

MERIDIAN COMPREHENSIVE PLAN

UPDATES

[ADA COUNTY ORDINANCE 229 \(1990\)](#)

[ADA COUNTY ORDINANCE 257 \(1992\)](#)

[ADA COUNTY ORDINANCE 282 \(1994\)](#)

[ADA COUNTY ORDINANCE 285 \(1995\)](#)

[ADA COUNTY ORDINANCE 345 \(1997\)](#)

[ADA COUNTY ORDINANCE 473 \(2002\)](#)

[ADA COUNTY ORDINANCE 508 \(2003\)](#)

[ADA COUNTY ORDINANCE 535 \(2004\)](#)

[ADA COUNTY ORDINANCE 579 \(2005\)](#)

[ADA COUNTY ORDINANCE 602 \(2005\)](#)

[MERIDIAN RESOLUTION 06-505 \(2006\)](#)

[MERIDIAN RESOLUTION 07-591 \(2007\)](#)

[ADA COUNTY ORDINANCE 717 \(2008\)](#)

[ADA COUNTY ORDINANCE 718 \(2008\)](#)

[MERIDIAN RESOLUTION 08-598 \(2008\)](#)

[MERIDIAN RESOLUTION 08-599 \(2008\)](#)

[MERIDIAN RESOLUTION 08-600 \(2008\)](#)

[ADA COUNTY ORDINANCE 920 \(2021\)](#)

[ADA COUNTY ORDINANCE 921 \(2021\)](#)

[ADA COUNTY RESOLUTION 2620 \(2021\)](#)

AN ORDINANCE AMENDING TITLE NINE, CHAPTER FOUR, THE MERIDIAN AREA OF CITY IMPACT BY PROVIDING FOR ADDITIONAL LAND AREA TO BE INCLUDED WITHIN THE BOUNDARY; PROVIDING THAT THE MERIDIAN COMPREHENSIVE PLAN OF JULY 17TH, 1990, SHALL APPLY TO THE MERIDIAN AREA OF CITY IMPACT; PROVIDING THAT SUBDIVISION PLAT APPLICATIONS INSIDE URBAN SERVICE PLANNING AREA BOUNDARIES IN RURAL TRANSITION (RT) ZONES SHALL INCLUDE A STREET AND UTILITY EASEMENT PLAN FOR FUTURE RESUBDIVISION, WHICH MAY BE WAIVED BY THE MERIDIAN CITY COUNCIL; PROVIDING THAT SUBDIVISION DEVELOPMENT INSIDE URBAN SERVICE PLANNING AREA BOUNDARIES IN RURAL TRANSITION ZONES (RT) REQUIRES INDUSTRIALIZATION OF DRY LINE SEWER AND WATER PRIOR TO OCCUPANCY OF THE FIRST DWELLING, UNLESS WAIVED BY MERIDIAN CITY COUNCIL; AND FINALIZING THE REZONING OF FORMER AP-1, AP-2, AND RR PARCELS TO RT.

BE IT ORDAINED THAT ADA COUNTY CODE TITLE NINE, CHAPTER FOUR, MERIDIAN AREA OF IMPACT, WILL BE AMENDED AS FOLLOWS:

CHAPTER 4

MERIDIAN AREA OF CITY IMPACT

SECTION:

- 9-4-1: Meridian Area of City Impact Boundary
- 9-4-2: Annexation, Area of Impact
- 9-4-3: Applicable Plan Policies and Ordinances
- 9-4-4: Coordination of Plan Amendments, Ordinance Amendments
and Zoning Applications
- 9-4-5: Renegotiation

9-4-1: MERIDIAN AREA OF CITY IMPACT BOUNDARY:

A. Meridian Area of City Impact Boundary Map:

1. The Meridian Area of City Impact is the area designated on the Meridian Area of City Impact Boundary Map, hereby fully incorporated by reference, copies of which are available for inspection at the Ada County Department of Development Services.

2. Amendments to the maps are as follows:

a. Ordinance No. 229, December 20, 1990

B. In case a property under single ownership is divided by the boundary line of the Meridian Area of City Impact and the line divides such property so that one or both of the parts has a depth of three hundred feet (300') or less, such part may be included in the jurisdiction within which the remainder and larger portion of the property is located.

9-4-2: ANNEXATION, AREA OF IMPACT:

A. Annexation by the City of Meridian shall be limited to those lands lying within the area of impact and being contiguous to the boundaries of the City of Meridian.

- B. Upon annexation, the provisions of this agreement shall no longer apply to the annexed area.

9-4-3: APPLICABLE PLAN POLICIES AND ORDINANCES:

- A. The Ada County Meridian Comprehensive Plan as amended by the City of Meridian on July 17, 1990, --Rural Area Section adopted by Ada County as of May 18, 1983, shall apply to the Meridian Area of City Impact.
- ~~B.~~ Presently zoned lands shall be allowed to develop in accordance with development standards contained in Ada County Zoning Ordinance.
- ~~C.~~ B. All subdivision plats, situated within the area of impact, shall be submitted to the City of Meridian for approval, in addition to Ada County approval, as provided in Idaho Code Section 50-1306.
- C. All subdivision plat applications in the Urban Service Planning Area for land zoned RT (Rural Transition) shall require a street and utility easement plan. Said plan shall provide for future resubdivision to urban densities and shall be included on the final plat. This requirement may be waived if a letter is submitted to the Director from the Meridian City Council prior to preliminary plat approval by the Board.
- D. A condition of approval for all subdivision plats in the Urban Service Planning Area for land zoned RT (Rural Transition) shall require that, prior to occupancy of the subdivision's first dwelling unit, dry line sewer and water lines shall be installed to accommodate the future resubdivision to urban densities. This requirement may be waived if a letter is submitted to the Director from the Meridian City Council prior to preliminary plat approval by the Board.
- ~~D.~~ E. The Ada County Code, Title 8, the Zoning Ordinance, ¹ shall be used to implement this Chapter. All land use applications shall also comply with the provisions of this Chapter.

9-4-4: COORDINATION OF PLAN AMENDMENTS, ORDINANCE AMENDMENTS AND ZONING APPLICATIONS:

- A. All applications for County and City amendments to their respective Comprehensive Plans and implementing ordinances which apply within the Meridian Area of City Impact shall be sent by the entity considering such amendment to the other entity. A separate Referral Process shall be adopted by resolution by each entity regarding procedures and time periods for, and the effect of, sending such amendments, and such resolution may be amended from time to time upon mutual agreement in writing by Ada County and the City of Meridian.
- B. All County applications for planned developments, subdivisions, rezones, private roads, and conditional use permits within the Meridian Area of City Impact shall be sent to Meridian, in accordance with the Referral Process arrive at pursuant to subsection A above.

9-4-5: RENEGOTIATION:

- A. In accordance with Idaho Code § 67-6526(d), the Meridian City Council or the Board of ~~Ada County Commissioners~~ may request, in writing, renegotiation of any provision of this Chapter at any time. Within thirty (30) days of receipt of such written request by either party, a meeting between the two (2) jurisdictions shall occur.

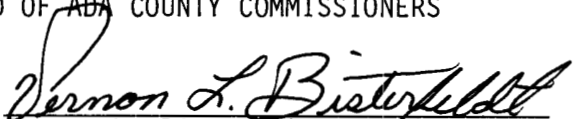
- B. While renegotiation is occurring, all provisions of this Chapter shall remain in effect until this Chapter is amended or a substitute ordinance is adopted by Meridian and Ada County, in accordance with the notice and hearing procedures provided in ~~title 67, chapter 65 of~~ Ada County and Idaho Code §, or until a declaratory judgment from the District Court is final. Provided, however, that this Chapter or stipulated portions thereof shall be of no further force and effect if both jurisdictions so agree by mutually adopted resolution.

~~Ada County Code, Title 8~~

ADOPTED THIS 20TH DAY OF DECEMBER, 1990, IN BOISE, IDAHO.

BOARD OF ADA COUNTY COMMISSIONERS

By:


Vernon L. Bisterfeldt, Chairman

By:


Judy M. Peavey, Commissioner

By:


Dave O'Leary, Commissioner

ATTEST:


John Bastida, Ada County Clerk

LEGAL NOTICE OF ZONE CHANGE

AS SHOWN ON THE FOLLOWING MAP, AND AS AGREED BETWEEN ADA COUNTY AND THE CITY OF MERIDIAN, IN ACCORDANCE WITH THE ADOPTED AREA OF CITY IMPACT AGREEMENT AND THE REFERRAL PROCESS, THE AREAS INSIDE THE MERIDIAN AREA OF CITY IMPACT BOUNDARY CURRENTLY ZONED AP-1 (AGRICULTURAL PRESERVATION), AP-2 (AGRICULTURAL PRESERVATION/URBAN EXPANSION), AND RR (RURAL RESIDENTIAL) ARE HEREBY REZONED TO RT (RURAL TRANSITION).

