



CITY OF MERIDIAN ORDINANCE NO. 16-1692

96

BY THE CITY COUNCIL:

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

AN ORDINANCE (SWINDELL SUBDIVISION RZ-15-011; AZ-15-010) FOR ANNEXATION AND REZONE OF PARCELS OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 1 EAST, 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 AND C-G (GENERAL COMMERCIAL) TO C-C (GENERAL RETAIL AND SERVICE COMMERCIAL) 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: *Volante Investments, LLC*.

SECTION 2. That the above-described real property is hereby annexed and re-zoned from RUT and C-G to C-C (General Retail and Service Commercial) 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 All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

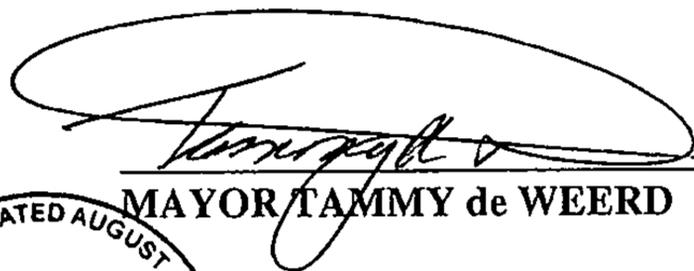
SECTION 7. This ordinance shall be in full force and effect from and after its passage, approval and publication, according to law.

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
24th day of May, 2016.

APPROVED BY THE MAYOR OF THE CITY OF MERIDIAN, IDAHO, this
24th day of May, 2016.


MAYOR TAMMY de WEERD

ATTEST:

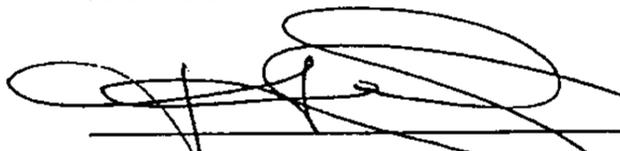

JACY JONES, CITY CLERK



EXHIBIT A

Rezone & Annexation and Zoning Legal Descriptions

WAITE

land surveying, llc

315 E. Danskin Drive Boise, ID 83716
208.794.6622 Tele.

P.N. 2436

July, 6, 2015

ANNEXATION DESCRIPTION

A parcel of land located in the Southeast 1/4 of Section 18, T.3N., R.1E., B.M., Ada County, Idaho, and being more particularly described as follows:

Commencing at the Southeast corner of said Section 18, from which the South 1/4 corner of said Section bears S 89°44'18" W, 2649.09 feet,

thence S 89°44'18" W along the South boundary of said Section 18 and the centerline of E. Overland Rd., for a distance of 420.31 feet, to the **REAL POINT OF BEGINNING**;

thence continuing S 89°44'18" W along the South boundary of said Section 18 and the centerline of E. Overland Rd., for a distance of 201.62 feet;

thence leaving said boundary and centerline N 29°02'44" W for a distance of 639.50 feet to the Northeast corner of Pack It Up Subdivision as filed in Book 84 at Page 9360, Ada County Records;

thence N 68°22'27" W along the Northerly boundary of said subdivision for a distance of 368.85 feet;

thence leaving said Northerly boundary N 00°27'30" E for a distance of 297.86 feet to the South boundary of the N1/2 of the N1/2 of the SE1/4 of the SE1/4 of said Section 18;

thence N 89°43'12" E along said South boundary for a distance of 870.99 feet;

thence S 00°43'42" E for a distance of 237.09 feet;

thence S 32°23'17" E for a distance of 310.78 feet;

thence S 42°19'48" E for a distance of 166.47 feet;

thence S 89°28'20" E for a distance of 123.78 feet to a point on East boundary line of said Section 18;

thence S 00°31'53" W along said East boundary line for a distance of 106.55 feet;

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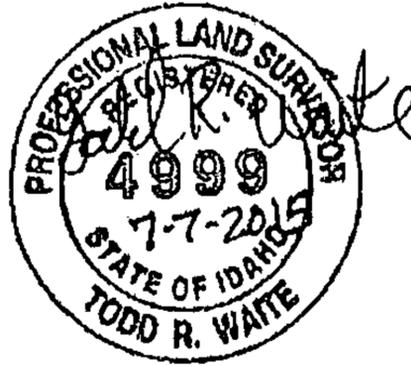
EXHIBIT A

thence leaving said boundary line S 89°44'18" W for a distance of 423.96 feet;

thence S 00°15'42" E for a distance of 264.00 feet to the REAL POINT OF BEGINNING;

containing 15.07 acres of land, more or less.

