

REC'D FEB 27 2024

DOC# 19

ADA COUNTY RECORDER Trent Tripple
BOISE IDAHO Pgs=5 ANGIE STEELE
CITY OF MERIDIAN, IDAHO

2024-006167
02/07/2024 08:24 AM
NO FEE

CITY OF MERIDIAN ORDINANCE NO. 24-2043

**BY THE CITY COUNCIL: BORTON, CAVENER, LITTLE ROBERTS,
OVERTON, STRADER, TAYLOR**

AN ORDINANCE (COMPASS POINTE SUBDIVISION – H-2023-0004) ANNEXING THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED IN EXHIBIT “A”; REZONING 7.69 ACRES OF SUCH REAL PROPERTY FROM RUT (RURAL URBAN TRANSITION) TO R-8 (MEDIUM-DENSITY RESIDENTIAL) ZONING DISTRICT; DIRECTING CITY STAFF TO ALTER ALL APPLICABLE 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; PROVIDING THAT COPIES OF THIS ORDINANCE SHALL BE FILED WITH THE ADA COUNTY ASSESSOR, THE ADA COUNTY TREASURER, THE ADA COUNTY RECORDER, AND THE IDAHO STATE TAX COMMISSION, AS REQUIRED BY LAW; REPEALING CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Meridian received a written request from property owner *Butler Realty, LLC* to annex and rezone the land described in the legal description attached hereto as Exhibit “A” and the map attached hereto as Exhibit “B” (“Subject Property”), which exhibits are incorporated herein by reference;

WHEREAS, the Subject Property is contiguous to the corporate limits of the City of Meridian, Idaho;

WHEREAS, the City of Meridian is authorized by Idaho Code section 50-222(2) to annex the Subject Property;

NOW, THEREFORE, 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 City Council of the City of Meridian hereby annexes the Subject Property.

SECTION 2. That the City Council of the City of Meridian hereby rezones 7.69 acres of the Subject Property from RUT (Rural Urban Transition) to the R-8 (Medium-Density Residential) Zoning District.

SECTION 3. That City Staff is hereby directed to alter all applicable 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 4. That the City Clerk is hereby directed to file a certified copy of this ordinance

and its exhibits with the Ada County Assessor, the Ada County Treasurer, the Ada County Recorder, and the Idaho State Tax Commission, within ten (10) days following the effective date of this ordinance.

SECTION 5. That all ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed.

SECTION 6. That this ordinance shall be in full force and effect upon publication, in accordance with law.

PASSED BY THE CITY COUNCIL OF THE CITY OF MERIDIAN, IDAHO, this 6th day of February, 2024.

APPROVED BY THE MAYOR OF THE CITY OF MERIDIAN, IDAHO, this 6th day of February, 2024.



MAYOR ROBERT E. SIMISON

ATTEST:



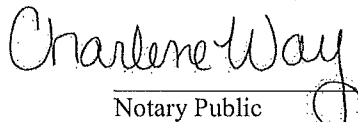


CHRIS JOHNSON, CITY CLERK

STATE OF IDAHO,)
) ss:
County of Ada)

On this 6th day of February, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared **Robert E. Simison** and **Chris Johnson** known to me to be the Mayor and City Clerk, respectively, of the City of Meridian, Idaho, and who executed the within instrument, and acknowledged to me that the City of Meridian executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

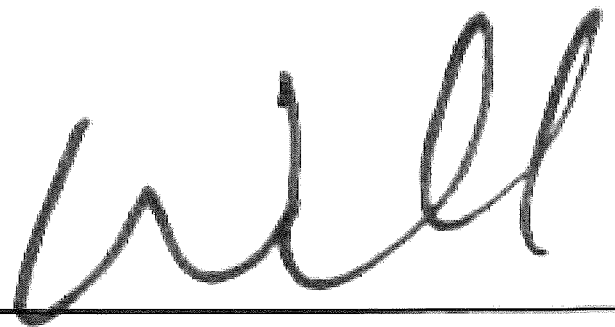


Notary Public
Commission Expiration: 3-28-2028

(SEAL)

**CHARLENE WAY
COMMISSION No. 67390
NOTARY PUBLIC
STATE OF IDAHO**

William L.M. N
below is true ar

A handwritten signature in cursive script, appearing to read 'Will', written in black ink.