BOARD OF ADA COUNTY COMMISSIONERS

By: *Vernon L. Bisterfeldt*
Vernon L. Bisterfeldt, Chairman

By: *Judy M. Peavey*
Judy M. Peavey, Commissioner

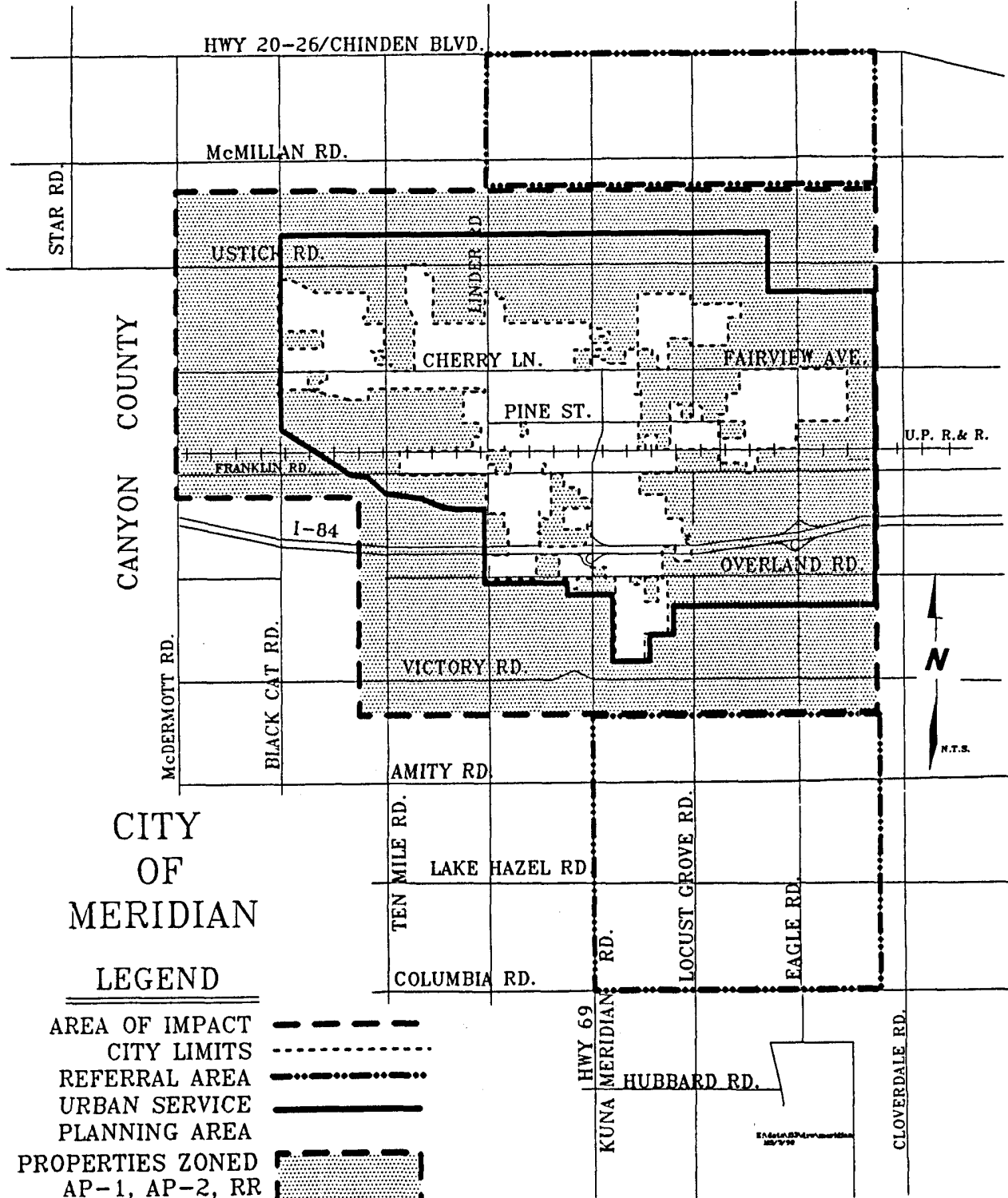
By: *Dave O'Leary*
Dave O'Leary, Commissioner

ATTEST:

John Bastida
John Bastida, Ada County Clerk

PUBLISH ONE TIME:

MERIDIAN IMPACT AREA EXPANSION AND REZONES



CANYON COUNTY

CITY OF MERIDIAN

- LEGEND**
- AREA OF IMPACT
 - CITY LIMITS
 - REFERRAL AREA
 - URBAN SERVICE
 - PLANNING AREA
 - PROPERTIES ZONED
 - AP-1, AP-2, RR
 - SHALL BE REZONED
 - TO RT

AN ORDINANCE AMENDING TITLE NINE, CHAPTER THREE, BOISE CITY AREA OF CITY IMPACT, BY PROVIDING ADDITIONAL LAND AREA TO BE INCLUDED WITHIN THE BOISE CITY AREA OF CITY IMPACT.

BE IT ORDAINED THAT ADA COUNTY CODE TITLE NINE, CHAPTER THREE, BOISE CITY AREA OF CITY IMPACT, WILL BE AMENDED AS FOLLOWS:

CHAPTER 3

BOISE CITY AREA OF CITY IMPACT

SECTION:

9-3-1: BOISE CITY AREA OF CITY IMPACT BOUNDARY:

A. Boise City Area of City Impact Boundary Map.

1. The Boise City Area of City Impact is the area designated on the Boise City Area of City Impact Boundary Map, hereby fully incorporated by reference, copies of which are available for inspection at the Ada County Development Services Department.

2. Amendments to the maps are as follows:

- a. Ordinance No. 158, November 26, 1986
- b. Ordinance No. 187, June 9, 1988
- c. Ordinance No. 245, April 2, 1992
- d. Ordinance No. _____, 1992

ADOPTED THIS 3 DAY OF Dec., 1992.

BOARD OF ADA COUNTY COMMISSIONERS

By: John Bastida
John Bastida
Chairman

By: Gary Glenn
Gary Glenn
Commissioner

By: Vernon L. Bisterfeldt
Vernon L. Bisterfeldt
Commissioner

ATTEST:

J. David Navarro
J. David Navarro, Ada County Clerk

AN ORDINANCE AMENDING TITLE NINE, CHAPTER FOUR, MERIDIAN AREA OF CITY IMPACT, BY REMOVING LAND AREA FROM THE MERIDIAN AREA OF CITY IMPACT.

BE IT ORDAINED THAT ADA COUNTY CODE TITLE NINE, CHAPTER FOUR, MERIDIAN AREA OF CITY IMPACT, WILL BE AMENDED AS FOLLOWS:

CHAPTER 4

MERIDIAN AREA OF CITY IMPACT

SECTION:

9-4-1: MERIDIAN AREA OF CITY IMPACT BOUNDARY:

A. Meridian Area of City Impact Boundary Map.

1. The Meridian Area of City Impact is the area designated on the Meridian Area of City Impact Boundary Map, hereby fully incorporated by reference, copies of which are available for inspection at the Ada County Development Services Department.

2. Amendments to the maps are as follows:

- a. Ordinance No. 229, December 20, 1990
- b. Ordinance No. _____, 1992

ADOPTED THIS 3 DAY OF Dec, 1992.

BOARD OF ADA COUNTY COMMISSIONERS

By: John Bastida
John Bastida
Chairman

By: Gary Glenn
Gary Glenn
Commissioner

By: Vernon L. Bisterfeldt
Vernon L. Bisterfeldt
Commissioner

ATTEST:

J. David Navarro
J. David Navarro, Ada County Clerk

FRANKLIN ROAD
N 89° 29' 19" W 2702.58

9 10
16 15

1351.29

N 00° 06' 30" W
558.08

IMPACT AREA BOUNDARY

NE1/4 NE1/4

PARCEL 1
10.45 AC.

N 00° 06' 30" W
1145.19

NE 1/16th CORNER

N 00° 00' 00" E 2661.09
CLOVERDALE ROAD
(BASIS OF BEARING)

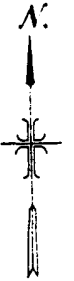
BEDELCO PURCHASE

BOISE IMPACT AREA

MERIDIAN IMPACT AREA

CHAFFIN DRAIN

RIDENBAUGH CANAL



I, Michael
Land Surveyor
map has
ground un
accurate
with the
Code 55-
relating to

Michael E.

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ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE NINE, CHAPTER THREE, ADA COUNTY CODE, BOISE CITY AREA OF CITY IMPACT, BY PROVIDING FOR THE ADDITION OF CERTAIN LAND WITHIN THE BOUNDARIES OF THE BOISE CITY AREA OF IMPACT; AND AMENDING TITLE NINE, CHAPTER FOUR, ADA COUNTY CODE, MERIDIAN AREA OF CITY IMPACT, BY PROVIDING FOR THE REMOVAL OF CERTAIN LAND FROM THE BOUNDARIES OF THE MERIDIAN AREA OF CITY IMPACT, TO WIT:

Commencing at a point marking the East 1/4 corner of the said Section 16; thence along the Easterly boundary of the said SE 1/4 of Section 16, which is also the centerline of South Cloverdale Road
South 00°14'21" West 1327.47 feet to a point marking the Southeast corner of the NE 1/4 of the said SE 1/4 of Section 16; thence along the Southerly boundary of the said NE 1/4 of the SE 1/4 of Section 16
North 89°15'06" West 1342.48 feet to the Southeast corner of the NW 1/4 of the said SE 1/4 of Section 16, also said point being the **REAL POINT OF BEGINNING**; thence along the Southerly boundary of the said NW 1/4 of the SE 1/4 of Section 16
North 89°15'06" West 455.10 feet to a point on the centerline of the Ridenbaugh Canal; thence along the said centerline of the Ridenbaugh Canal
North 13°45'44" East 1135.38 feet to a point on the Southerly boundary of Interstate 84, F.A.P. No. I-80N-1(29)45; thence along the said Southerly boundary of Interstate 84
South 89°35'17" East 186.25 feet to a point on the Easterly boundary of the said NW 1/4 of the SE 1/4 of Section 16; thence along the said Easterly boundary of the said NW 1/4 of the SE 1/4 of Section 16
South 00°03'59" West 1107.39 feet to the **POINT OF BEGINNING**.

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BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS, ADA COUNTY, THAT ADA COUNTY CODE, TITLE NINE, CHAPTER THREE, BOISE CITY AREA OF CITY IMPACT, AND ADA COUNTY CODE, TITLE NINE, CHAPTER FOUR, MERIDIAN AREA OF CITY IMPACT, BE AMENDED AS FOLLOWS:

9-3-1: **BOISE CITY AREA OF CITY IMPACT BOUNDARY:**

A. Boise City Area of Impact Boundary Map.

1. The Boise City Area of City Impact is the area designated on the Boise City Area of City Impact Boundary Map, hereby fully incorporated by reference, copies of which are available for inspection at the Ada County Development Services Department.

2. Amendments to the map are as follows:

- a. Ordinance No. 158, 11-26-86
- b. Ordinance No. 187, 6-9-88
- c. Ordinance No. 245, 4-2-92
- d. Ordinance No. 257, 12-3-92
- e. Ordinance No. _____, - -94

9-4-1: **MERIDIAN AREA OF CITY IMPACT BOUNDARY:**

A. Meridian Area of City Impact Boundary Map:

1. The Meridian Area of City Impact is the area designated on the Meridian Area of City Impact Boundary Map, hereby fully incorporated by reference, copies of which are available for

inspection at the Ada County Development Services Department.

2. Amendments to the maps are as follows:

- a. Ordinance No. 229, December 20, 1990.
- b. Ordinance No. 257, December 03, 1992
- c. Ordinance No. 278, _____, 1994.

ADOPTED THIS 1st DAY OF December, 1994.

