

NOTICE OF REGULAR MEETING AND PUBLIC HEARING BY THE
CITY COUNCIL OF THE CITY OF BUHL, IDAHO
TO CONSIDER THE FIRST AMENDMENT TO THE
URBAN RENEWAL PLAN FOR THE McCOLLUM ADDITION
AND ADJACENT AREA URBAN RENEWAL PROJECT
OF THE URBAN RENEWAL AGENCY OF BUHL, IDAHO

NOTICE IS HEREBY GIVEN that on Monday, December 12, 2022, at 6:30 p.m. in City Council Chambers, Buhl City Hall, 203 Broadway Avenue North, Buhl, Idaho, the City Council of the city of Buhl, Idaho ("City") will hold, during its regular meeting, a public hearing to consider for adoption the proposed First Amendment to the Urban Renewal Plan for the McCollum Addition and Adjacent Area Urban Renewal Project ("First Amendment"), concerning the McCollum Addition and Adjacent Area Urban Renewal Project and Revenue Allocation Area ("Existing McCollum Addition and Adjacent Project Area") of the Urban Renewal Agency of Buhl, Idaho, also known as the Buhl Urban Renewal Agency ("Agency"). The general scope and objective of the First Amendment is the addition of approximately 10.08 acres (including rights-of-way) of land contiguous to the eastern boundary of the Existing McCollum Addition and Adjacent Project Area. The urban renewal and revenue allocation area boundary for the area to be added is coterminous and is hereinafter described.

The First Amendment proposes that the Agency undertake urban renewal projects, including identifying public facilities for funding, pursuant to the Idaho Urban Renewal Law of 1965, chapter 20, title 50, Idaho Code, as amended. The First Amendment being considered for adoption contains a revenue allocation financing provision pursuant to the Local Economic Development Act, chapter 29, title 50, Idaho Code, as amended, that for the area added will cause property taxes resulting from any increase in equalized assessed valuation in excess of the equalized assessed valuation as shown on the base assessment roll as of January 1, 2022, to be allocated to the Agency for urban renewal purposes. The boundary of the additional area includes both urban renewal and revenue allocation areas. The Existing McCollum Addition and Adjacent Project Area contains a previously adopted revenue allocation financing provision pursuant to the Act that will continue to cause property taxes resulting from any increase in equalized assessed valuation in excess of the equalized assessed valuation as shown on the base assessment roll as of January 1, 2000, to be allocated to the Agency for urban renewal purposes. The Agency has adopted and recommended approval of the First Amendment. Additional readings and/or adoption of the ordinance will follow consistent with the City's ordinance approval process. The First Amendment does not extend the duration of the Existing McCollum Addition Project Area.

The general scope and objectives of the First Amendment are:

The First Amendment proposes improvements to public infrastructure and other publicly owned assets throughout the Amended Project Area, creating the backbone for the eventual development of a mixed-use, commercial, and residential area, as well as, the installation and

improvements to other public facilities, including, but not limited to, streets, streetscapes, including curb, gutter and sidewalks, water and sewer improvements, storm water and drainage improvements, and other related public infrastructure facilities, as more fully described in the First Amendment.

Any such land uses as described in the First Amendment will be in conformance with zoning for the City and the City's Comprehensive Plan. Land made available will be developed by private enterprises or public agencies as authorized by law. The First Amendment identifies various public and private improvements which may be made within the Amended Project Area.

The First Amendment shall add the following area to the Existing McCollum Addition and Adjacent Project Area described as follows:

An area consisting of approximately 10.08 acres (including rights-of-way) of land contiguous to the eastern boundary of the McCollum Addition and Adjacent Project Area and generally south of Idaho Highway 30 and east of Fair Street, an area referred to as "Williams Street Area and as more particularly described as follows:

A parcel of property located in the NW1/4 of Section 6, Township 10 South, Range 15 East of the Boise Meridian, located in Twin Falls County, Idaho more particularly described as:

Beginning at the Northwest section corner of said Section 6;

Thence south along the west section line of said Section 6, South 0° 17' 23"
West a distance of 1083.53 feet;

Thence South 89° 46' 40" East a distance of 25.00 feet to old east right-of-way line of Fair Street and the REAL POINT OF BEGINNING;

Thence along the south boundary of the Florence Wilson Addition, South 89° 46' 40" East a distance of 579.21 feet, said line also being the north boundary line of Harvest Hills Subdivision;

Thence along the east boundary of the Florence Wilson Addition, North 0° 00' 15" East a distance of 684.23 feet; said line also being the west boundary of Harvest Hills Subdivision;

