



CITY OF MERIDIAN ORDINANCE NO. 16-1683

BY THE CITY COUNCIL:

BIRD, BORTON, CAVENER,
MILAM, PALMER, LITTLE ROBERTS

AN ORDINANCE (H-2015-0017) FOR ANNEXATION AND REZONE OF A PARCEL OF LAND BEING A PARCEL OF LAND SITUATE IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, AS DESCRIBED IN ATTACHMENT "A" AND ANNEXING CERTAIN LANDS AND TERRITORY, SITUATED IN ADA COUNTY, IDAHO, AND ADJACENT AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF MERIDIAN AS REQUESTED BY THE CITY OF MERIDIAN; ESTABLISHING AND DETERMINING THE LAND USE ZONING CLASSIFICATION OF SAID LANDS FROM RUT TO C-C (COMMUNITY BUSINESS DISTRICT), TN-R (TRADITIONAL NEIGHBORHOOD RESIDENTIAL DISTRICT), TN-C (TRADITIONAL NEIGHBORHOOD CENTER DISTRICT), AND R-40 (HIGH DENSITY RESIDENTIAL DISTRICT) IN THE MERIDIAN CITY CODE; PROVIDING THAT COPIES OF THIS ORDINANCE SHALL BE FILED WITH THE ADA COUNTY ASSESSOR, THE ADA COUNTY RECORDER, AND THE IDAHO STATE TAX COMMISSION, AS REQUIRED BY LAW; AND PROVIDING FOR A SUMMARY OF THE ORDINANCE; AND PROVIDING FOR A WAIVER OF THE READING RULES; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF MERIDIAN, COUNTY OF ADA, STATE OF IDAHO:

SECTION 1. That the following described land as evidenced by attached Legal Description herein incorporated by reference as Exhibit "A" are within the corporate limits of the City of Meridian, Idaho, and that the City of Meridian has received a written request for annexation and re-zoning by the owner of said property, to-wit : *Kostka & Calnon, LLC*.

SECTION 2. That the above-described real property is hereby annexed and re-zoned from RUT to C-C (Community Business District) (32.84 acres); TN-R (Traditional Neighborhood Residential) (8.95 acres); TN-C (Traditional Neighborhood Center) (6.54 acres); and R-40 (High Density Residential) (7.22 acres) zoning districts, in the Meridian City Code.

SECTION 3. That the City has authority pursuant to the laws of the State of Idaho, and the Ordinances of the City of Meridian to annex and zone said property.

SECTION 4. That the City has complied with all the noticing requirements pursuant to the laws of the State of Idaho, and the Ordinances of the City of Meridian to annex and re-zone said property.

SECTION 5. That the City Engineer is hereby directed to alter all use and area maps as well as the official zoning maps, and all official maps depicting the boundaries and the zoning districts of the City of Meridian in accordance with this ordinance.

SECTION 6. All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

SECTION 7. This ordinance shall be in full force and effect from and after its passage, approval and publication, according to law.

SECTION 8. The Clerk of the City of Meridian shall, within ten (10) days following the effective date of this ordinance, duly file a certified copy of this ordinance and a map prepared in a draftsman manner, including the lands herein rezoned, with the following officials of the County of Ada, State of Idaho, to-wit: the Recorder, Auditor, Treasurer and Assessor and shall also file simultaneously a certified copy of this ordinance and map with the State Tax Commission of the State of Idaho.

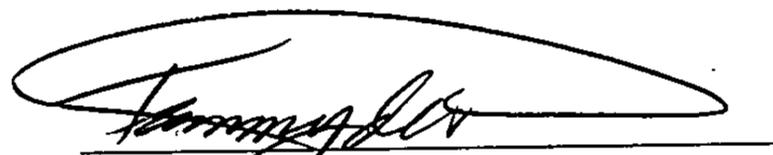
SECTION 9. That pursuant to the affirmative vote of one-half (1/2) plus one (1) of the Members of the full Council, the rule requiring two (2) separate readings by title and one (1) reading in full be, and the same is hereby, dispensed with, and accordingly, this Ordinance shall be in full force and effect upon its passage, approval and publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF MERIDIAN, IDAHO, this

12 day of April, 2016.