Prepared by: Todd R. Waite P.L.S.



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Swindell Subdivision RZ-15-001; AZ 15-010

EXHIBIT A

WAITE

land surveying, llc

315 E. Danskin Drive, Boise, ID 83716
208.794.6622 Tele.

P.N. 2436

July 15, 2015

**REZONE CG TO CC ZONE
FOR
PROPOSED SWINDELL SUBDIVISION**

A parcel of land located in the Southeast 1/4 of Section 18, T.3N., R.1E., B.M., Ada County, Idaho; and being more particularly described as follows:

Commencing at the Southeast corner of said Section 18,

thence N 00°31'53" E along the East boundary of said Section 18 and the centerline of S. Locust Grove Rd., for a distance of 370.58 feet to the **REAL POINT OF BEGINNING**;

thence N 89°28'20" W for a distance of 123.78 feet;

thence N 42°19'48" W for a distance of 166.47 feet;

thence N 32°23'17" W for a distance of 9.92 feet;

thence N 88°49'29" E for a distance of 242.52 feet to a point on the centerline of S. Locust Grove Road;

thence S 00°31'53" W along said centerline for a distance of 137.57 feet to the **REAL POINT OF BEGINNING**;

containing 0.57 acres of land, more or less.

Prepared by: Todd R. Waite P.L.S.

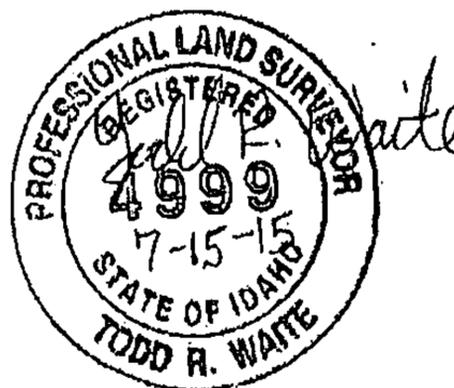


EXHIBIT A

WAITE

land surveying, llc

315 E. Danskin Drive, Boise, ID 83716
208.794.6622 Tele.

P.N. 2436

July 15, 2015

**REZONE CG TO CC ZONE #2
FOR
PROPOSED SWINDELL SUBDIVISION**

A parcel of land located in the Southeast 1/4 of Section 18, T.3N., R.1E., B.M., Ada County, Idaho, and being more particularly described as follows:

Commencing at the Southeast corner of said Section 18,

thence N 00°31'53" E along the East boundary of said Section 18 and the centerline of S. Locust Grove Rd., for a distance of 997.01 feet to the **REAL POINT OF BEGINNING**;

thence S 89°37'27" W for a distance of 411.18 feet;

thence S 89°43'12" W for a distance of 870.99 feet;

thence N 00°27'30" E for a distance of 181.13 feet to the centerline of Interstate 84;

thence S 89°34'11" E along said centerline for a distance of 1282.26 feet to a point on the centerline of S. Locust Grove Road;

thence S 00°31'53" W along said centerline for a distance of 164.55 feet to the **REAL POINT OF BEGINNING**;

containing 5.09 acres of land, more or less.

Prepared by: Todd R. Waite P.L.S.