Thence along the south boundary Heritage Height No. 2 Subdivision, South 89° 56' 17" East a distance of 225.68 feet, said line also being the north boundary line of Harvest Hills Subdivision;

Thence South 0° 03' 45" West a distance of 140.00 feet along the east boundary

of Lot 4, Block 1 of said Harvest Hills Subdivision;

Thence South $89^{\circ} 56' 15''$ East a distance of 53.90 feet along the north boundary of Lot 5, Block 1 of said Harvest Hills Subdivision;

Thence South $0^{\circ} 03' 45''$ West a distance of 135.00 feet along the east boundary of Lot 5, Block 1 of said Harvest Hills Subdivision;

Thence South $89^{\circ} 56' 15''$ East a distance of 12.65 feet along the north boundary of Lot 12, Block 1 of said Harvest Hills Subdivision;

Thence South $0^{\circ} 00' 15''$ West a distance of 120.15 feet along the east boundary of Lot 12, Block 1 of said Harvest Hills Subdivision to the north right-of-way line of Madalena Road;

Thence South $0^{\circ} 00' 15''$ West a distance of 50.00 feet to the south right-of-way line of Madalena Road;

Thence South $89^{\circ} 59' 45''$ East a distance of 8.79 feet along the north boundary of Lot 6, Block 3 of said Harvest Hills Subdivision, said line also being the south right-of-way line of said Madalena Road;

Thence South $0^{\circ} 00' 15''$ West a distance of 110.00 feet along the east boundary of Lot 6, Block 3 of said Harvest Hills Subdivision;

Thence South $89^{\circ} 59' 45''$ East a distance of 5.75 feet along the north boundary of Lot 5, Block 3 of said Harvest Hills Subdivision;

Thence South $0^{\circ} 00' 15''$ West a distance of 84.85 feet along the east boundary of Lot 5, Block 3 of said Harvest Hills Subdivision;

Thence continuing South $0^{\circ} 00' 15''$ West a distance of 80.00 feet along the east boundary of Lot 4, Block 3 of said Harvest Hills Subdivision;

Thence continuing South $0^{\circ} 00' 15''$ West a distance of 80.00 feet along the east boundary of Lot 3, Block 3 of said Harvest Hills Subdivision;

Thence continuing South $0^{\circ} 00' 15''$ West a distance of 80.00 feet along the east boundary of Lot 2, Block 3 of said Harvest Hills Subdivision;

Thence continuing South $0^{\circ} 00' 15''$ West a distance of 79.16 feet along the east boundary of Lot 1, Block 3 of said Harvest Hills Subdivision;

Thence North $89^{\circ} 49' 38''$ West a distance of 120.00 feet along the south boundary of Lot 1, Block 3 of said Harvest Hills Subdivision to the east right-of-way line of Williams Street;

Thence North 89° 49' 38" West a distance of 53.43 feet to the west right-of-way line of Williams Road;

Thence continuing North 89° 49' 38" West a distance of 121.65 feet along the south boundary of Lot 10, Block 6 of said Harvest Hills Subdivision;

Thence continuing North 89° 49' 38" West a distance of 80.00 feet along the south boundary of Lot 11, Block 6 of said Harvest Hills Subdivision;

Thence continuing North 89° 49' 38" West a distance of 80.00 feet along the south boundary of Lot 12, Block 6 of said Harvest Hills Subdivision;

Thence continuing North 89° 49' 38" West a distance of 80.00 feet along the south boundary of Lot 13, Block 6 of said Harvest Hills Subdivision;

Thence continuing North 89° 49' 38" West a distance of 80.00 feet along the south boundary of Lot 14, Block 6 of said Harvest Hills Subdivision;

Thence continuing North 89° 49' 38" West a distance of 95.00 feet along the south boundary of Lot 15, Block 6 of said Harvest Hills Subdivision to the east right-of-way line of Hobson Avenue;

Thence continuing North 89° 49' 38" West a distance of 50.00 feet to the west right-of-way line of Hobson Avenue;