APPROVED BY THE MAYOR OF THE CITY OF MERIDIAN, IDAHO, this

12 day of April, 2016.


MAYOR TAMMY de WEERD

ATTEST:

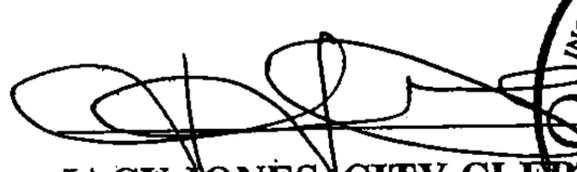

JACY JONES, CITY CLERK



EXHIBIT A

Legal Description & Exhibit Map for Annexation & Zoning Boundary (REVISED)



B & A Engineers, Inc.

Consulting Engineers & Land Surveyors
5505 West Franklin Road, Boise, ID 83705
Telephone 208+949+3381 Facsimile 208+342+5792

Kostka/Calnon Meridian Annexation

16 November 2015

A parcel of land situate in the northwest quarter of the northeast quarter and in the northeast quarter of the northwest quarter of Section 14; Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the northeast corner of said Section 14; thence N89°41'46"W, 2,657.78 feet along the northerly boundary of said Section 14 to the north quarter corner of said Section 14, which is the *Point of Beginning*:

Thence returning S89°41'26"E, 786.89 feet along the northerly boundary of said Section 14;

Thence S00°06'24"W, 234.00 feet along a line parallel to the easterly boundary of the northwest quarter of the northeast quarter of said Section 14;

Thence S76°54'53"E, 556.21 feet to the easterly boundary of the northwest quarter of the northeast quarter of said Section 14;

Thence S00°06'24"W, 971.48 feet along the easterly boundary of the northwest quarter of the northeast quarter of said Section 14 to the southeast corner of the northwest quarter of the northeast quarter of said Section 14;

Thence N89°40'48"W, 1,329.35 feet along the southerly boundary of the northwest quarter of the northeast quarter of said Section 14 to the southwest corner of the northwest quarter of the northeast quarter of said Section 14;

Thence N89°39'03"W, 612.67 feet along the southerly boundary of the northeast quarter of the northwest quarter of said Section 14;

Thence N00°06'37"E, 1,328.43 feet along a line parallel to the westerly boundary of the northeast quarter of the northwest quarter of said Section 14 to the northerly boundary of said Section 14;

Thence S89°37'58"E, 613.04 feet along the northerly boundary of said Section 14 to the *Point of Beginning*.

Comprising 55.55 acres, more or less.

This description includes public rights-of-way and irrigation facilities that reside within or adjoining the Kostka/Calnon lands.

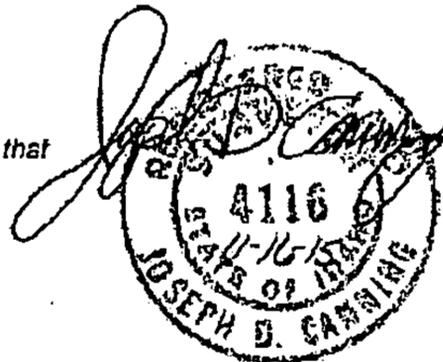


EXHIBIT A



B & A Engineers, Inc.

Consulting Engineers & Land Surveyors
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**Kostka/Calnon
Zone C-C**

16 November 2015

A parcel of land situate in the northwest quarter of the northeast quarter and in the northeast quarter of the northwest quarter of Section 14, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the northeast corner of said Section 14; thence N89°41'46"W, 2,657.78 feet along the northerly boundary of said Section 14 to the north quarter corner of said Section 14, which is the *Point of Beginning*;

Thence returning S89°41'26"E, 786.89 feet along the northerly boundary of said Section 14;

Thence S00°06'24"W, 234.00 feet along a line parallel to the easterly boundary of the northwest quarter of the northeast quarter of said Section 14;