Board of Ada County Commissioners

By: Vernon L. Bisterfeldt
Vernon L. Bisterfeldt, Chairman

By: Gary Glenn
Gary Glenn, Commissioner

By: Roger D. Simmons
Roger D. Simmons, Commissioner

ATTEST:

David Navarro
J. David Navarro, Ada County Clerk

AN ORDINANCE AMENDING TITLE NINE, CHAPTER THREE, AND TITLE NINE, CHAPTER 4, ADA COUNTY CODE, BOISE CITY AREA OF CITY IMPACT BOUNDARY MAP AND MERIDIAN AREA OF CITY IMPACT BOUNDARY MAP, REMOVING A THREE HUNDRED FIFTY ONE ACRE SECTION OF LAND FROM THE MERIDIAN AREA OF CITY IMPACT AND PLACING IT IN THE BOISE CITY AREA OF CITY IMPACT, TO WIT:

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS, ADA COUNTY, IDAHO THAT ADA COUNTY CODE, TITLE NINE, CHAPTER THREE, BOISE CITY AREA OF CITY IMPACT, AND ADA COUNTY CODE, TITLE NINE, CHAPTER FOUR, MERIDIAN AREA OF CITY IMPACT, BE AMENDED AS FOLLOWS:

A parcel of land lying in Section 32 and Section 33, Township 4 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the section corner common to Sections 28, 29, 32, and 33, T.4N., R. 1E., B.M., thence S 00°00'20"W 1327.10 feet along the section line common to Sections 32 and 33, to the northwest corner of the S ½ of the NW ¼ of Section 33, the **REAL POINT OF BEGINNING** of this description;

Thence N 89°49'13" E 2656.31 feet along the north line of the S ½ of the NW ¼ to the northwest corner of the SW ¼ of the NE ¼, all of said Section 33;

Thence N 89°34'27" E 1331.15 feet to the northeast corner of the SW ¼ of the NE ¼ of said Section 33;

Thence S 00°12'51" E 1325.40 feet along the east line of the SW ¼ of the NE ¼ to the northeast corner of the W ½ of the SE ¼ of said Section 33;

Thence S 00°10'56" W 2653.57 feet along the east line of the W ½ of the SE ¼ to the southeast corner of the W ½ of the SE ¼ of said Section 33;

Thence S 89°45'37" W 1324.86 feet along the south line of the W ½ of the SE ¼ to the southwest corner of the W ½ of the SE ¼ (the south ¼ corner of Section 33);

Thence S 89°40'35" W 1329.65 feet along the south line of the SE ¼ of the SW ¼ to the southwest corner of the SE ¼ of the SW ¼ of said Section 33;

Thence N 00°01'12" W 1326.65 feet along the west line of the SE ¼ of the SW ¼ to the southeast corner of the NW ¼ of the SW ¼ of said Section 33;

Thence S 89°41'44" W 1329.17 feet along the south line of the NW ¼ of the SW ¼ to the southeast corner of the NE ¼ of the SE ¼ of Section 32;

Thence S 89°42'47" W 369.14 along the south line of the NE ¼ of the SE ¼ of Section 32 to a point on the southerly boundary of a parcel of land as described in that certain Warranty Deed filed as Instrument No. 9000952, records of Ada County, Idaho;

Northwesterly along the southerly boundary of said Warranty Deed the following courses and distances;

Thence N 84°06'58" W 265.94 feet to a point;

Thence N 73°22'58" W 243.40 feet to a point;

Thence N 38°04'58" W 193.50 feet to a point;

Thence N 63°04'58" W 37.96 feet to a point on the west line of Lot 3, Block 1, Jasmine Acres Subdivision extended south;

Thence leaving the southerly boundary of said Warranty Deed N 00°19'40" W 1056.70 feet along the west line of Lot 1 and Lot 3, Block 1, Jasmine Acres Subdivision, extended south, to a point on the north line of the NE ¼ of the SE ¼ of said Section 32, said point being the northwest corner of said Lot 1;

Thence N 89°40'14" E 370.22 feet along the north line of the NE ¼ of the SE ¼ (the north line of said Lot 1) to a point on the west line, extended south, of a parcel of land as described in that certain Warranty Deed filed as Instrument No. 9108729, records of Ada County, Idaho;

Thence N 00°00'20" E 1325.63 feet along the west line, extended south, of Warranty Deed, Instrument No. 9108729, said west line being 656.00 feet west and parallel with the east line of the SE ¼ of the NE ¼, to a point on the north line of the SE ¼ of the NE ¼, all of said Section 32;

Thence N 89°32'32" E 656.00 feet along the north line of the SE ¼ of the NE ¼ to the **REAL POINT OF BEGINNING** of this description;

Said parcel of land contains 373.74 acres, more or less.

This legal description was prepared from data of record and does not represent an actual boundary survey made on the ground.

9-3-1:

BOISE CITY AREA OF CITY IMPACT BOUNDARY:

A. Boise City Area of Impact Boundary Map.

1. The Boise City Area of City Impact is the area designated on the Boise City Area of City Impact Boundary Map, hereby fully incorporated by reference, copies of which are available for inspection at the Ada County Development Services Department.

2. Amendments to the map are as follows:

a. Ordinance No. 158, 11-26-86

b. Ordinance No. 187, 6-9-88

c. Ordinance No. 245, 4-2-92

d. Ordinance No. 257, 12-3-92

e. Ordinance No. 285, 1 26-94 5

9-4-1:

MERIDIAN AREA OF CITY IMPACT BOUNDARY:

A. Meridian Area of City Impact Boundary Map:

1. The Meridian Area of City Impact is the area designated on the Meridian Area of City Impact Boundary Map, hereby fully incorporated by reference, copies of which are available for inspection at the Ada County Development Services Department.

2. Amendments to the maps are as follows:

a. Ordinance No. 229, December 20, 1990.

b. Ordinance No. 257, December 03, 1992

c. Ordinance No. 285, Jan. 26, 1994.

ADOPTED THIS 26 DAY OF January, 1995.

Board of Ada County Commissioners

By: *Vernon L. Bisterfeldt*
Vernon L. Bisterfeldt, Chairman

By: ABSENT
Gary Glenn, Commissioner

By: *Roger D. Simmons*
Roger D. Simmons, Commissioner

ATTEST:

David Navarro
J. David Navarro, Ada County Clerk

AN ORDINANCE AMENDING THE ADA COUNTY CODE, TITLE 9, CHAPTER 4, MERIDIAN AREA OF CITY IMPACT, TO PROVIDE FOR AN AMENDED AREA OF CITY IMPACT BOUNDARY, TO PROVIDE FOR PROPERTIES DIVIDED BY THE AREA OF CITY IMPACT BOUNDARY; AND TO PROVIDE PROCEDURES TO COORDINATE PLAN AMENDMENTS, ORDINANCE AMENDMENTS AND ZONING APPLICATIONS.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ADA COUNTY, IDAHO, THAT ADA COUNTY CODE, TITLE 9, CHAPTER 4, SECTION 1, IS HEREBY AMENDED AS FOLLOWS:

9-4-1: **MERIDIAN AREA OF CITY IMPACT BOUNDARY:**

A. Meridian Area of City Impact Boundary Map:

1. The Meridian Area of City Impact is the area designated on the Meridian Area of City Impact Boundary Map, hereby fully incorporated by reference, copies of which are available for inspection at the Ada County Development Services Department.
2. Amendments to the Map are as follows:
 - a. Ordinance No. 229, December 20, 1990.
 - b. Ordinance No. 257, December 3, 1992.
 - c. Ordinance No. 282, December 1, 1994.
 - d. Ordinance No. 345, September 24, 1997. (Ord. 136, 10-17-84; amd. Ord. 137, 10-17-84; amd. Ord. 161, 12-10-86; amd. Ord. 229, 12-20-90; amd. Ord. 257, 12-3-92; amd. Ord. 282, 12-1-94; amd. Ord. 345, 9-24-97)

- B. In case a property under single ownership is divided by the boundary line of the Meridian Area of City Impact and any other area of city impact boundary and the line divides such property so that one or both of the parts has a depth of three hundred feet (300') or less, such part may be included in the jurisdiction within which the remainder and larger portions of the property is located. (Ord. 136, 10-17-84; amd. Ord. 137, 10-17-84; amd. Ord. 161, 12-10-86; amd. Ord. 229, 12-20-90; amd. Ord. 257, 12-3-92, amd. Ord. 345, 9-24-97)

EXCEPTION: In the case where a property under a single ownership is divided by the boundary line of the Meridian Area of City Impact only, the smaller portion of such property may, without the three hundred foot (300') limitation stated above, be included in the jurisdiction within which the larger portion of the property is located.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ADA COUNTY, IDAHO, THAT ADA COUNTY CODE, TITLE 9, CHAPTER 4, SECTION 3, IS HEREBY AMENDED AS FOLLOWS:

9-4-3: **APPLICABLE PLAN POLICIES AND ORDINANCES:**

- A. The Meridian Comprehensive Plan, as ~~amended-adopted~~ by the City of Meridian on ~~December 7, 1993~~ December 21, 1993, shall apply to the Meridian Area of City Impact.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ADA COUNTY, IDAHO, THAT ADA COUNTY CODE, TITLE 9, CHAPTER 4, SECTION 4, IS HEREBY AMENDED AS FOLLOWS:

9-4-4: **COORDINATION OF PLAN AMENDMENTS, ORDINANCE AMENDMENTS AND ZONING APPLICATIONS:**

- ~~A. All applications for County and City amendments to their respective comprehensive plans and implementing ordinances which apply within the Meridian Area of City Impact shall be sent to the entity considering such amendment to the other entity. A separate referral process shall be adopted by resolution by each entity regarding procedures and time periods for, and the effect of, sending such amendments, and such resolution may be amended from time to time upon mutual agreement in writing by Ada County and the City of Meridian.~~
- ~~B. All County applications for planned developments, subdivisions, rezones, private roads, and conditional use permits within the Meridian Area of City Impact shall be sent to Meridian, in accordance with the referral process arrived at pursuant to subsection A above. (Ord. 137, 10-17-84; amd. Ord. 161, 12-10-86; amd. Ord. 229, 12-20-90)~~

A. Amendment of City Comprehensive Plan and Ordinances

1. All proposed amendments to the Meridian City Comprehensive Plan or the Meridian Zoning and/or Subdivision Ordinances shall be forwarded to the Ada County Development Services Department Director by the Meridian City Clerk at least thirty (30) days prior to any public hearing on any such proposed amendment(s), whether said amendment(s) is before the Meridian Planning and Zoning Commission or the Meridian City Council. The Ada County Department of Development Services shall determine whether or not such amendment(s) is (are) in conflict with either the Ada County Comprehensive Plan or the Ada County Zoning Ordinance. The Ada County Development Services Department Director shall notify the Meridian Planning and Zoning Commission, or the Meridian City Council, as the case may be, of such determination in writing prior to or at such public hearing. Such input from the County shall not be binding or controlling on Meridian, but shall be treated as documentary evidence.

2. When the Meridian City Council has rendered a final decision to adopt an amendment to the Meridian Comprehensive Plan or the Meridian Zoning and/or Subdivision Ordinances, the Meridian City Clerk shall, within fifteen (15) days, forward a copy of the final document to the Ada County Development Services Department Director and the Board of Ada County

Commissioners, along with a notice as to when the amendment will take effect in the City. Within thirty (30) days after the Plan amendment was mailed, the Board of Ada County Commissioners shall either protest the amendment and request renegotiation of the area of city impact ordinances, or if necessary, shall direct the Ada County Planning and Zoning Commission to schedule the amendment for public hearing as an amendment to the area of city impact ordinance.