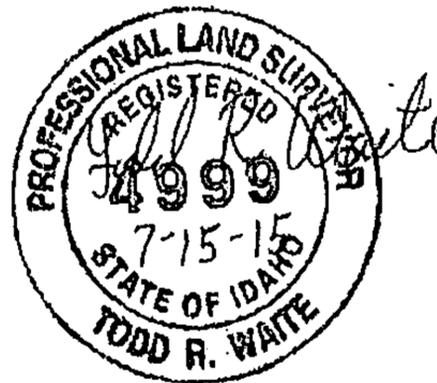
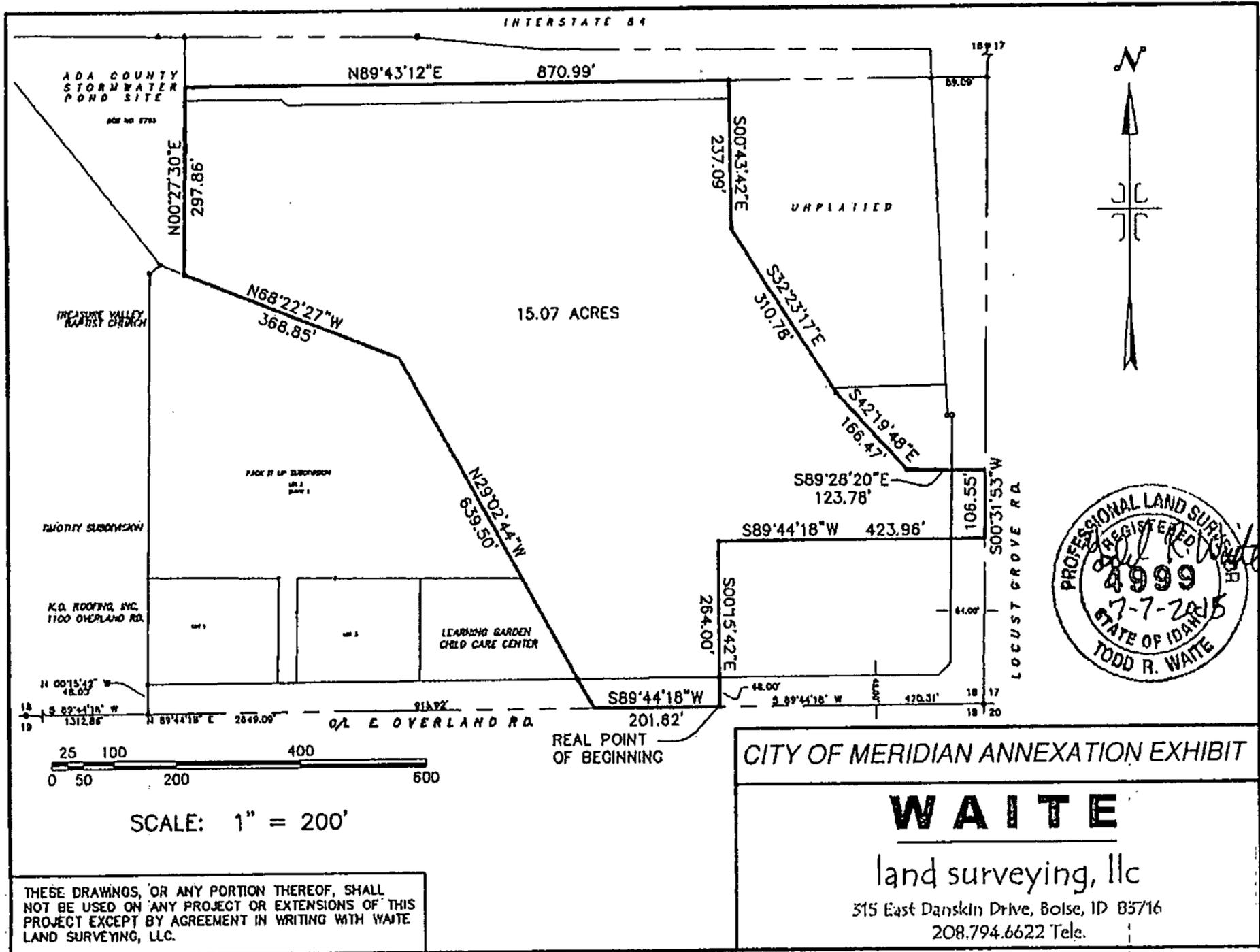


