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TECHNICAL SUPPORT

CITY OF MERIDIAN ORDINANCE NO. 16-1716

BY THE CITY COUNCIL:

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

AN ORDINANCE (H-2016-0047 – VERADO SUBDIVISION) FOR ANNEXATION AND REZONE OF A PARCEL OF LAND LOCATED IN GOVERNMENT LOT 3 SECTION 5, 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 TO R-8 (MEDIUM DENSITY RESIDENTIAL) AND R-15 (MEDIUM-HIGH DENSITY RESIDENTIAL) ZONING DISTRICTS 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: *C15, LLC*.

SECTION 2. That the above-described real property is hereby annexed and re-zoned from RUT to R-8 (Medium Density Residential) and R-15 (Medium-High Density Residential) 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 All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.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

6 day of December, 2016.

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

6 day of December, 2016.

ATTEST:



~~JAYCEE L. HOLMAN, CITY CLERK~~

C. S. G. COLE

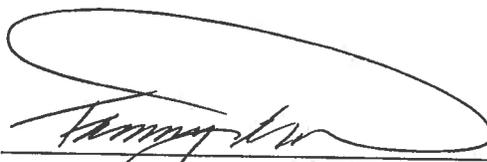
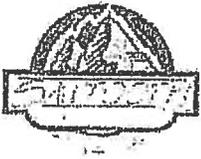

MAYOR TAMMY de WEERD

Exhibit A



Sawtooth Land Surveying, LLC

P: (208) 386-8104 F: (208) 398-6105
2030 S. Washington Ave., Emmet, ID 83617

June 7, 2016
Verado R-15 Zone Legal

Basis of Bearings for this legal description is South 89°44'57" East between the brass cap marking the northwest corner of Section 5 and the brass cap marking the N1/4 of Section 5.

A parcel of land located in Government Lot 3, of Section 5, T. 3 N., R. 1 E., B.M., Ada County, Idaho more particularly described as follows;

COMMENCING at a found brass cap marking the northwest corner of Section 5;

Thence South 89°44'57" East, coincident with the northerly line of said Section 5, a distance of 1507.64 feet;

Thence South 0°30'14" West, 50.00 feet to the southerly right of way of E. Ustick Road and the **POINT OF BEGINNING**;

Thence South 89°44'57" East, parallel with said northerly line of said Section 5, a distance of 812.80 feet;

Thence South 0°27'25" West, 149.00 feet;

Thence North 89°44'57" West, parallel with said northerly line of Section 5, a distance of 124.00 feet;

Thence South 0°27'25" West, 496.00 feet;

Thence North 89°44'57" West, parallel with said northerly line of Section 5, a distance of 248.30 feet to the beginning of a tangent curve;

Thence 38.19 feet along the arc of said curve to the left, with a central angle of 43°45'32", a radius of 50.00 feet, subtended by a chord bearing South 68°22'17" West, 37.27 feet to the northerly line of Packard Acres Subdivision No. 2, as shown on file in Book 85 of Plats, at Page 9502, Ada County Records;

Thence North 30°42'17" West, coincident with said northerly line of said Packard Acres Subdivision No. 2, a distance of 59.52 feet;

Thence North 58°18'33" West, coincident with said northerly line of Packard Acres Subdivision No. 2, a distance of 99.33 feet;

Thence North 86°15'15" West, coincident with said northerly line of Packard Acres Subdivision No. 2, a distance of 133.83 feet (formerly 133.76 feet) to the northwest corner of said Packard Acres Subdivision No. 2;

Thence South 0°27'32" West, coincident with the westerly line of said Packard Acres Subdivision No. 2, a distance of 30.54 feet to the southerly right of way of the Finch Lateral;

Thence South 83°00'30" West, coincident with said southerly right of way of the Finch Lateral, 49.31 feet;

Thence North 84°24'18" West, coincident with said southerly right of way of the Finch Lateral, 252.96 feet;

Thence North 77°41'30" West, 36.01 feet to the westerly line of said Government Lot 3;

Thence North 0°26'58" East, coincident with said westerly line of Government Lot 3, a distance of 347.69 feet;

Thence South 89°46'25" East, 179.34 feet;

Thence North 0°30'14" East, 205.79 feet to the **POINT OF BEGINNING**.

The above described parcel contains 11.46 acres more or less.

Carl Porter, PLS
End Description



Date



Sawtooth Land Surveying, LLC

P. (208) 598-8104 F. (208) 898-8105
2030 S. Washington Ave., Emmett, ID 83617

June 7, 2016, 2016
Verado R-8 Zone Legal

Basis of Bearings for this legal description is South $89^{\circ}44'57''$ East between the brass cap marking the northwest corner of Section 5 and the brass cap marking the N1/4 of Section 5.