B. Amendment of County Comprehensive Plan and Zoning Ordinance

1. All proposed amendments to the Ada County Comprehensive Plan and/or the Ada County Zoning Ordinance shall be forwarded by the Ada County Development Services Department Director to the Meridian City Clerk at least thirty (30) days prior to any public hearing on any such proposed amendment(s). The Meridian City Council and/or the Meridian Planning and Zoning Commission shall determine whether or not such amendment is in conflict with one or more of the goals, objectives, policies or provisions of the Meridian Comprehensive Plan, or the Meridian Zoning and/or Subdivision Ordinances. The Meridian City Council shall notify the Ada County Development Services Department of such determination in writing prior to or at such public hearing. Such input from the City shall not be binding or controlling on the County, but shall be treated as documentary evidence.

2. The Board of Ada County Commissioners shall notify Meridian City, in writing, of the County's action on such amendment(s) within fifteen (15) days following a final decision on such matter along with notice as to when the amendment(s) will take effect in the County. Within thirty (30) days after the amendment(s) were mailed, the Meridian City Council shall either protest the amendment(s) and request renegotiation of the Area of City Impact Ordinances, or if necessary, shall direct the Meridian City Planning and Zoning Commission to schedule the amendment for public hearing as an amendment to the Area of City Impact Ordinance.

C. Processing of Land Use Applications in the Meridian Area of City Impact

1. Thirty (30) days prior to any county public hearing on such application, the Ada County Development Services Department Director shall send to the Meridian City Clerk all County land use applications to be considered by the Ada County Planning and Zoning Commission or the Board of Ada County Commissioners concerning property located within the Meridian City Area of City Impact. The Meridian Planning and Zoning Commission or the Meridian City Council shall make recommendations to the Ada County Development Services Department Director on such application, in writing, and shall cite the Meridian Zoning and/or Subdivision Ordinances or the Meridian Comprehensive Plan policies, goals, objectives or provisions supporting such recommendation. Such recommendation shall be submitted in writing to the Ada County Development Services Department Director prior to or at such public hearing. Such input from Meridian shall not be binding or controlling on the County, but shall be treated as documentary evidence.

2. Neither the Board of Ada County Commissioner nor the Ada County Planning and Zoning Commission shall hold a public hearing on such application until the recommendation of the Meridian City Council or Meridian City Planning and Zoning Commission, as the case may be, has been received, or the date the County should have been received said Council's or Commission's recommendations, specified above, has passed.

3. The Ada County Department of Development Services will notify the Meridian City Clerk in writing of the County Planning and Zoning Commission or Board of Ada County Commissioners' action on land use applications located within the Meridian City Area of City Impact within fifteen (15) days following a final action by the appropriate County agency on such matter.

D. Referral Areas

1. Amendments to the Ada County Comprehensive Plan, the Ada County Zoning Ordinance, and all Area of City Impact Ordinances which apply within the Referral Areas, as identified on the City of Meridian Area of City Impact Map, and all land use applications within those referral areas to be considered by the Ada County Planning and Zoning Commission or the Board of Ada County Commissioners shall be sent by the Ada County Development Services Department Director to the Meridian City Clerk least thirty (30) days prior to any public hearing on them. Any comment by the Meridian City Council on such documents shall be made to the Ada County Development Services Department in writing prior to or at such public hearing. Such input from Meridian shall not be binding or controlling on the County, but shall be treated as documentary evidence. The Ada County Development Services Department Director shall notify the Meridian City Clerk in writing of the County's action on such documents within thirty (30) days following a final action by the appropriate County agency on such matter.

APPROVED AND ADOPTED THIS 24 TH DAY OF SEPTEMBER, 1997.

Board of Ada County Commissioners

By: Vernon L. Bisterfeldt
Vernon L. Bisterfeldt, Chairman

By: Frank Walker
Frank Walker, Commissioner

By: Roger D. Simmons
Roger D. Simmons, Commissioner






ATTEST:

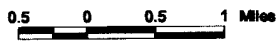
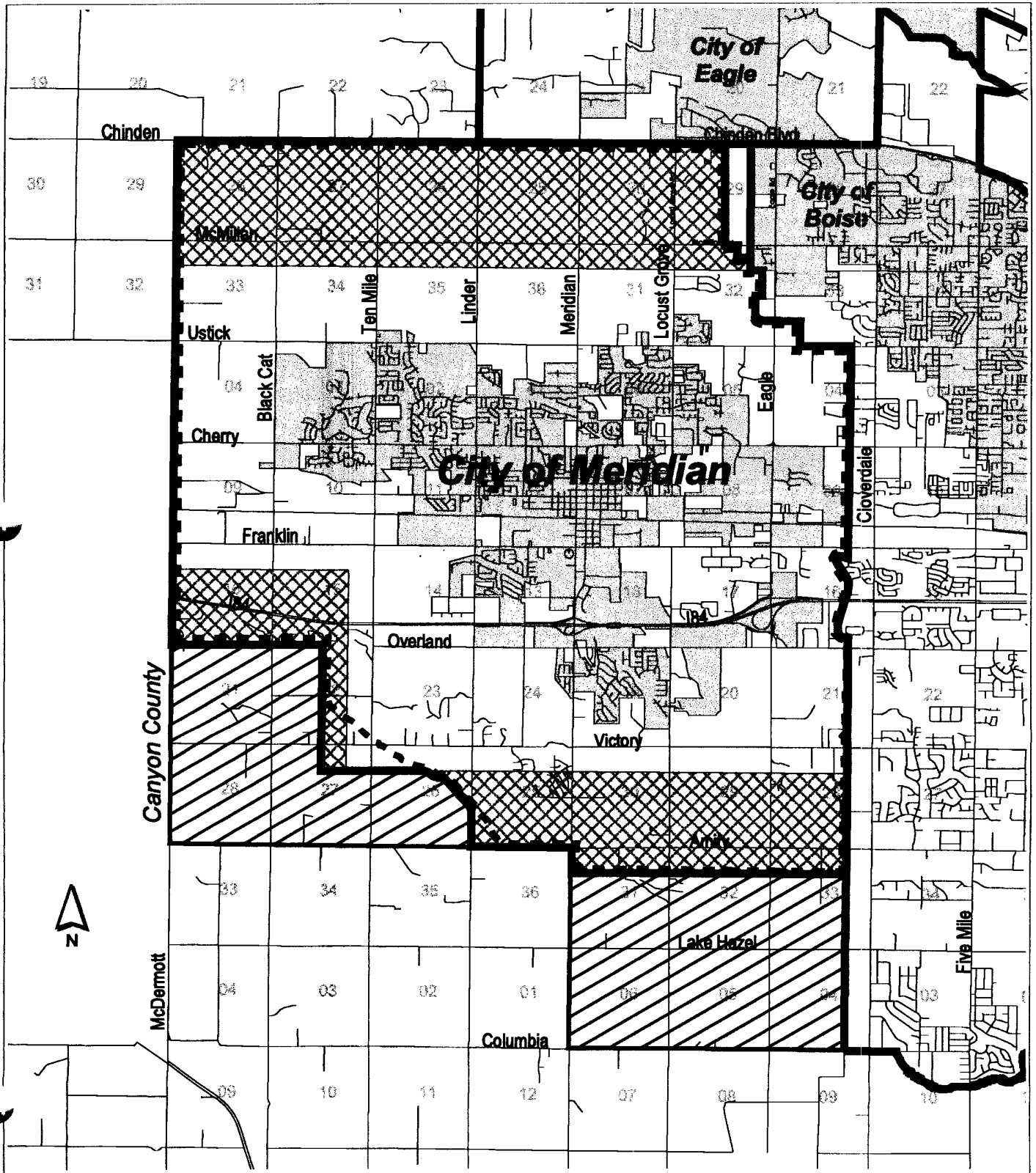
J. David Navarro
J. David Navarro, Ada County Clerk

PUBLICATION DATE 10-8-97

Meridian Area of City Impact

Ada County Ordinance No. 345.

-  Meridian Urban Service Planning Area
-  Areas of City Impact
-  Additions to Meridian Area of City Impact & Rezone of RR Parcels to RT
-  Meridian Area of City Impact Referral Area
-  Incorporated Areas



For Information Contact: Ada County Development Services
 650 Main Street / Boise, Idaho
 (208) 384-2277

9/25/97 (mm)

345

LEGAL NOTICE
SUMMARY OF ADA COUNTY ORDINANCE NO. 345

ON THE 24TH DAY OF SEPTEMBER, 1997, THE BOARD OF ADA COUNTY COMMISSIONERS ADOPTED ORDINANCE NO. 345, AN ORDINANCE AMENDING THE ADA COUNTY CODE, TITLE 9, CHAPTER 4, MERIDIAN AREA OF CITY IMPACT, TO PROVIDE FOR AN AMENDED AREA OF CITY IMPACT BOUNDARY, TO PROVIDE FOR PROPERTIES DIVIDED BY THE AREA OF CITY IMPACT BOUNDARY; TO PROVIDE PROCEDURES TO COORDINATE PLAN AMENDMENTS, ORDINANCE AMENDMENTS AND ZONING APPLICATIONS; AND TO REZONE PROPERTIES WITHIN THE AMENDED AREA OF CITY IMPACT BOUNDARY FROM RURAL RESIDENTIAL (RR) TO RURAL TRANSITION (RT).

ORDINANCE NO. 345 SHALL BE EFFECTIVE UPON PUBLICATION. A FULL TEXT OF THE ORDINANCE IS AVAILABLE FOR PUBLIC INSPECTION AT THE OFFICE OF THE ADA COUNTY CLERK, 650 MAIN STREET, BOISE, IDAHO.

APPROVED THIS 24th DAY OF September, 1997.

