



CITY OF MERIDIAN ORDINANCE NO. 16-1687

93

BY THE CITY COUNCIL:

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

AN ORDINANCE (AZ MDA H-2015-0018) FOR ANNEXATION AND REZONE OF A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE 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 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 : *SCS Brighton, LLC*.

SECTION 2. That the above-described real property is hereby annexed and re-zoned from RUT to R-40 (High Density Residential District), 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.

REC'D JUN 09 2016

**SECTION 6.** All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

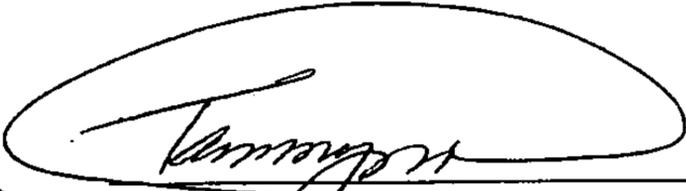
**SECTION 7.** This ordinance shall be in full force and effect from and after its passage, approval and publication, according to law.

**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.

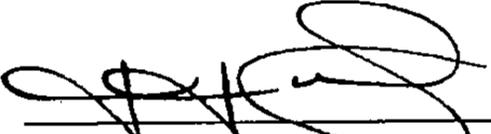
**SECTION 9.** That pursuant to the affirmative vote of one-half (1/2) plus one (1) of the Members of the full Council, the rule requiring two (2) separate readings by title and one (1) reading in full be, and the same is hereby, dispensed with, and accordingly, this Ordinance shall be in full force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

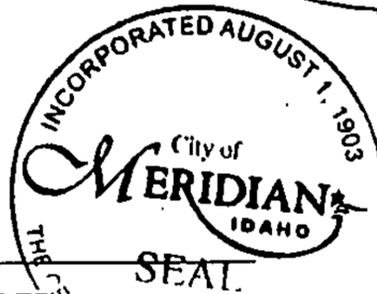
**PASSED BY THE CITY COUNCIL OF THE CITY OF MERIDIAN, IDAHO, this**  
3<sup>rd</sup> day of May, 2016.

**APPROVED BY THE MAYOR OF THE CITY OF MERIDIAN, IDAHO, this**  
3<sup>rd</sup> day of May, 2016.

  
MAYOR TAMMY de WEERD.....

ATTEST:

  
JACY JONES, CITY CLERK





## EXHIBIT A

### Legal Description & Exhibit Map for Annexation & Zoning Boundary



THE LAND GROUP, INC.

September 17, 2015  
Project No. 115055

Exhibit "A"

#### TM CREEK EAST ANNEXATION/ZONING DESCRIPTION

A parcel of land located in the Northwest One Quarter of Section 14, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing and the Northwest Corner of Section 14 of said Township 3 North, Range 1 West;  
Thence South 89°09'27" East, a distance of 1577.99 feet on the Northerly Section Line of said Section 14 to the POINT OF BEGINNING;

Thence South 00°34'31" West, a distance of 704.71 feet;  
Thence South 89°51'28" West, a distance of 249.02 feet to a point on the north-south 1/16 th Section Line of the Northwest One Quarter of said Section 14;  
Thence South 00°34'31" West, a distance of 120.00 feet on said north-south 1/16 th Section Line;  
Thence North 89°51'28" East, a distance of 249.02 feet;  
Thence South 00°34'31" West, a distance of 504.02 feet to a point on the east-west 1/16 th Section Line of the Northwest One Quarter of said Section 14;  
Thence South 89°10'27" East, a distance of 466.94 feet on the east-west 1/16 th Section Line of the Northwest One Quarter of said Section 14;  
Thence North 00°34'31" East, a distance of 1328.61 feet to a point on the Northerly Section Line of said Section 14;  
Thence North 89°09'27" West, a distance of 466.93 feet on the Northerly Section Line of said Section 14 to the point of beginning.

The above described parcel contains 14.93 acres more or less.

PREPARED BY:  
THE LAND GROUP, INC.

