



# CITY OF MIDDLETON

P.O. Box 487, 1103 W Main Street, Middleton, ID 83644  
208-585-3133 Fax (208) 585-9601  
citmid@middletonidaho.us  
www.middleton.id.gov

February 20, 2024

Idaho State Tax Commission  
GIS  
P.O. Box 36  
Boise, ID 83722

Dear Sir/Madam,

Please see the enclosed Annexation into the City of Middleton.

- Hartley Lane Property/Marverik & Payne /GP3 Parcels  
Parcel No. R3477200 and R34772011  
ORD 688 (2024-004158)

Please let me know if you need anything else.

Sincerely,

*Jennica Reynolds*

Jennica Reynolds  
Deputy Clerk, Administration  
City of Middleton  
[jreynolds@middletoncity.com](mailto:jreynolds@middletoncity.com)

2024-004158

RECORDED

02/12/2024 12:33 PM



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RICK HOGABOAM

CANYON COUNTY RECORDER

Pgs=6 JWINSLOW

NO FEE

ORDINANCE

CITY OF MIDDLETON

**ORDINANCE NO. 688**

**Hartley Lane Property / Maverik & Payne/GP3 Parcels**

**AN ORDINANCE OF THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, ANNEXING TO THE CITY OF MIDDLETON, IDAHO, CERTAIN REAL PROPERTY SITUATED IN THE UNINCORPORATED AREA OF CANYON COUNTY, IDAHO, AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF MIDDLETON, IDAHO; ESTABLISHING THE ZONING CLASSIFICATION OF SAID REAL PROPERTY TO C-3 (HEAVY COMMERCIAL); DIRECTING THAT COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.**

**BE IT ORDAINED, BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MIDDLETON, COUNTY OF CANYON, STATE OF IDAHO:**

**Section 1.** That the Middleton City Council, upon recommendation of the Planning & Zoning Commission, and following the public notice and hearing procedures set forth in the Local Land Use Planning Act and Middleton City Code Title 1, Chapter 14, approved the Annexation/Rezone application with respect to the Maverik Convenience Store and Payne Property at a public hearing held on February 7, 2024.

**Section 2.** The following described property, commonly known as 0 Hwy 44, Middleton, ID (Tax Parcel Nos. R3477200 and R34772011), comprising approximately 15.50 acres, more or less, is contiguous to the City of Middleton, Idaho, and the applicant has requested that said following described property should be annexed into the City of Middleton as C-3 (Heavy Commercial):

**See Exhibit "A," attached hereto and made a part hereof by this reference.**

**Section 3.** That the above-described property is hereby annexed into the corporate limits of the City of Middleton and zoned C-3 (Heavy Commercial).

**Section 4.** That the City Engineer and the Planning & Zoning Director of the City of Middleton, Idaho, are hereby instructed to so designate the same above-described property on the official zoning map and other area maps of the City of Middleton, Idaho as lying within the city limits and zoned C-3 (Heavy Commercial).

**Section 5.** All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

**Section 6.** This ordinance shall be in full force and in effect from and after its passage, approval and publication, according to law.

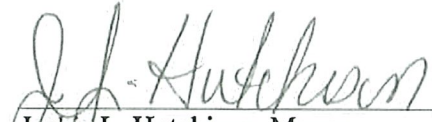
**Section 7.** The Clerk of the City of Middleton, Idaho shall, within 10 days following the effective date of this ordinance, duly file a certified copy of this ordinance and a map prepared in

a draftsman-like manner plainly and clearly designating the boundaries of the City of Middleton, including the land herein annexed, with the following officials of the County of Canyon, State of Idaho, to-wit: the Recorder, Auditor, Treasurer and Assessor and shall file simultaneously a certified copy of this ordinance with the State Tax Commission of the State of Idaho, all in compliance with Idaho Code § 63-215.