Board of Ada County Commissioners

By: Vernon L. Bisterfeldt
Vernon L. Bisterfeldt, Chairman

By: Frank Walker
Frank Walker, Commissioner






By: Roger Simmons
Roger Simmons, Commissioner

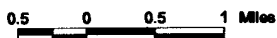
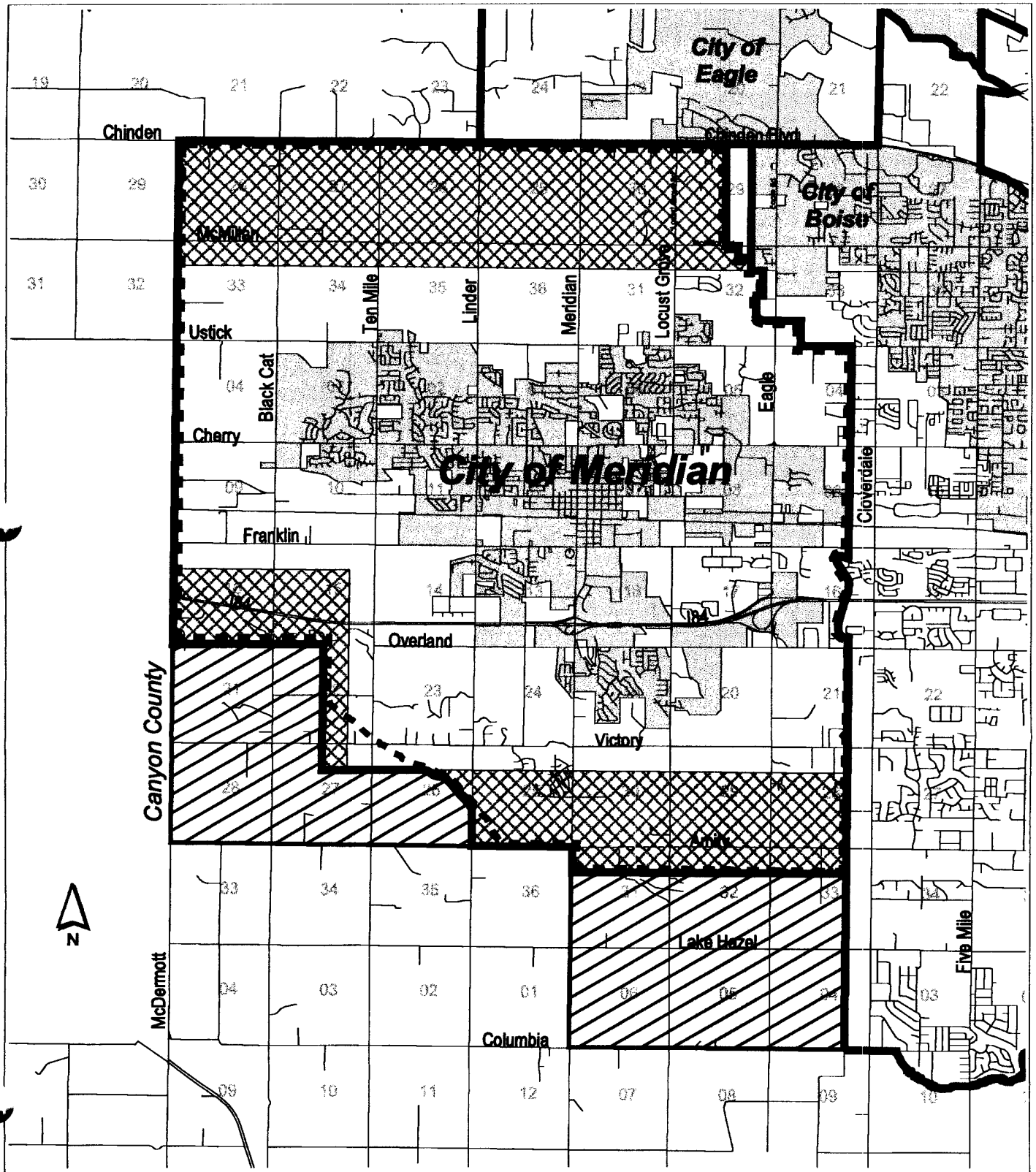
ATTEST:

J. David Navarro
J. David Navarro, Ada County Clerk

Meridian Area of City Impact

Ada County Ordinance No. 345.

-  Meridian Urban Service Planning Area
-  Areas of City Impact
-  Additions to Meridian Area of City Impact & Rezone of RR Parcels to RT
-  Meridian Area of City Impact Referral Area
-  Incorporated Areas



For Information Contact: Ada County Development Services
 650 Main Street / Boise, Idaho
 (208) 384-2277

9/25/97 (mm)

STATEMENT OF APPROVAL

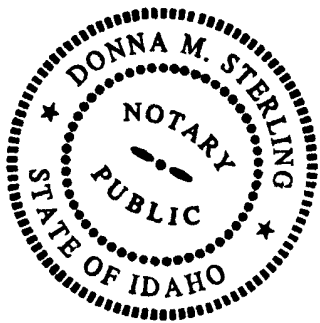
I, J. David Navarro, Ada County Clerk, do hereby declare that the attached summary of the Ada County Ordinance No. 345 is true and complete and provides adequate notice to the public pursuant to Idaho Code § 31-715A.

J. David Navarro

J. David Navarro
Ada County Clerk

STATE OF IDAHO)
) ss.
County of Ada)

SUBSCRIBED AND SWORN to before me this 3rd day of
October, 1997.



Donna M. Sterling

Notary Public for Idaho
Commission Expires 11-25-97

AN ORDINANCE AMENDING TITLE 9, CHAPTER 3, ADA COUNTY CODE, ENTITLED BOISE CITY AREA OF CITY IMPACT TO INCLUDE APPROXIMATELY 9.7 ACRES OF LAND INTO THE BOISE CITY AREA OF CITY IMPACT, AND AMENDING TITLE 9, CHAPTER 4, ADA COUNTY CODE, ENTITLED MERIDIAN AREA OF CITY IMPACT TO EXCLUDE SAID LAND FROM THE MERIDIAN AREA OF CITY IMPACT.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS, ADA COUNTY, IDAHO, THAT THE BOISE CITY AREA OF CITY IMPACT AND THE MERIDIAN AREA OF CITY IMPACT ARE AMENDED TO INCLUDE APPROXIMATELY 9.7 ACRES OF LAND INTO THE BOISE CITY AREA OF CITY IMPACT AND TO EXCLUDE SAID LAND FROM THE MERIDIAN AREA OF CITY IMPACT, AS SET FORTH IN EXHIBIT "A" ATTACHED HERETO, AND ADA COUNTY CODE, TITLE 9, CHAPTER 3, BOISE CITY AREA OF CITY IMPACT AND ADA COUNTY CODE, TITLE 9, CHAPTER 4, MERIDIAN AREA OF CITY IMPACT BE AMENDED AS FOLLOWS:

9-3-1: BOISE CITY AREA OF CITY IMPACT BOUNDARY:

A. Boise City Area Of City Impact Boundary Map:

1. The Boise City area of city impact is the area designated on the Boise City area of city impact boundary map, hereby fully incorporated by reference, copies of which are available for inspection at the Ada County development services department.

2. Amendments to the map are as follows:

- a. Ordinance 158, November 26, 1986.
- b. Ordinance 187, June 9, 1988.
- c. Ordinance 245, April 2, 1992.
- d. Ordinance 257, December 3, 1992.
- e. Ordinance 282, December 1, 1994.
- f. Ordinance 284, December 22, 1994.
- g. Ordinance 285, January 26, 1995.
- h. Ordinance 327, April 9, 1997.
- i. Ordinance 354, March 11, 1998.
- j. Ordinance 366, October 7, 1998.

k. Ordinance 425, May 23, 2001.

l. Ordinance 473, November 20, 2002.

- B. Division By Boundary Line: In the case where a property under single ownership is divided by the boundary line of the Boise City area of city impact and any other area of city impact boundary, and the lines divide such property so that one or both of the parts has a depth of three hundred feet (300') or less, such part may be included in the jurisdiction within which the larger portion of the property is located.

Exception: In the case where a property under a single ownership is divided by the boundary line of the Boise City area of city impact only, the smaller portion of such property may, without the three hundred foot (300') limitation stated above, be included in the jurisdiction within which the larger portion of the property is located.

- C. Annexation: Upon annexation of any portion of the area of city impact into Boise City, the provisions of this chapter shall no longer apply to such annexed areas.

9-4-1: **MERIDIAN AREA OF CITY IMPACT BOUNDARY:**

- A. Meridian Area Of City Impact Boundary Map:

1. The Meridian area of city impact is the area designated on the Meridian area of city impact boundary map, hereby fully incorporated by reference, copies of which are available for inspection at the Ada County development services department.

2. Amendments to the map are as follows:

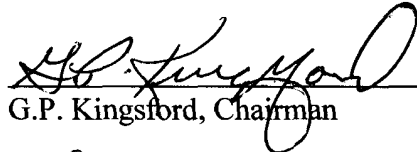
- a. Ordinance 229, December 20, 1990.
- b. Ordinance 257, December 3, 1992.
- c. Ordinance 282, December 1, 1994.
- d. Ordinance 285, January 26, 1995.
- e. Ordinance 345, September 24, 1997.
- f. Ordinance 473, November 20, 2002.

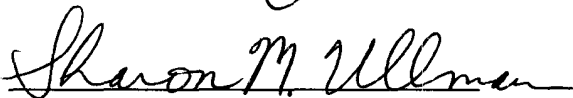
- B. Division By Boundary: In case a property under single ownership is divided by the boundary line of the Meridian area of city impact and any other area of city impact boundary and the line divides such property so that one or both of the parts has a depth of three hundred feet (300') or less, such part may be included in the jurisdiction within which the remainder and larger portion of the property is located.

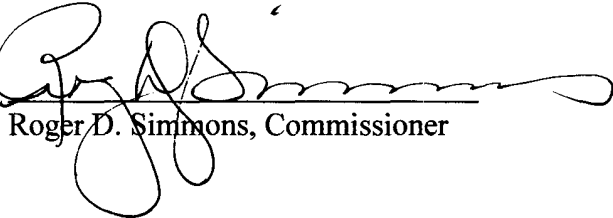
Exception: In the case where a property under a single ownership is divided by the boundary line of the Meridian area of city impact only, the smaller portion of such property may, without the three hundred foot (300') limitation stated above, be included in the jurisdiction within which the larger portion of the property is located.

APPROVED AND ADOPTED THIS 20th DAY OF NOVEMBER, 2002.

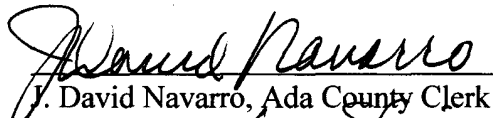
Board of Ada County Commissioners

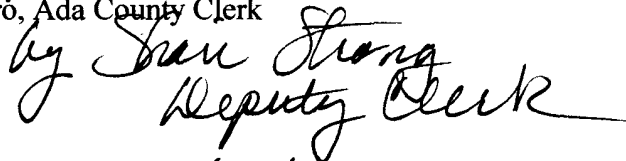
By: 
G.P. Kingsford, Chairman

By: 
Sharon M. Ullman, Commissioner

By: 
Roger D. Simmons, Commissioner

ATTEST:


David Navarro, Ada County Clerk

by 
Reputy Clerk

PUBLICATION DATE: 11/27/02

EXHIBIT "A"

A parcel of land lying in the NE ¼ of the NW ¼ of section 29, T.4N., R.1E., B.M., Ada County, Idaho, more particularly described as follows:

Commencing at the section corner common to sections 19, 20, 29 and 30 of said T.4N., R.1 E.,

Thence South 89°26'27" East on the section line common to said sections 20 and 29, 2653.24 feet to the ¼ corner common to said sections 20 and 29;

Thence South 0°31'28" West along the North-South mid section line of said section 29, 40.00 feet to a point on the southerly Right-of-Way line of Chinden Boulevard (U.S. Highway 20-26), said point being the REAL POINT OF BEGINNING;

Thence continuing along said mid section line and along the westerly boundary line of Bristol Heights No. 17 Subdivision, as same is shown on the plat thereof recorded in Book 79 of Plats at Page 8378 of Ada County Records, South 0°31'28" West, 1280.93 feet to the center-north 1/16th corner of said section 29, said point also being the northeast corner of Dunwoody Subdivision, as same is shown on the Plat thereof recorded in Book 58 of Plats at Page 5482 of Ada County records;

Thence along the East-West 1/16th line and the northerly boundary line of said Dunwoody Subdivision, North 89°36'03" West, 329.59 feet;

Thence North 0°29'57" East, 1281.85 feet, a portion of this line being on the easterly boundary line of Fuller Ranchettes Subdivision as same is shown on the plat thereof recorded in Book 18 of Plats at Page 1179 of Ada County Records, to a point on the southerly Right-of-Way line of said Chinden Boulevard;

Thence along said southerly Right-of-Way line South 89°26'27" East, 330.16 feet to the real point of beginning. Containing 9.70 acres more or less.