Thence S76°54'53"E, 556.21 feet to the easterly boundary of the northwest quarter of the northeast quarter of said Section 14;

Thence S00°06'24"W, 459.37 feet along the easterly boundary of the northwest quarter of the northeast quarter of said Section 14 to the centerline of the Ten Mile Stub Drain;

Thence S75°03'03"W, 180.21 feet along the centerline of the Ten Mile Stub Drain to a point of curvature;

Thence 96.82 feet along the centerline of the Ten Mile Stub Drain along a tangent curve deflecting to the right, with a radius of 286.50 feet, a central angle of 19°21'43", a long chord of 96.36 feet and a chord bearing of S84°42'11"W;

Thence N85°36'57"W, 1,653.70 feet along the centerline of the Ten Mile Stub Drain;

Thence S89°23'03"W, 22.92 feet along the centerline of the Ten Mile Stub Drain;

Thence N00°06'37"E, 756.70 feet along a line parallel to the westerly boundary of the northeast quarter of the northwest quarter of said Section 14 to the northerly boundary of said Section 14;

Thence S89°37'56"E, 613.04 feet along the northerly boundary of said Section 14 to the *Point of Beginning*.

Comprising 32.84 acres, more or less.

This description includes public rights-of-way and irrigation facilities that reside within or adjoining the Kostka/Calnon lands.

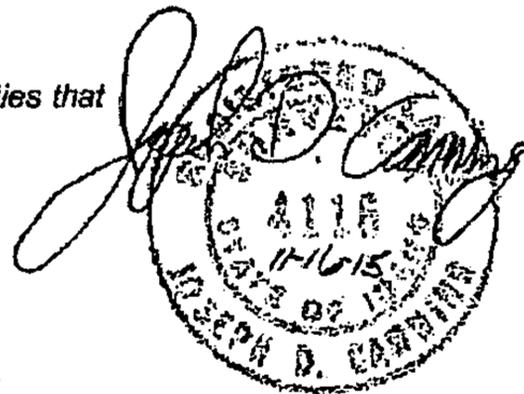


EXHIBIT A



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**Kostka/Calnon
Zone TN-R**

16 November 2015

A parcel of land situate in the northwest quarter of the northeast quarter of Section 14, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the northeast corner of said Section 14; thence N89°41'46"W, 2,657.78 feet along the northerly boundary of said Section 14 to the north quarter corner of said Section 14; thence returning S89°41'26"E, 786.89 feet along the northerly boundary of said Section 14; thence S00°06'24"W, 234.00 feet along a line parallel to the easterly boundary of the northwest quarter of the northeast quarter of said Section 14; thence S78°54'53"E, 556.21 feet to the easterly boundary of the northwest quarter of the northeast quarter of said Section 14; thence S00°06'24"W, 459.37 feet along the easterly boundary of the northwest quarter of the northeast quarter of said Section 14 to the centerline of the Ten Mile Stub Drain and to the *Point of Beginning*:

Thence continuing S00°06'24"W, 512.11 feet along the easterly boundary of the northwest quarter of the northeast quarter of said Section 14 to the southeast corner of the northwest quarter of the northeast quarter of said Section 14;

Thence N89°40'48"W, 820.32 feet along the southerly boundary of the northwest quarter of the northeast quarter of said Section 14;

Thence N00°19'12"E, 494.20 feet to the centerline of the Ten Mile Stub Drain;

Thence S85°36'57"E, 550.05 feet along the centerline of the Ten Mile Stub Drain to a point of curvature;

Thence 96.82 feet along the centerline of the Ten Mile Stub Drain along a tangent curve deflecting to the left, with a radius of 286.50 feet, a central angle of 19°21'43", a long chord of 96.38 feet and a chord bearing of N84°42'11"E;

Thence N75°03'03"E, 180.21 feet along the centerline of the Ten Mile Stub Drain to the easterly boundary of the northwest quarter of the northeast quarter of said Section 14 and to the *Point of Beginning*.