**PASSED BY THE COUNCIL OF THE CITY OF MIDDLETON, IDAHO**, this 7<sup>th</sup> day of February, 2024.

**APPROVED BY THE MAYOR OF THE CITY OF MIDDLETON, IDAHO**, this 7 day of February, 2024.

Attest:

  
\_\_\_\_\_  
Jackie L. Hutchison, Mayor  
City of Middleton

  
\_\_\_\_\_  
Becky Crofts, City Clerk



**EXHIBIT A**

**Legal Description & Annexation Sketch**



Client: Greg Payne  
Date: January 2, 2024  
Job No.: 8822

ANNEXATION  
PROPERTY DESCRIPTION

A parcel of land being a portion of the NE 1/4 NW 1/4 of Section 12, Township 4 North, Range 3 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

BEGINNING at a found Aluminum Cap stamped "PLS 14221" marking the NE corner of said NE 1/4 NW 1/4, (North 1/4 corner), from which a found Aluminum Cap marking the NW corner of said NW 1/4, (Section corner common to sections 1, 2, 11 and 12), bears N. 89° 39' 47" W., a distance of 2679.65 feet;

Thence along the Easterly boundary of said NE 1/4 NW 1/4, S. 00° 45' 55" W., a distance of 68.50 feet to the South right of way of State Highway 44;

Thence continuing along the Easterly boundary of said NE 1/4 NW 1/4, S. 00° 45' 55" W., a distance of 844.83 feet;

Thence leaving said Easterly boundary, N. 89° 39' 03" W., a distance of 965.83 feet to the East line of Rhodenbaugh Lane;

Thence along the East line of said Rhodenbaugh Lane, N. 13° 22' 48" E., a distance of 706.39 feet;

Thence leaving said East line, S. 00° 10' 35" W., a distance of 80.00 feet;

Thence parallel with the Northerly boundary of said NE 1/4 NW 1/4, S. 89° 39' 47" E., a distance of 386.90 feet;

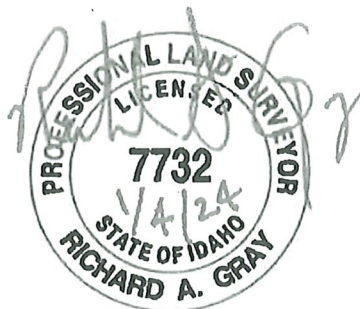
Thence N. 00° 00' 14" W., a distance of 80.00 feet;

Thence N. 00° 46' 13" E., a distance of 156.45 feet to the South right of way of State Highway 44;

Thence continuing N. 00° 46' 13" E., a distance of 68.50 feet to the Northerly boundary of said NE 1/4 NW 1/4;