**LEGAL NOTICE
SUMMARY TO ADA COUNTY
ORDINANCE NO. 473**

AN ORDINANCE AMENDING TITLE 9, CHAPTER 3, ADA COUNTY CODE, ENTITLED BOISE CITY AREA OF CITY IMPACT TO INCLUDE APPROXIMATELY 9.7 ACRES OF LAND INTO THE BOISE CITY AREA OF CITY IMPACT, AND AMENDING TITLE 9, CHAPTER 4, ADA COUNTY CODE, ENTITLED MERIDIAN AREA OF CITY IMPACT TO EXCLUDE SAID LAND FROM THE MERIDIAN AREA OF CITY IMPACT.

ORDINANCE NO. 473 SHALL BE EFFECTIVE UPON PUBLICATION. A FULL TEXT OF THE ORDINANCE IS AVAILABLE FOR PUBLIC INSPECTION AT THE OFFICE OF THE ADA COUNTY CLERK, 200 W. FRONT STREET, BOISE, IDAHO.

APPROVED BY THE BOARD OF ADA COUNTY COMMISSIONERS THIS 20th DAY OF NOVEMBER, 2002.

Board of Ada County Commissioners
By: G.P. Kingsford, Chairman
By: Sharon M. Ullman, Commissioner
By: Roger D. Simmons, Commissioner
ATTEST: J. David Navarro,
Ada County Clerk

STATEMENT OF APPROVAL

I, J. David Navarro, Ada County Clerk, do hereby declare that the attached summary of the Ada County Ordinance No. 473 is true and complete and provides adequate notice to the public, pursuant to Idaho Code 31-715A.

J. David Navarro
Ada County Clerk

STATE OF IDAHO }
 } ss.

County of Ada }
SUBSCRIBED AND SWORN to before me
this 21st day of November, 2002.

Shari Strong
Notary Public for Idaho
Commission Expires 2-4-06, Boise, Idaho

Pub. Nov. 27, 2002

15076

AN ORDINANCE AMENDING TITLE 9, CHAPTER 4, ADA COUNTY CODE, ENTITLED MERIDIAN AREA OF CITY IMPACT TO INCLUDE APPROXIMATELY 13 ACRES OF LAND LOCATED NORTHWEST OF THE INTERSECTION OF EAGLE ROAD AND USTICK ROAD INTO THE MERIDIAN AREA OF CITY IMPACT, AND AMENDING TITLE 9, CHAPTER 3, ADA COUNTY CODE, ENTITLED BOISE CITY AREA OF CITY IMPACT TO EXCLUDE SAID LAND FROM THE BOISE CITY AREA OF CITY IMPACT, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ADA COUNTY, IDAHO, THAT TITLE 9, CHAPTER 3, AND TITLE 9, CHAPTER 4, OF THE ADA COUNTY CODE BE AMENDED AS FOLLOWS:

SECTION 1: Ada County Code Section 9-3-1, entitled Boise City Area of City Impact Boundary, is amended as follows:

9-3-1: BOISE CITY AREA OF CITY IMPACT BOUNDARY:

A. Boise City Area of Impact Boundary Map:

1. The Boise City area of city impact is the area designated on the Boise City Area of City Impact Boundary map, hereby fully incorporated by reference, copies of which are available for inspection at the Ada County Development Services Department.
2. Amendments to the map are as follows:
 - a. Ordinance 158, November 26, 1986.
 - b. Ordinance 187, June 9, 1988.
 - c. Ordinance 245, April 2, 1992.
 - d. Ordinance 257, December 3, 1992.
 - e. Ordinance 282, December 1, 1994.
 - f. Ordinance 284, December 22, 1994.
 - g. Ordinance 285, January 26, 1995.
 - h. Ordinance 327, April 9, 1997.
 - i. Ordinance 354, March 11, 1998.
 - j. Ordinance 366, October 7, 1998.
 - k. Ordinance 425, May 23, 2001.
 - l. Ordinance 473, November 20, 2002.
 - m. Ordinance 508, September 24, 2003.

- B. Division by Boundary Line: In the case where a property under single ownership is divided by the boundary line of the Boise City area of city impact and any other area of city impact boundary, and the lines divide such property so that one or both of the

parts has a depth of three hundred feet (300') or less, such part may be included in the jurisdiction within which the larger portion of the property is located.

Exception: In the case where a property under a single ownership is divided by the boundary line of the Boise City Area of City Impact only, the smaller portion of such property may, without the three hundred foot (300') limitation listed above, be included in the jurisdiction within which the larger portion of the property is located. (Ord. 138, 11-30-1984; amd. Ord. 139, 11-30-1984; amd. Ord. 158, 11-26, 1986; amd. Ord. 245, 4-22-1992; amd. Ord. 257, 12-3-1992).

- C. Annexation: Upon annexation of any portion of the area of city impact into Boise City, the provisions of this chapter shall no longer apply to such annexed areas. (Ord. 138, 11-30-1984; amd. Ord. 139, 11-30-1984; amd. Ord. 158, 11-26, 1986; amd. Ord. 245, 4-22-1992; amd. Ord. 257, 12-3-1992; amd. Ord. 260, 12-3-1992).

SECTION 2: Ada County Code Section 9-4-1, entitled Meridian Area of City Impact Boundary, is amended as follows:

9-4-1: MERIDIAN AREA OF CITY IMPACT BOUNDARY:

- D. Meridian Area of City Impact Boundary Map:
1. The Meridian area of city impact is the area designated on the Meridian Area of City Impact Boundary map, hereby fully incorporated by reference, copies of which are available for inspection at the Ada County Development Services Department.
 2. Amendments to the map are as follows:
 - a. Ordinance 229, December 20, 1990.
 - b. Ordinance 257, December 3, 1992.
 - c. Ordinance 282, December 1, 1994.
 - d. Ordinance 285, January 26, 1995.
 - e. Ordinance 345, September 24, 1997.
 - f. Ordinance 473, November 20, 2002.
 - g. Ordinance 508, September 24, 2003.
- E. Division by Boundary: In the case where a property under single ownership is divided by the boundary line of the Meridian area of city impact and any other area of city impact boundary, and the lines divide such property so that one or both of the parts has a depth of three hundred feet (300') or less, such part may be included in the jurisdiction within which the larger portion of the property is located. (Ord. 136, 10-17-1984; amd. Ord. 137, 10-17-1984; amd. Ord. 161, 12-10-1986; amd. Ord. 229, 12-20-1990; amd. Ord. 257, 12-3-1992; amd. Ord. 345, 9-24-1997)
- Exception: In the case where a property under a single ownership is divided by the boundary line of the Meridian Area of City Impact only, the smaller portion of such property may, without the three hundred foot (300') limitation listed above, be

included in the jurisdiction within which the larger portion of the property is located.
(Ord. 345, 9-24-1997)

SECTION 3: Ada County Code Section 9-4-3, entitled Applicable Plan Policies and Ordinances, is amended as follows:

9-4-3: APPLICABLE PLAN POLICIES AND ORDINANCES:

1. The Meridian Comprehensive Plan, adopted by Meridian as on December 21, 1993, shall apply to the Meridian Area of City Impact. (Ord. 137, 10-17-1984; amd. Ord. 161, 12-10-1986; amd. Ord. 229, 12-20-1990; amd. Ord. 277, 6-22-1994; amd. Ord. 345, 9-24-1997; amd. Ord. 473, 11-20-2002)
2. All subdivision plat, situated within the area of impact, shall be submitted to the city of Meridian for approval, in addition to Ada County approval, as provided in Idaho Code section 50-1306.
3. All subdivision plat applications in the urban service planning area for land zone RT (Rural Transition shall require a street and utility easement plan. Said plan shall provide for future resubdivision to urban densities and shall be included on the final plat. This requirement may be waived if a letter of waiver is submitted to the Director from the Meridian Council prior to preliminary plat approval by the Board.
4. A condition of approval for all subdivision plats in the urban service planning area of land zoned RT (Rural Transition shall require that, prior to occupancy of the subdivision's first dwelling unit, dry-line sewer and water lines shall be installed to accommodate the future resubdivision to urban densities. This requirement may be waived if a letter of waiver is submitted to the Director from the Meridian Council prior to preliminary plat approval by the Board.
5. Title 8 of this code shall be used to implement this chapter. All land use applications shall also comply with the provision of this chapter. (Ord. 137, 10-17-1984; amd. Ord. 161, 12-10-1986; amd. Ord. 229, 12-20-1990; amd. Ord. 277, 6-22-1994; amd. Ord. 345, 9-24-1997)
6. The Meridian Comprehensive Plan shall apply to the property described in Ada County Ordinance 508. The land use designation of the adjacent property shall apply to the area described in Ada County Ordinance 508.

APPROVED AND ADOPTED this 24 day of September, 2003.

Board of Ada County Commissioners

By: Judy M. Peavey-Derr
Judy M. Peavey-Derr, Chairman

By: Rick Yzaguirre
Rick Yzaguirre, Commissioner

By: Fred Tilman
Fred Tilman, Commissioner

ATTEST:

J. David Navarro
J. David Navarro, Ada County Clerk

PUBLICATION DATE: 10/3/03

EXHIBIT "A"

**BOUNDARY DESCRIPTION
FOR
ANNEXATION OF A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER,
SECTION 32, T. 4 N., R. 1 E., B.M.
ADA COUNTY IDAHO**

A parcel of land located in a portion of the east half of the southeast quarter of Section 32, T. 4 N., R. 1 E., B. M., Ada County Idaho and being more particularly described as follows: COMMENCING at the east quarter corner of Section 32, T. 4 N., R. 1 E., thence S 0° 01' 00" E. 889.52 feet along the easterly boundary of said Section 32 to the POINT OF BEGINNING:

Thence continuing S 0° 01' 00" E. 556.15 feet along the easterly boundary of said Section 32:

Thence S 89° 42' 00" W. 19.01 feet;

Thence N 64° 37' 00" W. 240.40 feet;

Thence N 84° 08' 00" W. 399.60 feet;

Thence N 73° 24' 00" W. 243.40 feet;

Thence N 38° 06' 00" W. 193.5 feet;

Thence N 63° 06' 00" W. 37.95 feet;

Thence N 0° 21' 00" W. 393.02 feet;

Thence N 89° 42' 00" E. 706.97 feet;

Thence S 0° 01' 00" E. 225.00 feet;

Thence N 89° 42' 00" E. 315.4 feet to the REAL POINT OF BEGINNING.

