimated tax increment revenue is sufficient to repay the debt to be incurred to provide the improvements described within the Plan.
- c. The Amended Dover Urban Renewal Plan indicates the type of improvements and rehabilitation projects that are proposed to be carried out, including land uses, densities, building requirements, methods of financing, and a revenue allocation provision.
- d. The Amended Dover Urban Renewal Plan describes a revenue allocation area by metes and bounds description, as described in Exhibit 1 and displayed in Exhibit 2, attached and incorporated by reference herein, that does not exceed the limitations of I.C. 50-2904.(13).
- e. The Amended Dover Urban Renewal Plan conforms to the general plan of the City of Dover, and is in conformance with the Comprehensive Plan.
- f. The Amended Dover Urban Renewal Plan does not anticipate the displacement of any families.
- g. The Amended Dover Urban Renewal Plan will enhance public recreational facilities and activities within the City, and encourage private sector participation.
- h. That unless the afore-mentioned conditions are improved, they will substantially impair the sound growth potential of the City of Dover and

will constitute an economic and social liability, and that further development in the area without such improvements will endanger the public health, safety and welfare.

- i. That improvement of the property and the City services in the plan area are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

Section 2: The Mayor and City Council of the City of Dover hereby adopts the Amended Dover Urban Renewal and approves the revenue allocation area provided for in the Plan, and this Ordinance shall be effective immediately upon its adoption and approval.

ADOPTED AND APPROVED this 13th day of March, 2008.

Paul "Randy" Curless
Paul "Randy" Curless, Mayor

ATTEST:

Laurie Katana
Laurie Katana, City Clerk

FILED BY
Kym Albert City of Dover
2008 APR -8 P 3:49
MARIE SCOTT
BONNER COUNTY RECORDER
DEPUTY

Legal Description for the City of Dover
Urban Renewal Area
February 20, 2008

A tract of land in Sections 29,30,31 and 32, Township 57 North, Range 2 West, Boise Meridian, City of Dover, Bonner County, Idaho, more particularly described as follows:

All that land lying within the plat of "Dover Bay Planned Unit Development".

Together with all that land lying between the following described line and the plat of "Dover Bay Planned Unit Development":

Beginning at the intersection of the Southerly Right-of-Way of the Spokane International Railroad and the end of Railroad Avenue, as shown on said plat of "Dover Bay Planned Unit Development"; thence Easterly, along said Southerly Right-of-Way, to its intersection with the line between said Sections 29 and 30; thence Easterly, along the Northerly Right-of-Way of said Railroad Avenue to its intersection with the line between Sections 29 and 32; thence Easterly along said Section line to its intersection with the Westerly Right-of-Way of Fourth Street; thence Northerly along said Westerly Right-of-Way to its intersection with the Southerly Right-of-Way of Spokane International Railroad; thence Northeasterly along said Southerly Railroad Right-of-Way to its intersection with the Easterly Right-of-Way of Fourth Street; thence Southerly along said Easterly Right-of-Way to its intersection with the line between Sections 29 and 32; thence Easterly, along said line, to its intersection with the projection of a line lying Easterly of, parallel to, and 80 feet distant from the East line of Block 1 of the "Town of Welty"; thence Southerly, along the projection of said line, to the Southeasterly Right-of-Way of Lakeshore Avenue; thence Southwesterly along said Southerly Right-of-Way, to the Easterly Right-of-Way of Short Street; thence Southerly, along said Easterly Right-of-Way, to its intersection with said plat of "Dover Bay Planned Unit Development", being the terminus of this line.

Also together with the West half of Block 5, Welty Addition;

Also together with all that land lying between the following described line and said plat of "Dover Bay Planned Unit Development":

Beginning at the Northeast Corner of Block 1-A of the plat of "Dover Bay Planned Unit Development"; thence Easterly, along the Southerly Right-of-Way of the Spokane International Railroad, to the Northwest Corner of Block 1-C of said plat of "Dover Bay Planned Unit Development", being the terminus of this line.

Except the following;