William L. M. N

EXHIBIT A



DAVID EVANS
AND ASSOCIATES INC.

DESCRIPTION FOR
COMPASS POINTE SUBDIVISION
REZONE & ANNEXATION

The following describes a parcel of real property lying within the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4), Section 30, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho being more particularly described as follows:

BEGINNING at the northeast corner of said NE1/4 NE1/4; Thence, along the east boundary line of said NE1/4 NE1/4, South 00°14'11" West, 1070.48 feet;

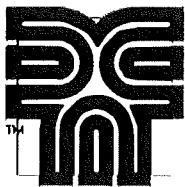
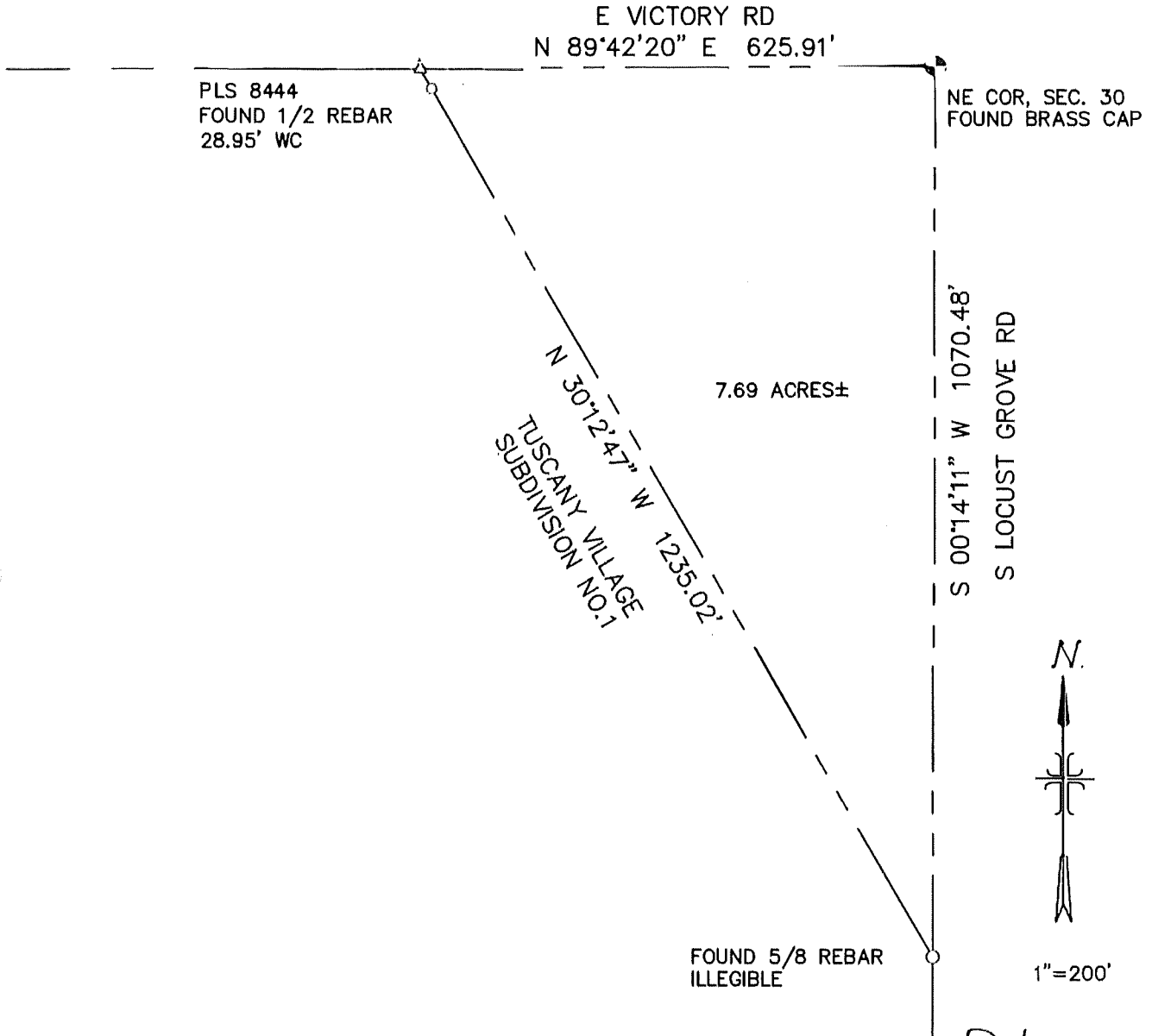
Thence, departing said east boundary line, North 30°12'47" West, 1235.02 feet to the north boundary line of said NE1/4 NE1/4;