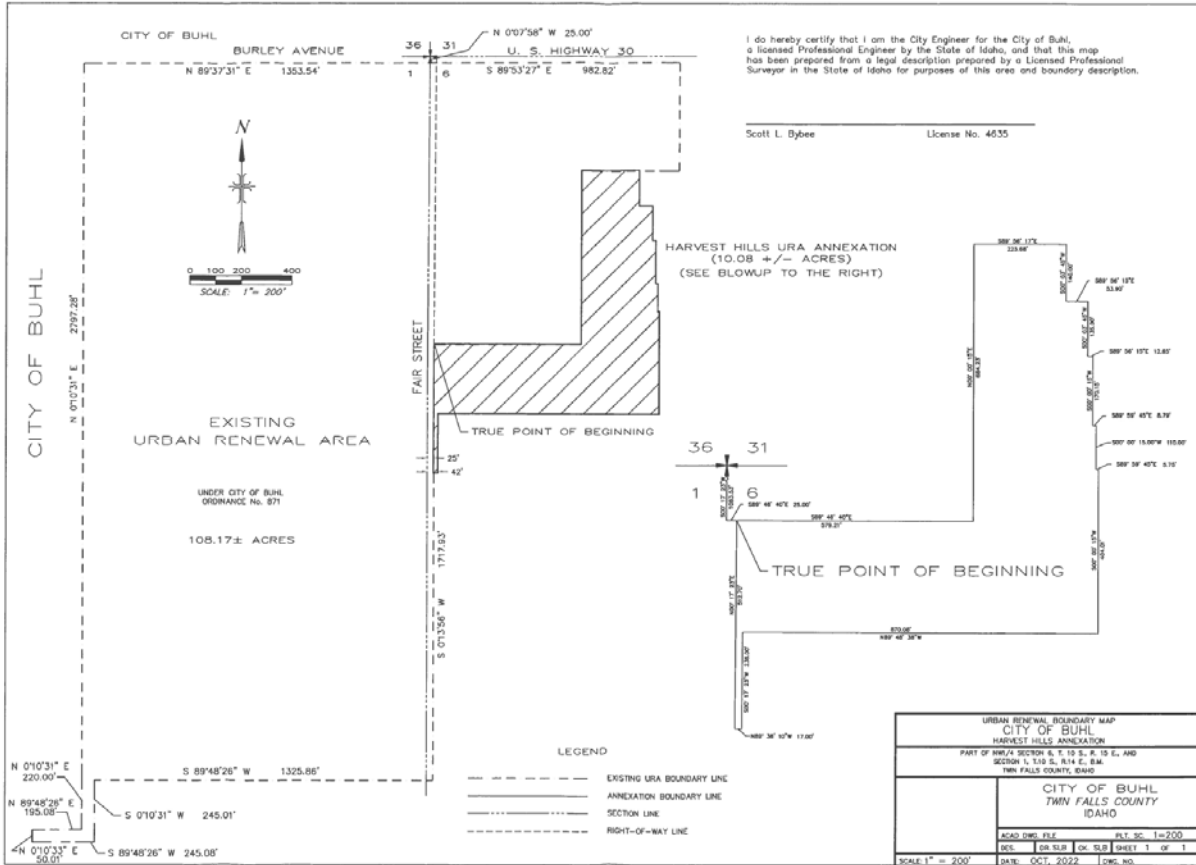
Thence continuing North 89° 49' 38" West a distance of 110.00 feet along the south boundary of Lot 1, Block 5 of said Harvest Hills Subdivision to the east right-of-way of Fair Street;

Thence South 0° 17' 23" West a distance of 238.00 feet along the east right-of-way line of Hobson Avenue;

Thence North 89° 36' 10" West a distance of 17.00 feet to the old east right-of-way of Fair Street;

Thence North 0° 17' 23" East a distance of 512.70 feet along the old east right-of-way line of Fair Street to the REAL POINT OF BEGINNING, containing approximately 10.08 acres.

The Project Area is also depicted in the map below.



Copies of the proposed First Amendment and the existing Urban Renewal Plan for the McCollum Addition and Adjacent Area Urban Renewal Project are on file for public inspection and copying at the office of the City Clerk, Buhl City Hall, 203 Broadway Avenue North, Buhl, Idaho, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, exclusive of holidays. Costs for copying are outlined in Idaho Code Section 74-102. The proposed First Amendment can also be accessed online at www.cityofbuhl.us. For additional assistance in obtaining a copy of the First Amendment in the event of business office interruptions, contact the office of the City Clerk at 208-543-5650.

At the hearing date, time, and place noted above (December 12, 2022, at 6:30 p.m.), all persons interested in the above matters may appear and be heard. Written testimony must be submitted at least five working days prior to the hearing. Oral testimony may be limited to three minutes per person. Additional information regarding attending the meeting and submitting written testimony can be obtained by calling 208-543-5650 or by email karen.d@cityofbuhl.us.

Buhl City Hall is accessible to persons with disabilities. All information presented in the hearing shall also be available upon advance request in a form usable by persons with hearing or visual impairments. Individuals with other disabilities may receive assistance

by contacting the City 24 hours prior to the hearing.

DATED: November 8, 2022.

Karen Drown, City Clerk

Publication dates: November 11 and 25, 2022.

4870-6786-1307, v. .1