Comprising 8.95 acres, more or less.

This description includes public rights-of-way and irrigation facilities that reside within or adjoining the Kostka/Calnon lands.



EXHIBIT A



B & A Engineers, Inc.

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**Kostka/Calnon
Zone TN-C**

16 November 2015

A parcel of land situate in the northwest quarter of the northeast quarter and in the northeast quarter of the northwest quarter of Section 14, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the northeast corner of said Section 14; thence N89°41'46"W, 2,657.78 feet along the northerly boundary of said Section 14 to the north quarter corner of said Section 14; thence returning S89°41'26"E, 786.89 feet along the northerly boundary of said Section 14; thence S00°06'24"W, 234.00 feet along a line parallel to the easterly boundary of the northwest quarter of the northeast quarter of said Section 14; thence S76°54'53"E, 558.21 feet to the easterly boundary of the northwest quarter of the northeast quarter of said Section 14; Thence S00°06'24"W, 971.48 feet along the easterly boundary of the northwest quarter of the northeast quarter of said Section 14 to the southeast corner of the northwest quarter of the northeast quarter of said Section 14; thence N89°40'48"W, 820.32 feet along the southerly boundary of the northwest quarter of the northeast quarter of said Section 14 to the *Point of Beginning*:

Thence continuing N89°40'48"W, 509.03 feet along the southerly boundary of the northwest quarter of the northeast quarter of said Section 14 to the southwest corner of the northwest quarter of the northeast quarter of said Section 14;

Thence N89°39'03"W, 90.97 feet along the southerly boundary of the northeast quarter of the northwest quarter of said Section 14;

Thence N00°20'57"E, 100.00 feet;

Thence 471.37 feet along a tangent curve deflecting to the right, with a radius of 600.00 feet, a central angle of 45°00'46", a long chord of 459.34 feet and a chord bearing of N22°51'20"E to the centerline of the Ten Mile Stub Drain;

Thence S85°36'57"E, 424.97 feet along the centerline of the Ten Mile Stub Drain;

Thence S00°19'12"W, 494.20 feet to the *Point of Beginning*.

Comprising 8.54 acres, more or less.

This description includes public rights-of-way and irrigation facilities that reside within or adjoining the Kostka/Calnon lands.



EXHIBIT A



B & A Engineers, Inc.

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**Kostka/Calnon
Zone R-40**

16 November 2015

A parcel of land situate in the northwest quarter of the northeast quarter and in the northeast quarter of the northwest quarter of Section 14, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the northeast corner of said Section 14; thence N89°41'46"W, 2,657.78 feet along the northerly boundary of said Section 14 to the north quarter corner of said Section 14; thence returning S89°41'26"E, 786.89 feet along the northerly boundary of said Section 14; thence S00°06'24"W, 234.00 feet along a line parallel to the easterly boundary of the northwest quarter of the northeast quarter of said Section 14; thence S76°54'53"E, 556.21 feet to the easterly boundary of the northwest quarter of the northeast quarter of said Section 14; Thence S00°06'24"W, 971.48 feet along the easterly boundary of the northwest quarter of the northeast quarter of said Section 14 to the southeast corner of the northwest quarter of the northeast quarter of said Section 14; thence N89°40'48"W, 1,329.35 feet along the southerly boundary of the northwest quarter of the northeast quarter of said Section 14 to the southwest corner of the northwest quarter of the northeast quarter of said Section 14; thence N89°39'03"W, 90.97 feet along the southerly boundary of the northeast quarter of the northwest quarter of said Section 14 to the *Point of Beginning*;

Thence N89°39'03"W, 521.70 feet along the southerly boundary of the northeast quarter of the northwest quarter of said Section 14;

Thence N00°06'37"E, 571.73 feet along a line parallel to the westerly boundary of the northeast quarter of the northwest quarter of said Section 14 to the centerline of the Ten Mile Stub Drain;

Thence N89°23'03"E, 22.92 feet along the centerline of the Ten Mile Stub Drain;