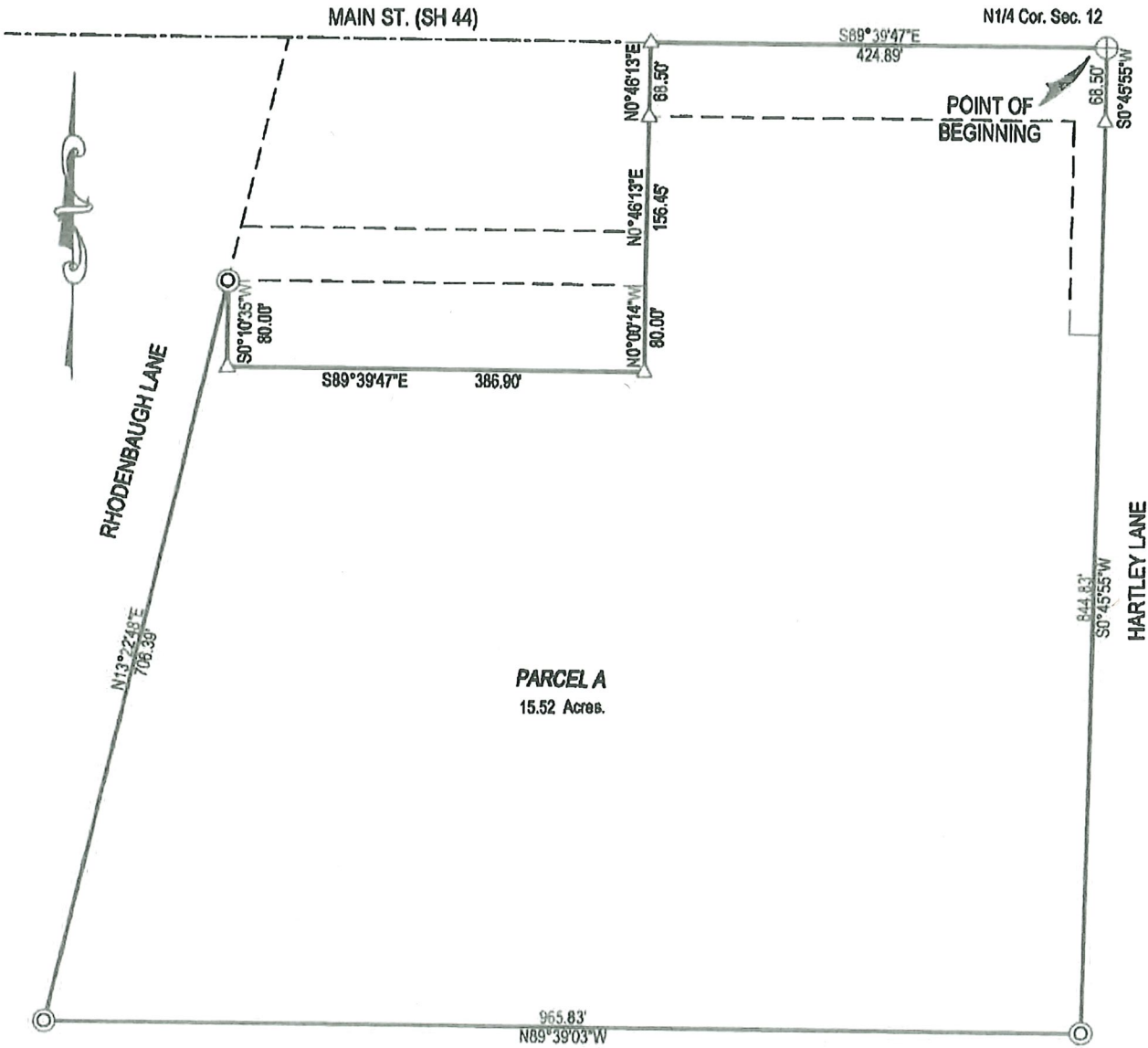
Thence along the Northerly boundary of said NE 1/4 NW 1/4, S. 89° 39' 47" E., a distance of 424.89 feet to the POINT OF BEGINNING.

This parcel contains 15.52 acres more or less.