Thence, along said north boundary line, North 89°42'20" East, 625.91 feet to the **POINT OF BEGINNING**, containing 7.69 acres more or less.



EXHIBIT B

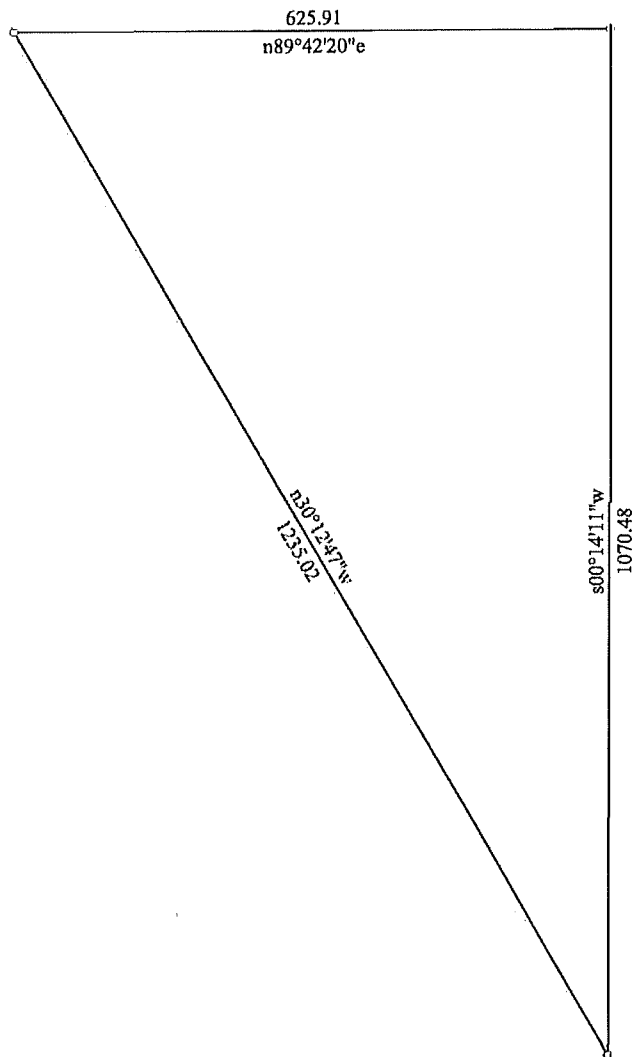
EXHIBIT MAP OF
COMPASS POINTE SUBDIVISION
RE-ZONE & ANNEXATION
A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 30,
T. 3 N., R 1 E., B.M.,
CITY OF MERIDIAN, ADA COUNTY, IDAHO
2020



**DAVID EVANS
AND ASSOCIATES INC.**

9179 W Black Eagle Dr
Boise Idaho
Phone: 208-585-5858





Title:		Date: 05-19-2020
Scale: 1 inch = 200 feet	File: COMPASS POINTE SUB REZONE ANNEXATION.des	
Tract 1: 7.690 Acres: 334998 Sq Feet: Closure = s72.0359w 0.00 Feet: Precision >1/999999: Perimeter = 2931 Feet		
001=s00.1411w 1070.48	003=n89.4220e 625.91	
002=n30.1247w 1235.02		



MEMO INVOICE

c/o ISj Payment Processing Center
 PO Box 1570,
 Pocatello, ID 83204
 Ph. (208) 465-8129 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
02/08/24	21410

