

AMENDING ZONING MAP ORDINANCE NO. 282

City of Clark Fork, Idaho

AN ORDINANCE OF THE CITY OF CLARK FORK, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF CLARK FORK BY REZONING CERTAIN LANDS FROM HIGHWAY COMMERCIAL (HC) AND RESIDENTIAL (R) TO HIGHWAY COMMERCIAL (HC), NEIGHBORHOOD COMMERCIAL (NC) AND RESIDENTIAL (R), PROVIDING A SAVINGS CLAUSE, SEVERABILITY, AND AN EFFECTIVE DATE.

Whereas, Clark Fork City Council adopted by resolution a Comprehensive Plan on May 14, 2018; and

Whereas, the City created a Mixed Use designation within the land use section of the adopted Comprehensive Plan; and

Whereas, the purpose of the Mixed Use designation is to encourage a variety of uses, including light industrial, commercial/retail, home businesses, housing, public facilities and service; and

Whereas, the boundaries of the Mixed Use area are mapped on the adopted "Projected Land Use Map" of the Clark Fork Comprehensive Plan; and

Whereas, Clark Fork City Council adopted Zoning Ordinance No. 279 on September 9, 2019, which established the HC, NC, and R zoning districts, standards, and uses; and

Whereas, the official zoning map amendment to establish the Highway Commercial (HC), Neighborhood Commercial (NC) and Residential (R) zoning district for the property located at 317 W 4th Avenue is in accord with the adopted Comprehensive Plan and Projected Land Use Map of Clark Fork; and

Whereas, the City provided public notice of the proposed zone change web site postings, legal notices, and media notifications in accord with Idaho Code §67-6511 and conducted a public hearing before the Clark Fork City Council on November 2, 2020, and

Whereas, the amendment of the zoning map is in accord with the procedures and standards of Section 6.0 C. Map Amendments of the City of Clark Fork Zoning Ordinance No. 279.

Now therefore, be it ordained by the Mayor and City Council of the City of Clark Fork, Idaho as follows:

Section 1: Map Amendment:

PART A:

The Official Zoning Map of the City of Clark Fork, Idaho dated September 9, 2020, is hereby amended to establish the boundaries of the Highway Commercial (HC), Neighborhood Commercial (NC) and Residential (R) zoning district and to rezone certain lands from Residential (R) to Highway Commercial (HC) and Neighborhood Commercial (NC) for the property located at 317 W 4th Avenue.

PART B:

The property subject to the rezone is located at 317 W 4th Avenue and are specifically depicted on the attached Exhibit A of this ordinance.

PART C:

The official zoning map shall depict the boundaries of the HC, NC, and R zones and the authorizing ordinance for this map amendment, in accord with the procedures of Section 6.0 C. Map Amendments of the Zoning Ordinance.

Section 2: Savings Clause:

Ordinances repealed by this ordinance shall remain in force to authorize the enforcement, arrest, prosecution, conviction, or punishment of a person who violates ordinances in effect prior to the effective date of this ordinance.

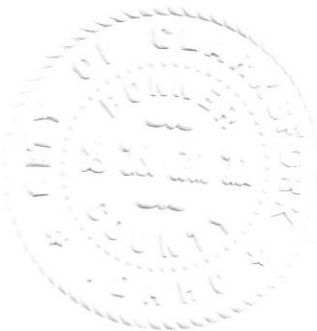
Section 3: Severability:

The sections of this ordinance are severable. The invalidity of a section shall not affect the validity of the remaining sections.

Section 4: Effective Date:

This Ordinance shall take full force and effect following its approval, passage, and publication according to law.


PASSED AND APPROVED by the City Council and the Mayor under suspension of the rules upon which a roll call vote was taken and duly enacted as an Ordinance of the City of Clark Fork, Bonner County, Idaho at a meeting of the Clark Fork City Council held on the 11th day of January, 2020.



CITY OF CLARK FORK, IDAHO


Russell Schenck, Mayor

CITY COUNCIL MEMBERS	YES	NO	ABSENT
Stan Spanski	_____	_____	<u>✓</u>
Shari Jones	<u>✓</u>	_____	_____
Sharon Banning	<u>✓</u>	_____	_____
Jay White	<u>✓</u>	_____	_____

ATTEST: 
Amber Burgess, City Clerk

PRELIMINARY

EXHIBIT MAP

FOR
FAIRWAY HOMES

LYING IN A PORTION OF THE
NE 1/4 OF SECTION 3, TOWNSHIP 55 NORTH, RANGE 2 EAST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO