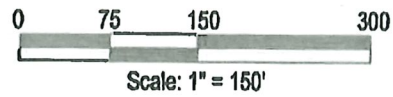


# ANNEXATION EXHIBIT

LOCATED IN THE NE1/4 NW1/4 OF SECTION 12, T. 4 N., R. 3 W., B.M.,  
CANYON COUNTY, IDAHO  
2024

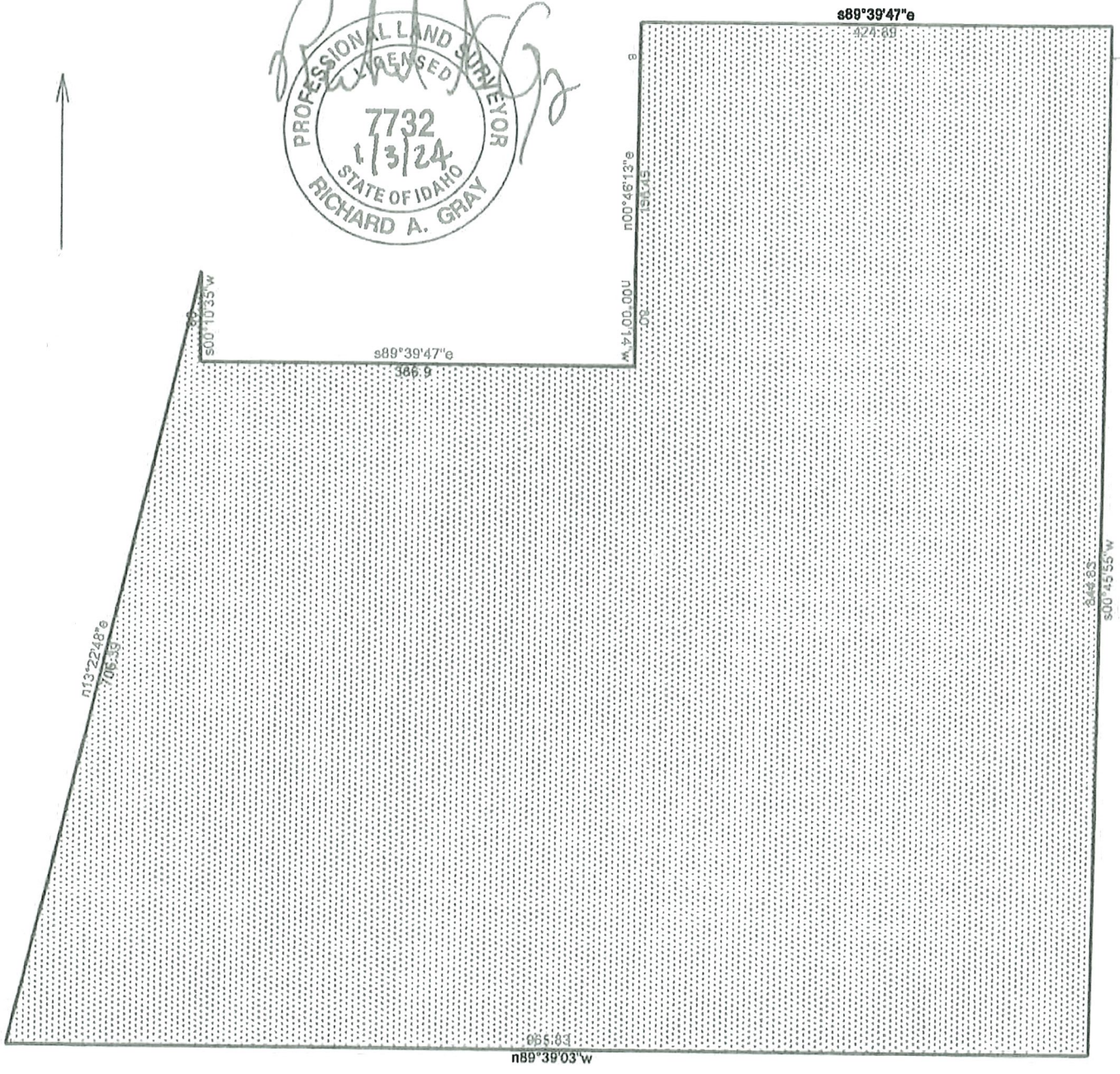


PARCEL A  
15.52 Acres.



COMPASS LAND SURVEYING, PLLC  
623 11th Avenue South Nampa, ID 83651  
Office: (208) 442-0115 Fax: (208) 327-2106

JN 8822



**8822 Annexation**

1/2/2024

Scale: 1 inch= 130 feet | File:

Tract 1: 15.5257 Acres, Closure: s12.4347w 0.01 ft. (1/381506), Perimeter=3782 ft.

- |                     |                     |
|---------------------|---------------------|
| 01 s00.4555w 68.5   | 08 n00.4613e 156.45 |
| 02 s00.4555w 844.83 | 09 n00.4613e 68.5   |
| 03 n89.3903w 965.83 | 10 s89.3947e 424.89 |
| 04 n13.2248e 706.39 |                     |
| 05 s00.1035w 80     |                     |
| 06 s89.3947e 386.9  |                     |
| 07 n00.0014w 80     |                     |