The area contained in this parcel described above is 13.19 acres.

SUMMARY TO ADA COUNTY ORDINANCE NO. 508

AN ORDINANCE AMENDING TITLE 9, CHAPTER 4, ADA COUNTY CODE, ENTITLED MERIDIAN AREA OF CITY IMPACT TO INCLUDE APPROXIMATELY 13 ACRES OF LAND LOCATED NORTHWEST OF THE INTERSECTION OF EAGLE ROAD AND USTICK ROAD INTO THE MERIDIAN AREA OF CITY IMPACT, AND AMENDING TITLE 9, CHAPTER 3, ADA COUNTY CODE, ENTITLED BOISE CITY AREA OF CITY IMPACT TO EXCLUDE SAID LAND FROM THE BOISE CITY AREA OF CITY IMPACT.

ORDINANCE NO. 508 SHALL BE EFFECTIVE UPON PUBLICATION. A FULL TEXT OF THE ORDINANCE IS AVAILABLE FOR PUBLIC INSPECTION AT THE OFFICE OF THE ADA COUNTY CLERK, 200 W. FRONT STREET, BOISE, IDAHO.

APPROVED BY THE BOARD OF ADA COUNTY COMMISSIONERS THIS 24 DAY OF September, 2003.

Board of Ada County Commissioners

By: Judy M. Peavey-Derr
Judy M. Peavey-Derr, Chairman

By: Rick Yzaguirre
Rick Yzaguirre, Commissioner

By: Fred Tilman
Fred Tilman, Commissioner

ATTEST:

J. David Navarro
J. David Navarro, Ada County Clerk

Cliff DePuy
Cliff DePuy

Published 10/3/03

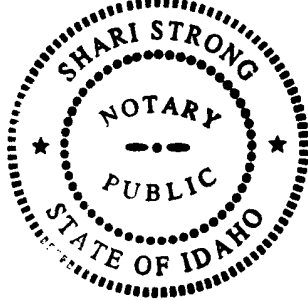
STATEMENT OF APPROVAL

I, J. David Navarro, Ada County Clerk, do hereby declare that the attached summary of the Ada County Ordinance No. 508 is true and complete and provides adequate notice to the public, pursuant to Idaho Code § 31-715A.

J. David Navarro
J. David Navarro
Ada County Clerk
Christy O. Pil
Cliff

STATE OF IDAHO)
) ss.
County of Ada)

SUBSCRIBED AND SWORN to before me this 24 day of Sept., 2003.



Shari Strong
Notary Public for Idaho
Commission Expires 2-4-06

AN ORDINANCE AMENDING THE ADA COUNTY CODE, TITLE NINE, CHAPTER FOUR, THE MERIDIAN AREA OF CITY IMPACT; TO PROVIDE FOR THE ADOPTION OF THE MERIDIAN COMPREHENSIVE PLAN AS AMENDED; AND TO PROVIDE THAT CERTAIN LAND USE APPLICATIONS WITHIN THE MERIDIAN URBAN SERVICE PLANNING AREA MUST REQUEST ANNEXATION BY MERIDIAN AND BE DENIED BEFORE SUCH APPLICATIONS WILL BE CONSIDERED BY ADA COUNTY.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ADA COUNTY, IDAHO, THAT TITLE NINE, CHAPTER FOUR, ADA COUNTY CODE, MERIDIAN AREA OF CITY IMPACT IS HERE BY AMENDED AS FOLLOWS:

Section 1: Ada County Code Section 9-4-3 is amended as follows:

9-4-3: APPLICABLE PLAN POLICIES AND ORDINANCES:

- A. The Meridian comprehensive plan, adopted by Meridian on ~~December 21, 1993~~ August 6, 2002, by Resolution 02-382, shall apply to the Meridian area of city impact.
- B. All subdivision plats, situated within the area of impact, shall be submitted to the city of Meridian for approval, in addition to Ada County approval, as provided in Idaho Code section 50-1306.
- C. All subdivision plat applications in the urban service planning area for land zoned RUT (Rural Urban Transition) shall require a street and utility easement plan. Said plan shall provide for future resubdivision to urban densities and shall be included on the final plat. This requirement may be waived if a letter of waiver is submitted to the director from the Meridian Council prior to preliminary plat approval by the Board.
- D. A condition of approval for all subdivision plats in the urban service planning area of land zoned RUT (Rural Urban Transition) shall require that, prior to occupancy of the subdivision's first dwelling unit, dry line sewer and water lines shall be installed to accommodate the future resubdivision to urban densities. This requirement may be waived if a letter of waiver is submitted to the director from the Meridian city counsel prior to preliminary plat approval by the board.
- E. Title 8 of this code shall be used to implement this chapter. All land use applications shall also comply with the provisions of this chapter.
- F. The Meridian comprehensive plan shall apply to the property described in Ada County Ordinance 508. The land use designation of the adjacent property shall apply to the area described in Ada County Ordinance 508.

9-4-4: COORDINATION OF PLAN AMENDMENTS, ORDINANCE AMENDMENTS AND ZONING APPLICATIONS:

A. Amendment Of City Comprehensive Plan And Ordinances:

1. All proposed amendments to the Meridian city comprehensive plan or the Meridian zoning and/or subdivision ordinances shall be forwarded to the Ada County development services department director by the Meridian city clerk at least thirty (30) days prior to any public hearing on any such proposed amendment(s), whether said amendment(s) is (are) before the Meridian planning and zoning commission or the Meridian city council. The Ada County department of development services shall determine whether or not such amendment(s) is (are) in conflict with either the Ada County comprehensive plan or the Ada County zoning ordinance². The Ada County development services department director shall notify the Meridian planning and zoning commission, or the Meridian city council, as the case may be, of such determination, in writing, prior to or at such public hearing. Such input from the county shall not be binding or controlling on Meridian, but shall be treated as documentary evidence.

2. When the Meridian city council has rendered a final decision to adopt an amendment to the Meridian comprehensive plan or the Meridian zoning and/or subdivision ordinances, the Meridian city clerk shall, within fifteen (15) days, forward a copy of the final document to the Ada County development services department director and the board of Ada County commissioners, along with a notice as to when the amendment will take effect in the city. Within thirty (30) days after the plan amendment was mailed, the board of Ada County commissioners shall either protest the amendment and request renegotiation of the area of city impact ordinances, or if necessary, shall direct the Ada County planning and zoning commission to schedule the amendment for public hearing as an amendment to the area of city impact ordinance.

B. Amendment Of County Comprehensive Plan And Zoning Ordinance:

1. All proposed amendments to the Ada County comprehensive plan and/or the Ada County zoning ordinance shall be forwarded by the Ada County development services department director to the Meridian city clerk at least thirty (30) days prior to any public hearing on any such proposed amendment(s). The Meridian city council and/or the Meridian planning and zoning commission shall determine whether or not such amendment is in conflict with one or more of the goals, objectives, policies or provisions of the Meridian comprehensive plan, or the Meridian zoning and/or subdivision ordinances. The Meridian city council shall notify the Ada County development services department of such determination in writing prior to or at such public hearing. Such input from the city shall not be binding or controlling on the county, but shall be treated as documentary evidence.

2. The board of Ada County commissioners shall notify Meridian city, in writing, of the county's action on such amendment(s) within fifteen (15) days following a final decision on such matter along with notice as to when the amendment(s) will take effect in the county. Within thirty (30) days after the amendment(s) were mailed, the Meridian city council shall

either protest the amendment(s) and request renegotiation of the area of city impact ordinances, or if necessary, shall direct the Meridian city planning and zoning commission to schedule the amendment for public hearing as an amendment to the area of city impact ordinance.

C. Processing Of Land Use Applications In The Meridian Area Of City Impact:

1. Applications for planned developments, subdivision and rezones within the City of Meridian Urban Service Planning Area shall occur as a result of a request for annexation to the City of Meridian; however, Ada County may consider such applications in those exceptions where annexation is not approved by the City of Meridian or where the parcel on which such application is filed is not contiguous to the City of Meridian, and therefore cannot be annexed.

2. Thirty (30) days prior to any county public hearing on such application, the Ada County development services department director shall send to the Meridian city clerk all county land use applications to be considered by the Ada County planning and zoning commission or the board of Ada County commissioners concerning property located within the Meridian city area of city impact. The Meridian planning and zoning commission or the Meridian city council shall make recommendations to the Ada County development services department director on such application, in writing, and shall cite the Meridian zoning and/or subdivision ordinances or the Meridian comprehensive plan policies, goals, objectives or provisions supporting such recommendation. Such recommendation shall be submitted in writing to the Ada County development services department director prior to or at such public hearing. Such input from Meridian shall not be binding or controlling on the county, but shall be treated as documentary evidence.

23. Neither the board of Ada County commissioners nor the Ada County planning and zoning commission shall hold a public hearing on such application until the recommendation of the Meridian city council or Meridian city planning and zoning commission, as the case may be, has been received, or the date the county should have been received said council's or commission's recommendations, specified above, has passed.

34. The Ada County department of development services will notify the Meridian city clerk in writing of the county planning and zoning commission or board of Ada County commissioners' action on land use applications located within the Meridian city area of city impact within fifteen (15) days following a final action by the appropriate county agency on such matter.

D. Referral Areas:

1. Amendments to the Ada County comprehensive plan, the Ada County zoning ordinance, and all area of city impact ordinances which apply within the referral areas, as identified on the city of Meridian area of city impact map, and all land use applications within those referral areas to be considered by the Ada County planning and zoning commission or the board of Ada County commissioners shall be sent by the Ada County development services

department director to the Meridian city clerk at least thirty (30) days prior to any public hearing on them. Any comment by the Meridian city council on such documents shall be made to the Ada County development services department in writing prior to or at such public hearing. Such input from Meridian shall not be binding or controlling on the county, but shall be treated as documentary evidence. The Ada County development services department director shall notify the Meridian city clerk in writing of the county's action on such documents within thirty (30) days following a final action by the appropriate county agency on such matter.

APPROVED AND ADOPTED THIS 14 DAY OF April, 2004.

