

REC'D APR 17 2024

ADA COUNTY RECORDER Trent Tripple  
BOISE IDAHO Pgs=4 HEATHER LUTHER  
CITY OF MERIDIAN, IDAHO

2024-015618  
03/27/2024 01:20 PM  
NO FEE

**CITY OF MERIDIAN ORDINANCE NO. 24-2049**

**BY THE CITY COUNCIL:**

**BORTON, CAVENER, LITTLE ROBERTS,  
OVERTON, STRADER, TAYLOR**

**AN ORDINANCE (COLE VALLEY CHRISTIAN SCHOOLS PRE-K-12 – H-2023-0011) ANNEXING THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED IN EXHIBIT “A”; REZONING 71.28 ACRES OF SUCH REAL PROPERTY FROM RUT (RURAL URBAN TRANSITION) TO R-15 (MEDIUM HIGH-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 *Cole Valley Christian Schools, Inc.* 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 71.28 acres of the Subject Property from RUT (Rural Urban Transition) to the R-15 (Medium High-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 26th day of March, 2024.**

**APPROVED BY THE MAYOR OF THE CITY OF MERIDIAN, IDAHO, this 26th day of March, 2024.**

  
\_\_\_\_\_  
**MAYOR ROBERT E. SIMISON**

**ATTEST:**

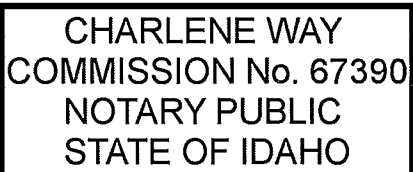
  
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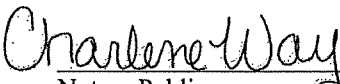

**CHRIS JOHNSON, CITY CLERK 3-26-2024**

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

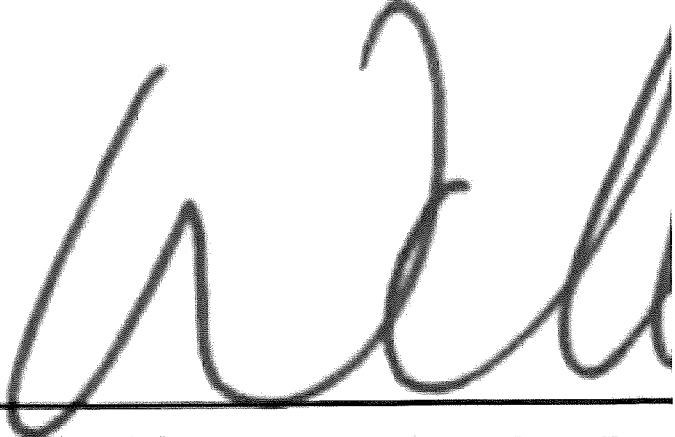
On this 26th day of March, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared **Robert E. Simison** and **Chris Johnson** known to me to be the Mayor and City Clerk, respectively, of the City of Meridian, Idaho, and who executed the within instrument, and acknowledged 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

(SEAL) 

  
\_\_\_\_\_  
Notary Public  
Commission Expiration: 3-28-2028

William L.M. I  
below is true a

A handwritten signature in black ink, appearing to be 'William L. M.', written in a cursive style. The signature is positioned above a horizontal line.

William L. M.

# EXHIBIT A

## LEGAL DESCRIPTION

Page 1 OF 1



February 1, 2024  
Project No.: 121048

### EXHIBIT "A"

#### COLE VALLEY CHRISTIAN SCHOOLS McMILLAN ROAD PROPERTY PARCEL A DESCRIPTION

A parcel of land located in the West Half of the Southeast Quarter of Section 29, Township 4 North, Range 1 West, Boise Meridian, Ada County Idaho, being more particularly described as follows:

Commencing at the Southeast Corner of Section 29 of said Township 4 North, Range 1 West;  
Thence North  $89^{\circ}22'00''$  West, a distance of 2642.71 feet on the South line of said Section 29 to the South Quarter Corner of said Section 29, said point being the POINT OF BEGINNING;

Thence North  $00^{\circ}51'06''$  East, a distance of 2630.21 feet on the north-south mid-section line of said Section 29 to the Center Quarter Corner of said Section 29;

Thence South  $89^{\circ}22'35''$  East, a distance of 1325.02 feet on the east-west mid-section line of said Section 29 to the Center-East 1/16th Corner of said Section 29;