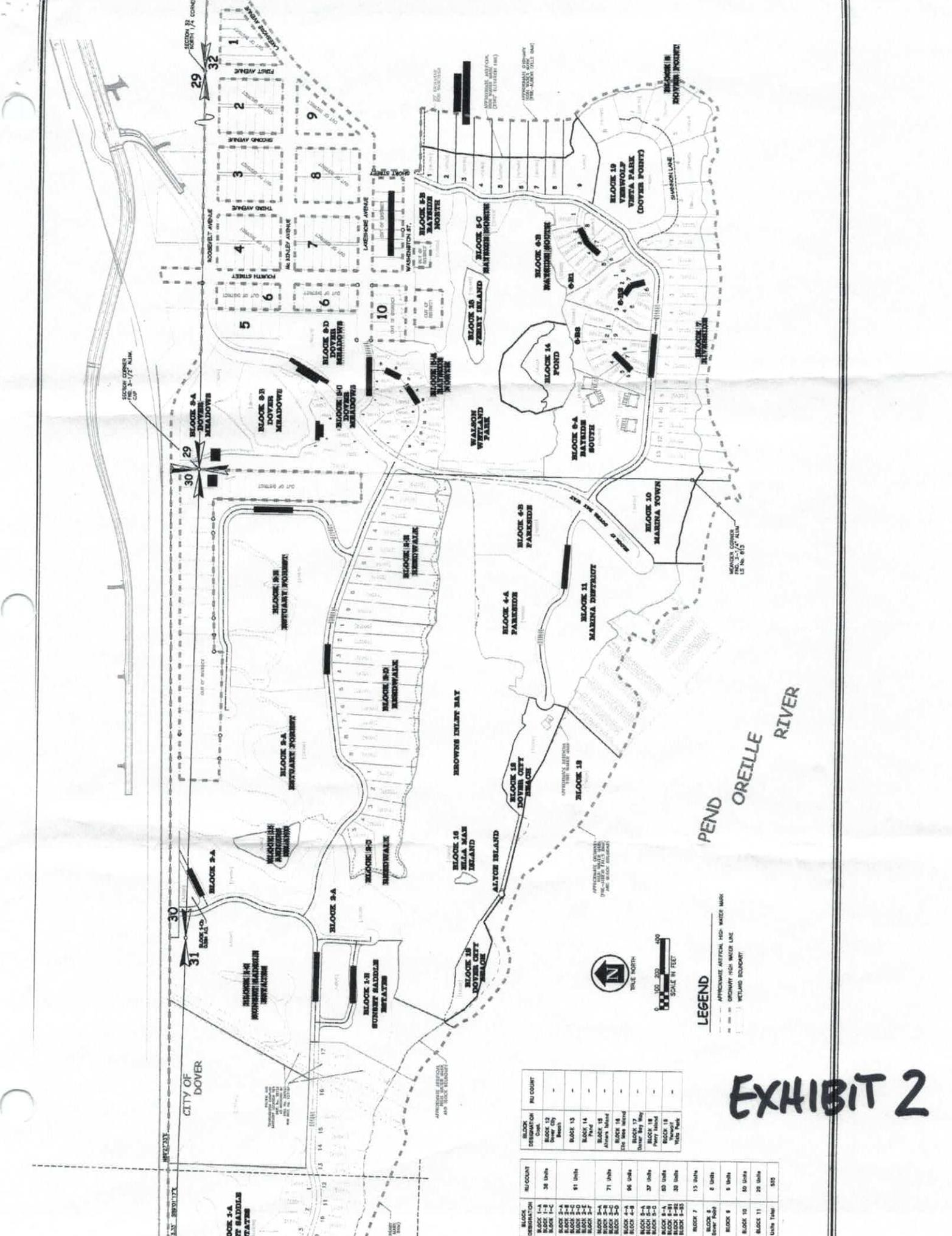
Welty Addition, Blocks 1 through 4, the East half of Block 5 and Blocks 6 through 10;

Welty Additions No.1, No.2, No.3 and No.4;

Welty First Addition West;

Tax No.4 and Tax No. 11.

EXHIBIT 1



SECTION CORNER
 1/2" = 1'-0" ALUM.
 29 30 31 32

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SECTION CORNER
 1/2" = 1'-0" ALUM.
 29 30 31 32

PEND OREILLE RIVER



0 100 200 400
 SCALE IN FEET

LEGEND
 - - - - - APPROXIMATE ARTIFICIAL HIGH WATER MARK
 - - - - - GROUND-HIGH WATER LINE
 - - - - - WETLAND BOUNDARY

BLOCK DESIGNATION	SU CCOUNT	BLOCK DESIGNATION	SU CCOUNT
BLOCK 1-A	38 Units	BLOCK 13	-
BLOCK 1-B	-	BLOCK 14	-
BLOCK 2-A	81 Units	BLOCK 15	-
BLOCK 2-B	-	BLOCK 16	-
BLOCK 2-C	-	BLOCK 17	-
BLOCK 2-D	-	BLOCK 18	-
BLOCK 2-E	-	BLOCK 19	-
BLOCK 3-A	71 Units	BLOCK 20	-
BLOCK 3-B	-	BLOCK 21	-
BLOCK 3-C	-	BLOCK 22	-
BLOCK 3-D	-	BLOCK 23	-
BLOCK 4-A	66 Units	BLOCK 24	-
BLOCK 4-B	-	BLOCK 25	-
BLOCK 4-C	-	BLOCK 26	-
BLOCK 4-D	-	BLOCK 27	-
BLOCK 4-E	-	BLOCK 28	-
BLOCK 4-F	-	BLOCK 29	-
BLOCK 4-G	-	BLOCK 30	-
BLOCK 4-H	-	BLOCK 31	-
BLOCK 4-I	-	BLOCK 32	-
BLOCK 5-A	37 Units		
BLOCK 5-B	-		
BLOCK 5-C	-		
BLOCK 5-D	-		
BLOCK 5-E	-		
BLOCK 5-F	-		
BLOCK 5-G	-		
BLOCK 5-H	-		
BLOCK 5-I	-		
BLOCK 5-J	-		
BLOCK 5-K	-		
BLOCK 5-L	-		
BLOCK 5-M	-		
BLOCK 5-N	-		
BLOCK 5-O	-		
BLOCK 5-P	-		
BLOCK 5-Q	-		
BLOCK 5-R	-		
BLOCK 5-S	-		
BLOCK 5-T	-		
BLOCK 5-U	-		
BLOCK 5-V	-		
BLOCK 5-W	-		
BLOCK 5-X	-		
BLOCK 5-Y	-		
BLOCK 5-Z	-		
BLOCK 6	4 Units		
BLOCK 7	15 Units		
BLOCK 8	6 Units		
BLOCK 9	8 Units		
BLOCK 10	80 Units		
BLOCK 11	28 Units		
Units Total	555		

EXHIBIT 2