23106 479598  
1 MIDDLETON, CITY OF

P.O. BOX 487  
MIDDLETON, ID 83644



**AFFIDAVIT OF PUBLICATION  
STATE OF IDAHO**

**County of Canyon and Ada**

**SHARON JESSEN**

**of the State of Idaho, being of first duly sworn, deposes  
and says:**

1. That I am a citizen of the United States, and at all times hereinafter mentioned was over the age of eighteen years, and not a party to the above entitled action.
2. That I am the Principle Clerk of the Idaho Press-Tribune, a daily newspaper published in the Counties of Canyon and Ada, State of Idaho; that the said newspaper is in general circulation in the said counties of Canyon and Ada, and in the vicinity of Nampa, Caldwell, and Boise, and has been uninterruptedly published in said Counties during a period of seventy -eight consecutive weeks prior to the first publication of this notice, a copy of which is hereto attached.
3. That the notice, of which the annexed is a printed copy, was published in said newspaper and on IdahoPublicNotices.com 1 times(s) in the regular and entire issue of said paper, and was printed in the newspaper proper, and not in a supplement

That said notice was published the following: 02/13/2024

SHARON JESSEN  
STATE OF IDAHO

On this 15th day of February, in the year of 2024 before me a Notary Public, personally appeared. SHARON JESSEN, known or identified to me to be the person whose name is subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledge to me that he/she executed the same.

Notary Public of Idaho  
My commission expires





LEGAL NOTICE

ORDINANCE NO. 668

Hardley Lane Property / Maverik & Payne/GP3 Parcels
AN ORDINANCE OF THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, ANNEXING TO THE CITY OF MIDDLETON, IDAHO, CERTAIN REAL PROPERTY SITUATED IN THE UNINCORPORATED AREA OF CANYON COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF MIDDLETON, IDAHO, ESTABLISHING THE ZONING CLASSIFICATION OF SAID REAL PROPERTY TO C-3 (HEAVY COMMERCIAL), DIRECTING THAT COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW, AND PROVIDING AN EFFECTIVE DATE.



BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MIDDLETON, COUNTY OF CANYON, STATE OF IDAHO:
Section 1. That the Middleton City Council, upon recommendation of the Planning & Zoning Commission, and following the public notice and hearing procedures set forth in the Local Land Use Planning Act and Middleton City Code Title 1, Chapter 14, approved the Annexation/Rezoning application with respect to the Maverik Convenience Store and Payne Property at a public hearing held on February 7, 2024.

Section 2. The following described property, commonly known as 0 Hwy 44, Middleton, ID (Tax Parcel Nos. R3477200 and R3477201) comprising approximately 16.50 acres, more or less, is contiguous to the City of Middleton, Idaho, and the applicant has requested that said following described property should be annexed into the City of Middleton as C-3 (Heavy Commercial):

See Exhibit "A," attached hereto and made a part hereof by this reference.

Section 3. That the above-described property is hereby annexed into the corporate limits of the City of Middleton and zoned C-3 (Heavy Commercial).

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Section 7. The Clerk of the City of Middleton, Idaho shall within 10 days following the effective date of this ordinance, duly file a certified copy of this ordinance and a map prepared in a draftman like manner plainly and clearly designating the boundaries of the City of Middleton, including the land herein annexed with the following officials of the County of Canyon, State of Idaho, to-wit: the Recorder, Auditor, Treasurer and Assessor and shall file simultaneously a certified copy of this ordinance with the State Tax Commission of the State of Idaho, all in compliance with Idaho Code § 63-215.

PASSED BY THE COUNCIL OF THE CITY OF MIDDLETON, IDAHO, this 7th day of February, 2024.

APPROVED BY THE MAYOR OF THE CITY OF MIDDLETON, IDAHO, this 7th day of February, 2024.

Attest: Jackie L. Hutchison, Mayor
Becky Crofts, City Clerk, City of Middleton

EXHIBIT A
Legal Description & Annexation Sketch

LEGAL DESCRIPTION
The following is a legal description of the property to be annexed into the City of Middleton, Idaho, as shown on the attached map:
Section 14, Township 33N, Range 12E, B1M, Canyon County, Idaho, containing approximately 16.50 acres, more or less, bounded on the north by the City of Middleton, Idaho, on the east by the City of Middleton, Idaho, on the south by the City of Middleton, Idaho, and on the west by the City of Middleton, Idaho.