Thence South  $00^{\circ}56'00''$  West, a distance of 2630.45 feet on the north-south 1/16th Section line of the Southeast Quarter of said Section 29 to the East 1/16th Corner common to Sections 29 and 32;

Thence North  $89^{\circ}22'00''$  West, a distance of 454.52 feet on the South line of said Section 29;

Thence North  $00^{\circ}56'00''$  East, a distance of 487.34 feet;

Thence North  $89^{\circ}43'44''$  West, a distance of 774.21 feet;

Thence South  $00^{\circ}16'16''$  West, a distance of 21.70 feet;

Thence South  $00^{\circ}51'07''$  West, a distance of 460.74 feet to a point on the South line of said Section 29;

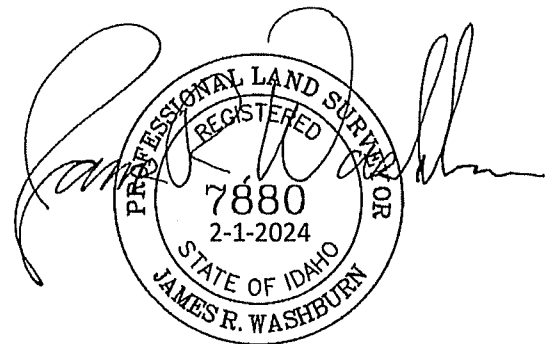
Thence North  $89^{\circ}22'00''$  West, a distance of 93.49 feet on said South line of Section 29 to the POINT OF BEGINNING.

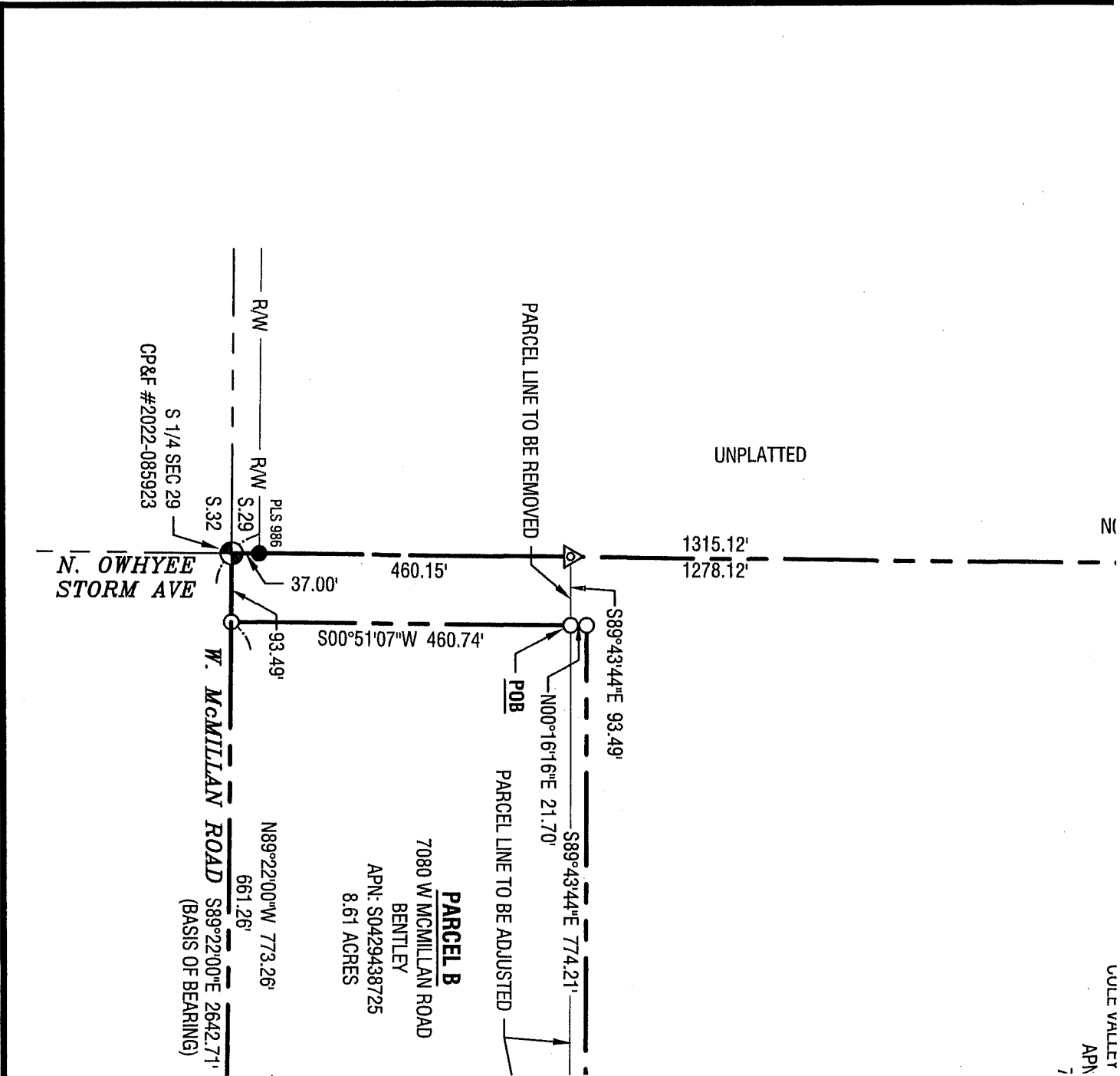
The above described parcel contains 71.28 acres more or less.