EXHIBIT B

Rezone & Annexation and Zoning Exhibit Maps



CITY OF MERIDIAN ANNEXATION EXHIBIT

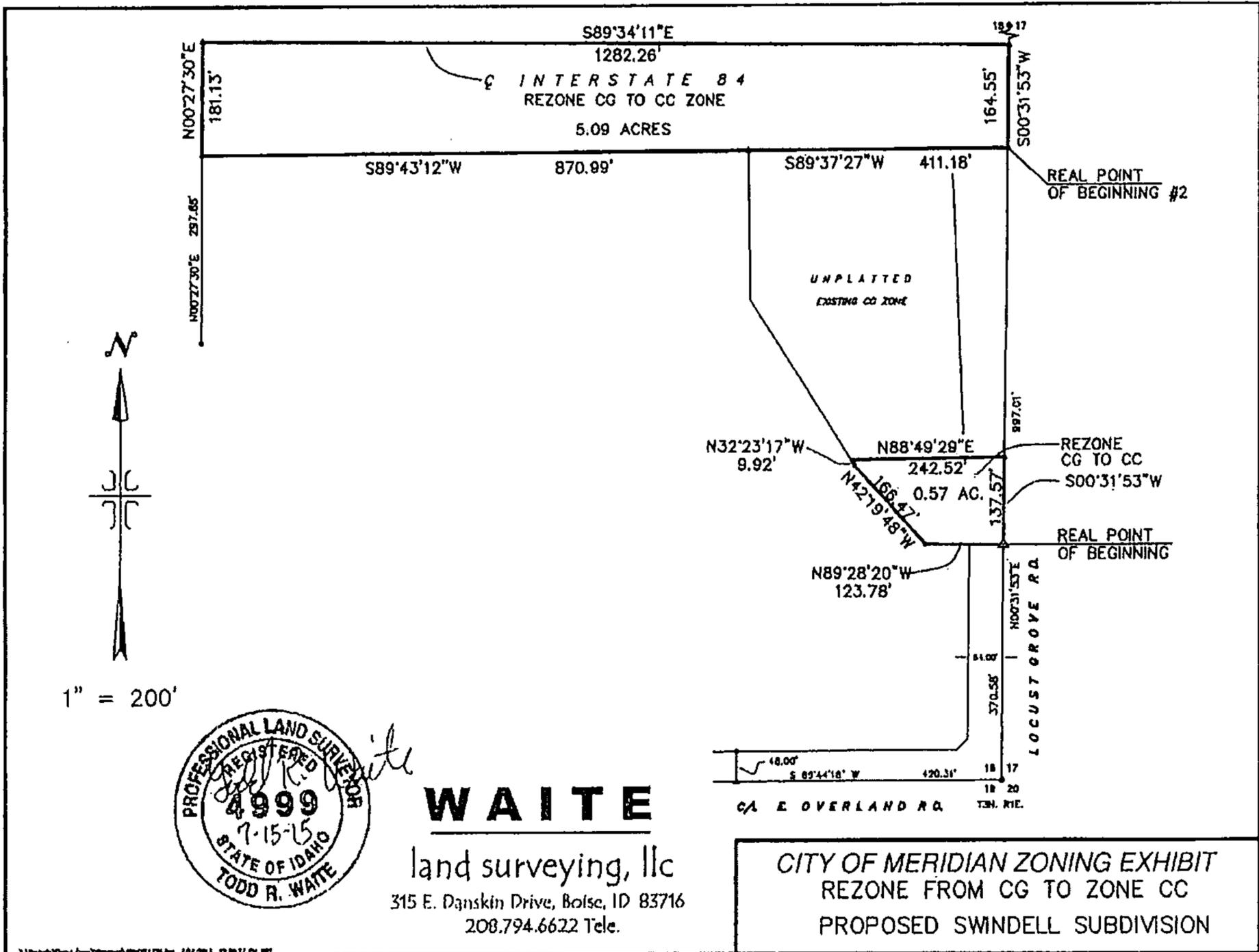
WAITE

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208.794.6622 Tele.

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH WAITE LAND SURVEYING, LLC.

EXHIBIT B



WAITE

land surveying, llc
 315 E. Danskin Drive, Boise, ID 83716
 208.794.6622 Tele.

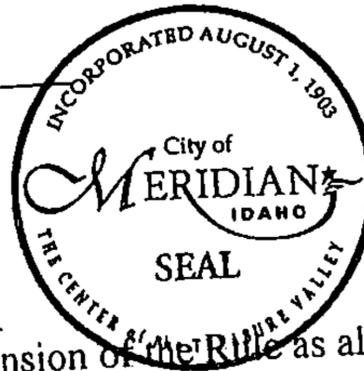
CITY OF MERIDIAN ZONING EXHIBIT
 REZONE FROM CG TO ZONE CC
 PROPOSED SWINDELL SUBDIVISION

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

CITY OF MERIDIAN ORDINANCE NO. 16-1692
PROVIDING FOR ANNEXATION AND ZONING ORDINANCE

An Ordinance of the City of Meridian granting annexation and re-zoning for parcels of land located in the Southeast ¼ of Section 18, Township 3 North, Range 1 East, Boise, Ada County, Idaho. These parcels contain 15.07; .57; and 5.09 acres of land 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 30 day of May, 2016.


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

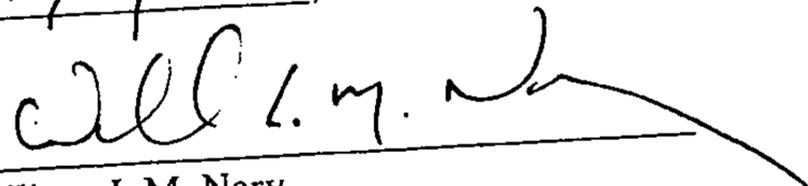


First Reading: 5-24-16
Adopted after first reading by suspension of the Rule as allowed pursuant to Idaho Code §50-902: YES X NO _____
Second Reading: _____
Third Reading: _____

STATEMENT OF MERIDIAN CITY ATTORNEY AS TO ADEQUACY OF
SUMMARY OF ORDINANCE NO. 16-1692

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. 16-1692 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 27 day of May, 2016.


William L.M. Nary
City Attorney