A parcel of land located in Government Lot 3, of Section 5, T. 3 N., R. 1 E., B.M., Ada County, Idaho more particularly described as follows;

COMMENCING at a found brass cap marking the northwest corner of Section 5;

Thence South $89^{\circ}44'57''$ East, coincident with the northerly line of said Section 5, a distance of 1507.64 feet;

Thence South $0^{\circ}30'14''$ West, 255.79 feet;

Thence North $89^{\circ}46'25''$ West, 179.34 feet to the westerly line of Government Lot 3;

Thence South $0^{\circ}26'58''$ West, coincident with said westerly line of Government Lot 3, a distance of 347.69 feet to the southerly right of way of the Finch Lateral and the **POINT OF BEGINNING**;

Thence South $77^{\circ}41'30''$ East, coincident with said southerly right of way of the Finch Lateral, 36.01 feet;

Thence South $84^{\circ}24'18''$ East, coincident with said southerly right of way of the Finch Lateral, 252.96 feet;

Thence North $83^{\circ}00'30''$ East, coincident with said southerly right of way of the Finch Lateral, 49.31 feet to the westerly boundary of Packard Acres Subdivision No. 2 as shown on file in Book 85 of Plats, at Page 9502, Ada County Records;

Thence South $0^{\circ}27'32''$ West, coincident with the westerly line of said Packard Acres Subdivision No. 2, a distance of 650.41 feet;

Thence North $89^{\circ}32'13''$ West, coincident with said westerly line of Packard Acres Subdivision No. 2, a distance of 4.74 feet;

Thence South $0^{\circ}28'00''$ West, coincident with said westerly line of Packard Acres Subdivision No. 2, a distance of 8.12 feet to the northeast corner of Chamberlin Estates Subdivision as shown on file in Book 71 of Plats, at Page 7299, Ada County Records;

Thence North $89^{\circ}44'07''$ West, coincident with the northerly line of said Chamberlin Estates Subdivision, 331.23 feet (formerly 331.34 feet);

Thence North 0°26'58" East, coincident with the easterly line and the easterly line extended of Block 4, of Chamberlin Estates Subdivision, 683.30 feet to the **POINT OF BEGINNING**.

ALSO TOGETHER WITH:

A parcel of land located in Government Lot 3, of Section 5, T. 3 N., R. 1 E., B.M., Ada County, Idaho more particularly described as follows;

COMMENCING at a found brass cap marking the northwest corner of Section 5;

Thence South 89°44'57" East, coincident with the northerly line of said Section 5, a distance of 2320.40 feet;

Thence South 0°27'25" West, 199.00 feet to the **POINT OF BEGINNING**;

Thence continuing South 0°27'25" West, 676.24 feet to the northeast corner of Packard Acres Subdivision No. 2, as shown on file in Book 85 of Plats, at Page 9502, Ada County Records;;

Thence North 86°09'31" West, coincident with the northerly line of said Packard Acres Subdivision No. 2, a distance of 153.77 feet;

Thence North 76°01'02" West, coincident with said northerly line of Packard Acres Subdivision No. 2, a distance of 191.51 feet;

Thence North 30°42'17" West, coincident with said northerly line of Packard Acres Subdivision No. 2, a distance of 129.74 feet to the beginning of a non-tangent curve;

Thence 38.19 feet along the arc of said curve to the right, with a central angle of 43°45'32", a radius of 50.00 feet, subtended by a chord bearing North 68°22'17" East, 37.27 feet;

Thence South 89°44'57" East, 248.30 feet;

Thence North 0°27'25" East, 496.00 feet;