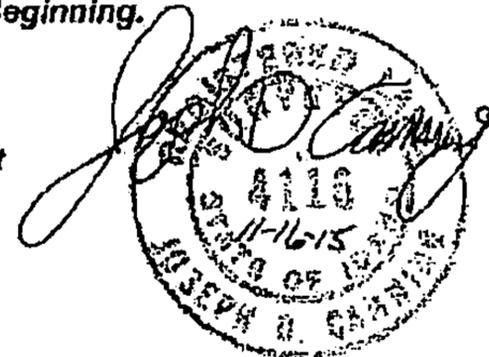
Thence S85°36'57"E, 678.68 feet along the centerline of the Ten Mile Stub Drain;

Thence 471.37 feet along a non-tangent curve deflecting to the left, with a radius of 800.00 feet, a central angle of 45°00'46", a long chord of 459.34 feet and a chord bearing of S22°51'20"W;

Thence S00°20'57"W, 100.00 feet to the *Point of Beginning*.

Comprising 7.22 acres, more or less.

This description includes public rights-of-way and irrigation facilities that reside within or adjoining the Kostka/Calnon lands.



NOTICE AND PUBLISHED SUMMARY
OF ORDINANCE PURSUANT TO I.C. § 50-901(A)

CITY OF MERIDIAN ORDINANCE NO. 16-1683
PROVIDING FOR ANNEXATION AND ZONING ORDINANCE

An Ordinance of the City of Meridian granting annexation and zoning for a parcel of land situate in the northwest quarter of the northeast quarter and in the northeast quarter of the northwest quarter of Section 14, Township 3 North, Range 1 West, Boise, Ada County, Idaho. This parcel contains 55.55 acres more or less. Also, this parcel is SUBJECT TO all easements and rights-of-way of record or implied. As surveyed in attached exhibit "B" and is not based on an actual field survey. A full text of this ordinance is available for inspection at City Hall, City of Meridian, 33 East Broadway Avenue, Meridian, Idaho. This ordinance shall become effective on the 18 day of April, 2016.


City of Meridian
Mayor and City Council
By: Jacy Jones, City Clerk

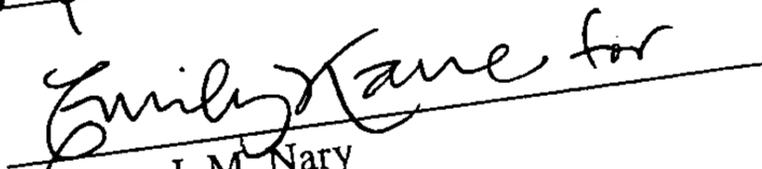


First Reading: 4-12-16
Adopted after first reading by suspension of the Rule as allowed pursuant to Idaho Code §50-902: YES X NO _____
Second Reading: _____
Third Reading: _____

STATEMENT OF MERIDIAN CITY ATTORNEY AS TO ADEQUACY OF
SUMMARY OF ORDINANCE NO. 16-1683

The undersigned, William L.M. Nary, City Attorney of the City of Meridian, Idaho, hereby certifies that he is the legal advisor of the City and has reviewed a copy of the attached Ordinance No. 16-1683 of the City of Meridian, Idaho, and has found the same to be true and complete and provides adequate notice to the public pursuant to Idaho Code § 50-901A (3).

DATED this 15th day of April, 2016.


William L.M. Nary
City Attorney



Mayor Tammy de Weerd

City Council Members:

Keith Bird
Luke Cavener
Ty Palmer

Joe Borton
Genesis Milam
Anne Little Roberts

061

April 28, 2016

Idaho State Tax Commission
Attn: Jeff Servatious
800 Park Boulevard
Boise, Idaho 83702

Re: Ordinance No. 16-1683 – Kostka/Calnon Properties H-2015-0017

Enclosed is a copy of the Recorded Ordinance for Kostka/Calnon Properties for your records.

If you have any questions, please contact me at (208) 888-4433. Thank you for your cooperation.

Sincerely,

Barbara Shiffer
Administrative Assistant
City Clerk's Office

Enclosure