NE SEC. COR.
FND 3-1/4 INCH ALUM. CAP
CP&F INST. NO. 871657



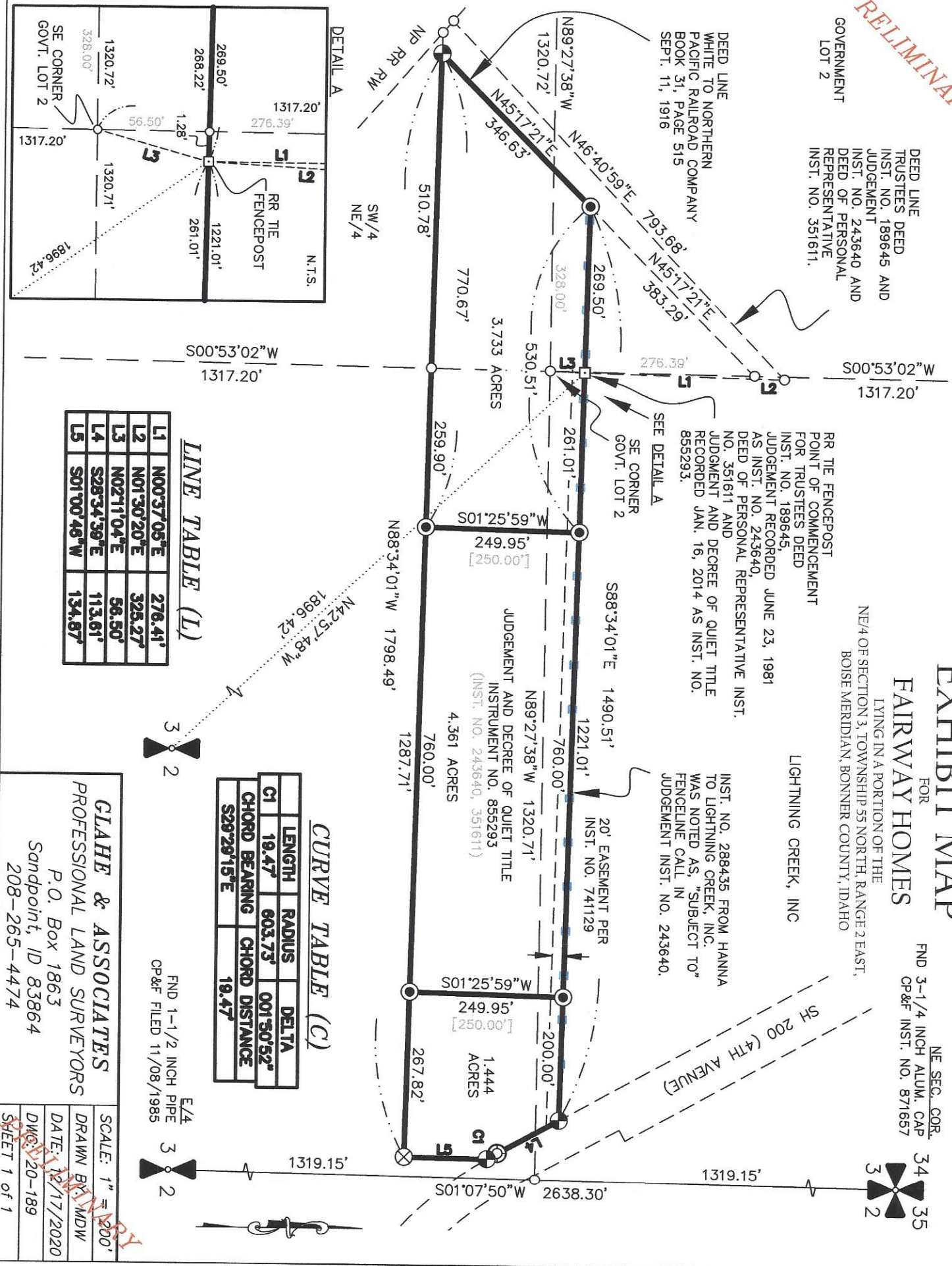
DEED LINE TRUSTEES DEED
INST. NO. 189645 AND
JUDGEMENT
INST. NO. 243640 AND
DEED OF PERSONAL
REPRESENTATIVE
INST. NO. 351611.

RR TIE FENCEPOST
POINT OF COMMENCEMENT
FOR TRUSTEES DEED
INST. NO. 189645,
JUDGEMENT RECORDED JUNE 23, 1981
AS INST. NO. 243640,
DEED OF PERSONAL REPRESENTATIVE INST.
NO. 351611 AND
JUDGEMENT AND DECREE OF QUIET TITLE
RECORDED JAN. 16, 2014 AS INST. NO.
855293.

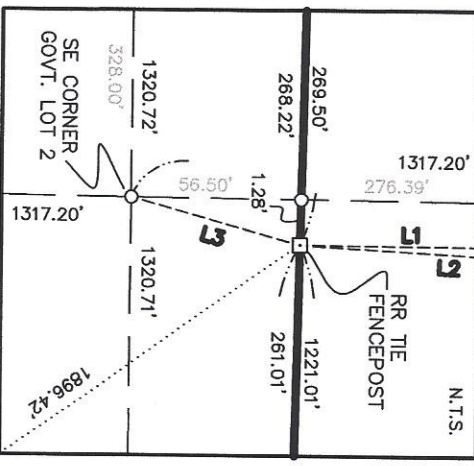
LIGHTNING CREEK, INC

INST. NO. 288435 FROM HANNA
TO LIGHTNING CREEK, INC.
WAS NOTED AS "SUBJECT TO"
FENCELINE CALL IN
JUDGEMENT INST. NO. 243640.

DEED LINE
WHITE TO NORTHERN
PACIFIC RAILROAD COMPANY
BOOK 31, PAGE 515
SEPT. 11, 1916



DETAIL A



S00°53'02"W
1317.20'

S00°53'02"W
1317.20'

LINE TABLE (L)

L1	N00°37'06"E	276.41'
L2	N01°30'20"E	325.27'
L3	N02°11'04"E	56.50'
L4	S28°34'39"E	113.61'
L5	S01°00'46"W	134.87'

CURVE TABLE (C)

CI	LENGTH	RADIUS	DELTA
C1	18.47'	603.73'	001°50'52"
	S29°29'15"E		18.47'

FND 1-1/2 INCH PIPE
CP&F FILED 11/08/1985



GLAHE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

P.O. Box 1863
Sandpoint, ID 83864
208-265-4474

SCALE: 1" = 100'

DRAWN BY: MDW

DATE: 12/17/2020

DWG: 20-189

SHEET 1 of 1