Thence South 89°44'57" East, 124.00 feet to the **POINT OF BEGINNING**

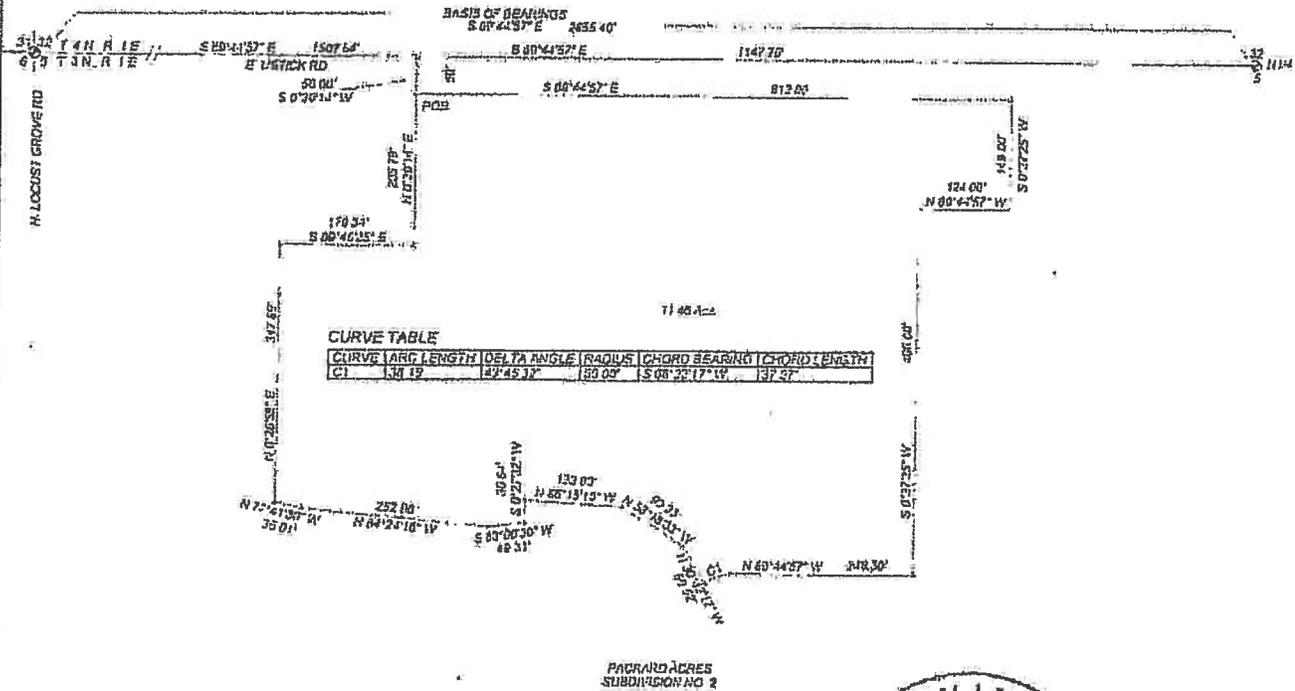
The above described parcels contain 7.89 acres more or less.

Carl Porter, PLS
End Description



Date

EXHIBIT B
GOVERNMENT LOT 3, SECTION 5
T. 3 N., R. 1 E., B.M. ADA COUNTY, IDAHO



CURVE TABLE

CURVE	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH
C1	134.19	82°45'37"	80.00'	S 08°22'17\" W	137.97'



NTS

PROJECT: VERADO R-15 ZONE	OWNER/DEVELOPER: CMG	 2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105 WWW.SAWTOOTHLS.COM	DWG # 16027
	DATE: 6/2016		PROJECT# 18027-EX

Map Check

Mon Jun 06 07:32:00 2016

LINE R-8

16027

Operator

CP
6/2016

Project
Time

16027

Date

Course	Bearing	Distance	PT#	Northing	Easting	Description
079-1039S	00°27'25" W	676.239	1039	717421.867	2462095.460	
039-1040N	86°09'31" W	153.768	1040	716745.649	2462090.066	
040-1041N	76°01'02" W	191.510	1041	716755.951	2461936.643	
041-1084N	30°42'17" W	129.736	1084	716802.225	2461750.808	
041-1084N	30°42'17" W	129.736	1084	716913.774	2461684.563	
CURVE A=38.187 DELTA=43°45'32" T=20.079 EXT=3.881						
084-1082N	68°22'17" E	37.265	1082	716927.509	2461719.205	
ADIUS POINT		50.000	1083	716877.510	2461718.986	
082-1081S	89°44'57" E	248.302	1081	716926.422	2461967.504	
081-1080N	00°27'25" E	496.003	1080	717422.410	2461971.460	
080-1079S	89°44'57" E	124.001	1079	717421.867	2462095.460	
Closure error distance> 0.000 Error Bearing> N 90°00'00" E						
Closure Precision> 1 in 2057745875049.0 Total Distance Traversed> 2057.746						
20482.92SF%%P						
.766Ac%%P						

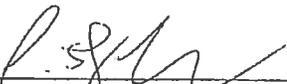
✓ QB 6/7/16

✓ CP 6/7/16

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

CITY OF MERIDIAN ORDINANCE NO. 16- 1716
PROVIDING FOR ANNEXATION AND ZONING ORDINANCE

An Ordinance of the City of Meridian granting annexation and zoning for a parcel of land located in Government Lot 3 of Section 5, Township 3 North, Range 1 East, Boise, Ada County, Idaho. This parcel contains 19.35 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 12 day of December, 2016.



City of Meridian
Mayor and City Council
By: Jaycee Holman, City Clerk
C. S. Coley

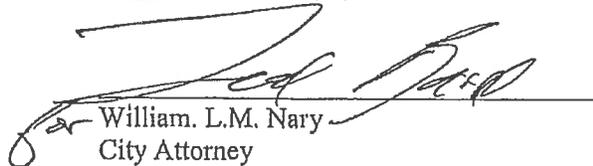


First Reading: 12/6/2016
Adopted after first reading by suspension of the Rule as allowed pursuant to Idaho Code §50-902: YES X NO _____
Second Reading: _____
Third Reading: _____

STATEMENT OF MERIDIAN CITY ATTORNEY AS TO ADEQUACY OF
SUMMARY OF ORDINANCE NO. 16- 1716

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- 1716 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 8th day of December, 2016.



William L.M. Nary
City Attorney