James R. Washburn

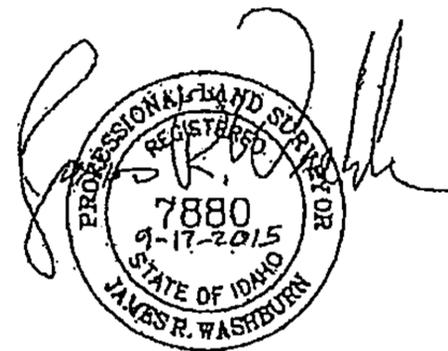


EXHIBIT B

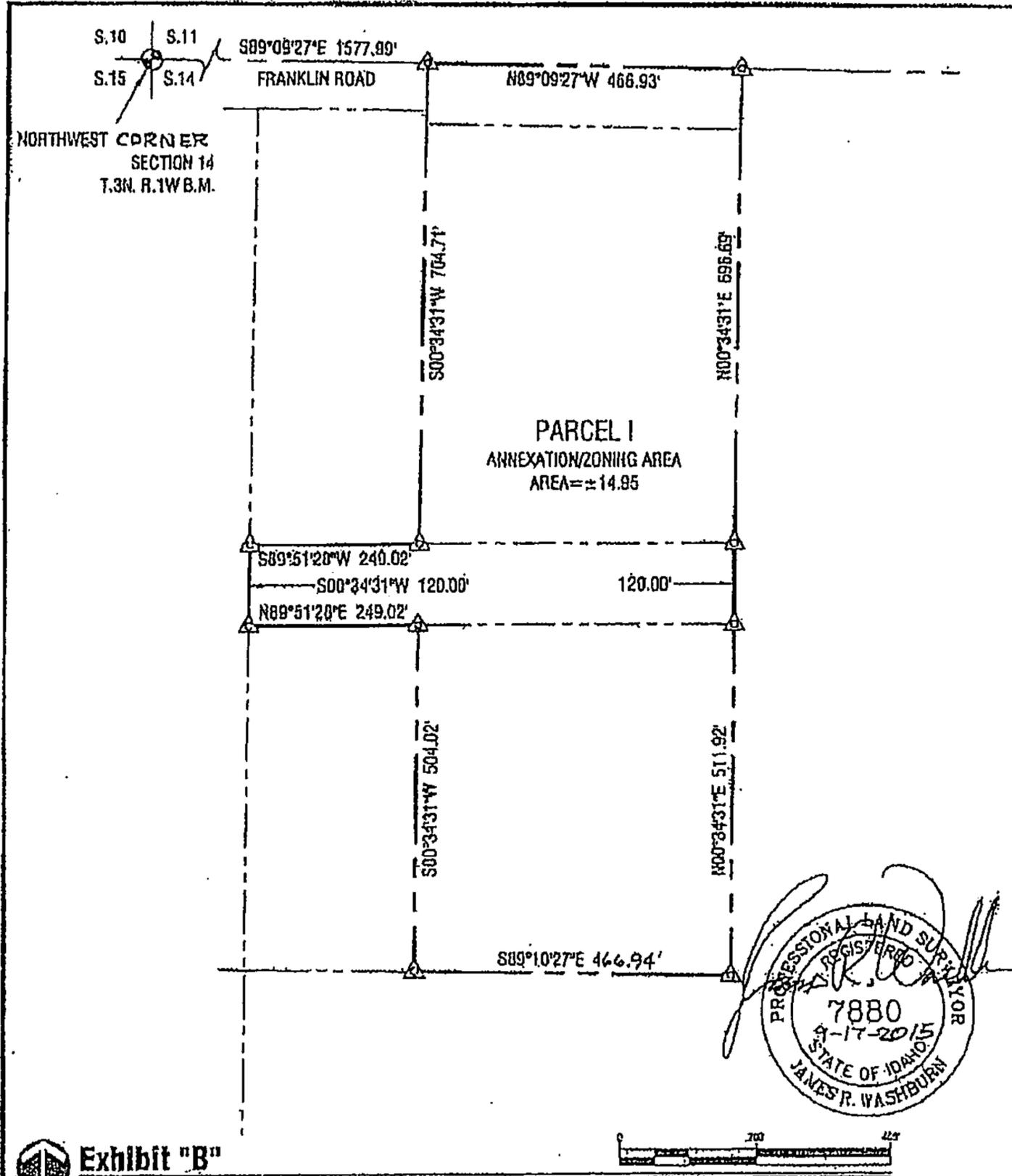
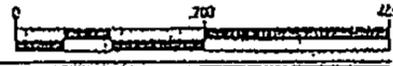


Exhibit "B"  
 1/8" = 200'

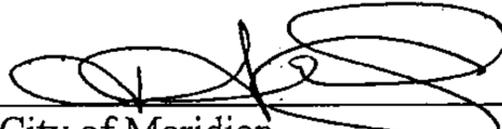


 <p> <b>THE LAND GROUP</b>          INCORPORATED          482 East State Drive, Suite 100          Pocatello, Idaho 83416          Phone: (208) 837-2011 • Fax: (208) 837-1414       </p>	<p>         Street Name: _____  <b>TM CREEK EAST          ANNEXATION/ZONING          DESCRIPTION</b>          MERIDIAN: _____ DATE: _____       </p>	<table border="1"> <tr> <td>Project No.</td> <td>11554</td> </tr> <tr> <td>Field Book No.</td> <td>1410713</td> </tr> <tr> <td>City or Co.</td> <td>IDA.</td> </tr> <tr> <td>Credited to</td> <td>JDW</td> </tr> <tr> <td>Sheet No.</td> <td>1 OF 1</td> </tr> </table>	Project No.	11554	Field Book No.	1410713	City or Co.	IDA.	Credited to	JDW	Sheet No.	1 OF 1
Project No.	11554											
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City or Co.	IDA.											
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Sheet No.	1 OF 1											

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

CITY OF MERIDIAN ORDINANCE NO. 16- 1687  
PROVIDING FOR ANNEXATION AND ZONING ORDINANCE

An Ordinance of the City of Meridian granting annexation and zoning for a parcel of land located in the Northwest One Quarter of Section 14, Township 3 North, Range 1 West, Boise, Ada County, Idaho. This parcel contains 14.93 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 16 day of May, 2016.

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

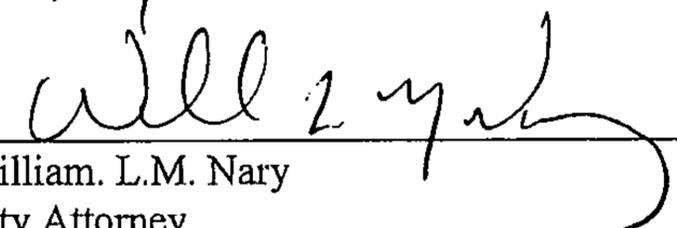


First Reading: 5/3/16  
Adopted after first reading by suspension of the Rule as allowed pursuant to Idaho Code §50-902: YES X NO \_\_\_\_\_  
Second Reading: \_\_\_\_\_  
Third Reading: \_\_\_\_\_

STATEMENT OF MERIDIAN CITY ATTORNEY AS TO ADEQUACY OF  
SUMMARY OF ORDINANCE NO. 16- 1687

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- 1687 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 6 day of May, 2016.

  
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William L.M. Nary  
City Attorney