PREPARED BY:

The Land Group, Inc.

James R. Washburn, PLS







# ADVERTISING PROOF

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

BILLING DATE:	ACCOUNT NO:
03/28/24	21410

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
497445	ORD 24-2049	03/31/24	03/31/24	2	\$161.30

## Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount:	\$0.00	Gross:	\$161.30
Surcharge:	\$0.00	Paid Amount:	\$0.00
Credits:	\$0.00		

**Amount Due: \$161.30**

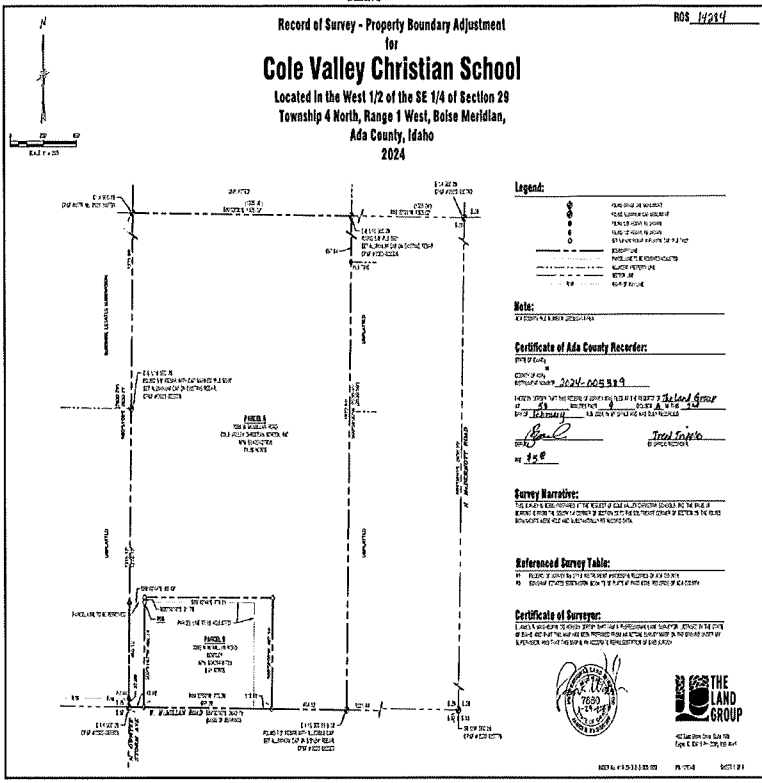
*We Appreciate Your Business!*

LEGAL NOTICE

SUMMARY OF CITY OF MERIDIAN ORDINANCE NO. 24-2049

An ordinance (Cole Valley Christian Schools Pre-K-12 – H-2023-0011) annexing the west half of the southeast quarter of Section 29, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described in Exhibit "A"; rezoning 71.28 acres of such real property from RUT (Rural Urban Transition) to R-15 (Medium High-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.

- LEGEND
RECORDING INFORMATION
DATE OF RECORDING
RECORDING OFFICE
RECORDING NUMBER
RECORDING DATE
RECORDING TYPE



March 31, 2024

497445