1 MERIDIAN, CITY OF
 33 E. BROADWAY AVENUE
 MERIDIAN, ID 83642

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
479350	ORD 24-2043	02/11/24	02/11/24	2	\$201.66

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount: \$0.00
 Surcharge: \$0.00
 Credits: \$0.00

Gross: \$201.66
 Paid Amount: \$0.00

Amount Due: \$201.66

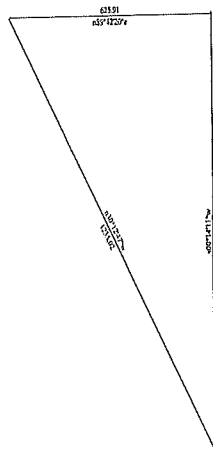
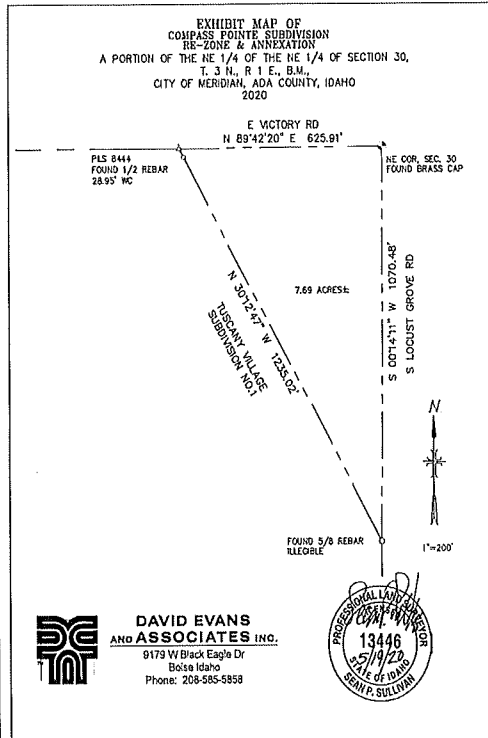
We Appreciate Your Business!

LEGAL NOTICE

SUMMARY OF CITY OF MERIDIAN
ORDINANCE NO. 24-2043

An ordinance (Compass Pointe Subdivision – H-2023-0004) annexing the northeast quarter of the northeast quarter of Section 30, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described in Exhibit 'A'; rezoning 7.69 acres of such real property from RUT (Rural Urban Transition) to R-8 (Medium-Density Residential) zoning district; directing city staff to alter all applicable 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; providing that copies of this ordinance shall be filed with the Ada County Assessor, the Ada County Treasurer, the Ada County Recorder, and the Idaho State Tax Commission, as required by law; repealing conflicting ordinances; and providing an effective date. 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 be effective as of the date of publication of this summary.

EXHIBIT B



Title:	Date: 05-19-2020
Scale: 1 inch = 200 feet	File: COMPASS POINTE SUB REZONE ANNEXATION.des
Total: 7.693 Acres: 334763 Sq Feet: Closure = 072.0335w 0.00 Feet: Precision = 119599999; Perimeter = 2931 Feet 031 = 20.1411w 1070.48 031 = 89.4220e 625.91 032 = 30.1247w 1235.02	

Vanessa Warshawer

From: GIS Support <gis_support@meridiancity.org>
Sent: Wednesday, February 14, 2024 12:43 PM
To: Vanessa Warshawer
Subject: RE: Ordinance 24-2043 {109205}

--reply above this line--

Chris Seftick wrote:

Two addresses exists within this ordinance area:
3245 S LOCUST GROVE RD
3247 S LOCUST GROVE RD

A preliminary plat for Compass Pointe Subdivision has been submitted for this area. No other subdivision exist within this ordinance area.

Subject: Ordinance 24-2043

Description: May I please get the following items for the attached Ordinance:

A list of the existing addresses in the annexed area
A list of subdivision names and phases in the annexed area

Thank you very much!

Please reply to this email or click the link to add notes. [Internal](#); [External](#)

GIS Support \ Analysis/Reporting | In progress | High priority
Owner: Vanessa Warshawer | Assigned: Chris Seftick | 2/13/2024 3:50:39 PM