Board of Ada County Commissioners

By: Judy M. Peavey-Derr
Judy M. Peavey-Derr, Chairman

By: Rick Yzaguirre
Rick Yzaguirre, Commissioner

By: Fred Tilman
Fred Tilman, Commissioner

ATTEST:

J. David Navarro
J. David Navarro, Ada County Clerk
y Clara P. P.
K. P. P.

PUBLISHED: 4/24/04

SUMMARY OF ADA COUNTY ORDINANCE NO. 535

AN ORDINANCE AMENDING THE ADA COUNTY CODE, TITLE NINE, CHAPTER FOUR, THE MERIDIAN AREA OF CITY IMPACT; TO PROVIDE FOR THE ADOPTION OF THE MERIDIAN COMPREHENSIVE PLAN AS AMENDED; AND TO PROVIDE THAT CERTAIN LAND USE APPLICATIONS WITHIN THE MERIDIAN URBAN SERVICE PLANNING AREA MUST REQUEST ANNEXATION BY MERIDIAN AND BE DENIED BEFORE SUCH APPLICATIONS WILL BE CONSIDERED BY ADA COUNTY.

ORDINANCE NO. 535 SHALL BE EFFECTIVE UPON PUBLICATION. A FULL TEXT OF THE ORDINANCE IS AVAILABLE FOR PUBLIC INSPECTION AT THE OFFICE OF THE ADA COUNTY CLERK, 200 W. FRONT STREET, BOISE, IDAHO.

APPROVED THIS 14 DAY OF April, 2004

Board of Ada County Commissioners

By: Judy M. Peavey-Derr
Judy M. Peavey-Derr, Chairman

By: Rick Yzaguirre
Rick Yzaguirre, Commissioner

By: Fred Tilman
Fred Tilman, Commissioner

ATTEST:

J. David Nayarro
J. David Nayarro, Ada County Clerk
Christy W. Hill
Christy W. Hill

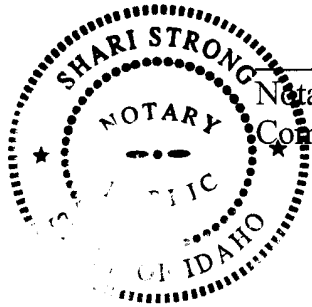
STATEMENT OF APPROVAL

I, J. David Navarro, Ada County Clerk, do hereby declare that the attached summary of Ada County Ordinance No. 535 is true and complete and provides adequate notice to the public, pursuant to Idaho Code § 31-715A.

J. David Navarro
J. David Navarro, Ada County Clerk
y. Clifton E. [unclear]

STATE OF IDAHO)
) ss.
County of Ada)

SUBSCRIBED AND SWORN to before me this 15th day of April, 2004.



Shari Strong
Notary Public for Idaho
Commission Expires 2-4-06

AN ORDINANCE AMENDING TITLE 9, CHAPTER 3, ADA COUNTY CODE, ENTITLED BOISE CITY AREA OF CITY IMPACT AND AMENDING TITLE 9, CHAPTER 4, ADA COUNTY CODE, ENTITLED MERIDIAN AREA OF CITY IMPACT: TO PROVIDE FOR INCLUDING PORTIONS OF THE MUIRWOOD AND ROCKHAMPTON SUBDIVISIONS INTO THE BOISE CITY AREA OF CITY IMPACT FROM THE CITY OF MERIDIAN AREA OF CITY IMPACT AND TO EXCLUDE THOSE PORTIONS OF SAID SUBDIVISIONS FROM THE CITY OF MERIDIAN AREA OF CITY IMPACT; TO PROVIDE FOR INCLUDING PORTIONS OF THE MEDALIST, UMPQUA AND CARMICHAEL SUBDIVISIONS FROM UNINCORPORATED ADA COUNTY INTO THE BOISE CITY AREA OF CITY IMPACT; TO PROVIDE FOR INCLUDING A PORTION OF THE RANCHO LOS ALTOS SUBDIVISION INTO THE CITY OF MERIDIAN'S AREA OF CITY IMPACT AND EXCLUDE SAID PORTION FROM BOISE CITY'S AREA OF CITY IMPACT.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS, ADA COUNTY, IDAHO, THAT THE BOISE CITY AREA OF CITY IMPACT AND THE MERIDIAN AREA OF CITY IMPACT BOUNDARY MAPS ARE AMENDED AS SET FORTH IN EXHIBITS "A" THROUGH "F" ATTACHED HERETO, AND ADA COUNTY CODE, TITLE 9 CHAPTER 3, BOISE CITY AREA OF CITY IMPACT AND ADA COUNTY CODE, TITLE 9, CHAPTER 4, MERIDIAN AREA OF CITY IMPACT BE AMENDED AS FOLLOWS:

9-3-1: BOISE CITY AREA OF CITY IMPACT BOUNDARY:

A. Boise City Area of City Impact Boundary Map:

1. The Boise City area of city impact is the area designated on the Boise City area of city impact boundary map, hereby fully incorporated by reference, copies of which are available for inspection at the Ada County development services department.
2. Amendments to the map are as follows:
 - a. Ordinance 158, November 26, 1986.
 - b. Ordinance 187, June 9, 1988.
 - c. Ordinance 245, April 2, 1992.
 - d. Ordinance 257, December 3, 1992.
 - e. Ordinance 282, December 1, 1994.
 - f. Ordinance 284, December 22, 1994.
 - g. Ordinance 285, January 26, 1995.
 - h. Ordinance 327, April 9, 1997.

- i. Ordinance 354, March 11, 1998.
- j. Ordinance 366, October 7, 1998.
- k. Ordinance 425, May 23, 2001.
- l. Ordinance 473, November 20, 2002.
- m. Ordinance 508, September 24, 2003.
- n. Ordinance 539, April 28, 2004.
- o. Ordinance _____, _____, 2005.

B. Division By Boundary Line: In the case where a property under single ownership is divided by the boundary line of the Boise City area of city impact and any other area of city impact boundary, and the lines divide such property so that one or both of the parts has a depth of three hundred feet (300') or less, such part may be included in the jurisdiction within which the larger portion of the property is located.

Exception: In the case where a property under a single ownership is divided by the boundary line of the Boise City area of city impact only, the smaller portion of such property may, without the three hundred foot (300') limitation stated above, be included in the jurisdiction within which the larger portion of the property is located.

C. Annexation: Upon annexation of any portion of the area of city impact into Boise City, the provisions of this chapter shall no longer apply to such annexed areas.

9-4-1: **MERIDIAN AREA OF CITY IMPACT BOUNDARY:**

A. Meridian Area of City Impact Boundary Map:

1. The Meridian area of city impact is the area designated on the Meridian area of city impact boundary map, hereby fully incorporated by reference, copies of which are available for inspection at the Ada County development services department.

2. Amendments to the map are as follows:

- a. Ordinance 229, December 20, 1990.
- b. Ordinance 257, December 3, 1992.
- c. Ordinance 282, December 1, 1994.
- d. Ordinance 285, January 26, 1995.
- e. Ordinance 345, September 24, 1997.
- f. Ordinance 473, November 20, 2002.
- g. Ordinance 508, September 24, 2003.
- h. Ordinance _____, _____, 2005.

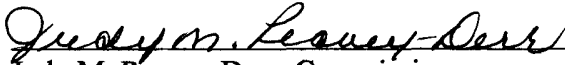
B. Division By Boundary: In case a property under single ownership is divided by the boundary line of the Meridian area of city impact and any other area of city impact boundary and the line divides such property so that one or both of the parts has a depth of three hundred feet (300') or less, such part may be included in the jurisdiction within which the remainder and larger portion of the property is located.

Exception: In the case where a property under a single ownership is divided by the boundary line of the Meridian area of city impact only, the smaller portion of such property may, without the three hundred foot (300') limitation stated above, be included in the jurisdiction within which the larger portion of the property is located.

APPROVED AND ADOPTED THIS 13th DAY OF April, 2005

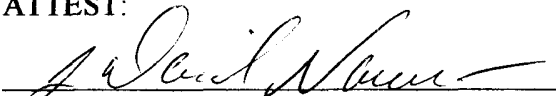
Board of Ada County Commissioners

By: 
Rick Yzaguirre, Chairman

By: 
Judy M. Peavey-Derr, Commissioner

By: 
Fred Tilman, Commissioner

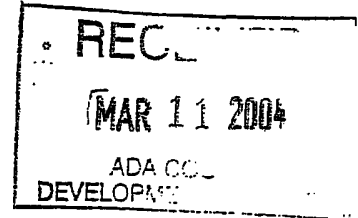
ATTEST:


David Navarro, Ada County Clerk

PUBLICATION DATE: 4/21/05

DESCRIPTION NO. 1

MERIDIAN AREA OF IMPACT
TO
BOISE AREA OF IMPACT



That portion of the Muirwood Subdivisions located in the West Half of the Southeast Quarter of Section 21, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the East Quarter Corner for Section 21; thence North $89^{\circ} 19' 42''$ East 1328.07 feet to the northeast corner of said West Half; thence South $00^{\circ} 01' 56''$ West 163.30 feet along the easterly boundary of said West Half to a point on the centerline of the Ridenbaugh Canal, said point being the TRUE POINT OF BEGINNING;

Thence North $84^{\circ} 15' 00''$ West 164.81 feet along said centerline;

Thence South $89^{\circ} 16' 51''$ West 136.02 feet along said centerline;

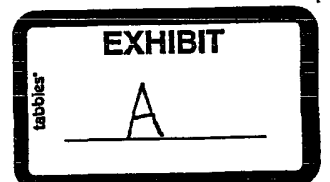
Thence leaving said centerline South $00^{\circ} 01' 56''$ West 1183.47 feet to the northerly boundary of the South Half of said Southeast Quarter;

Thence South $89^{\circ} 31' 29''$ East 218.87 feet along said northerly boundary;

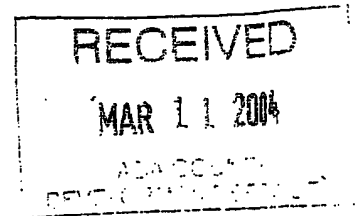
Thence South $42^{\circ} 23' 46''$ East 120.26 feet to the easterly boundary of the West Half of said Southeast Quarter;

Thence North $00^{\circ} 01' 56''$ East 1259.89 feet along the easterly boundary of the West Half of said Southeast Quarter to the TRUE POINT OF BEGINNING.

Area of land contains 8.22 Acres more or less.



DESCRIPTION NO. 2
BOISE AREA OF IMPACT
TO
MERIDIAN AREA OF IMPACT



That portion of the Ranchos Los Altos Subdivision located in the Southeast Quarter of the Southeast Quarter of Section 21, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

----- Commencing at the Southeast Corner for Section 21; thence along the southerly boundary of Section 21 North $89^{\circ} 43' 30''$ West 1327.01 feet to the southwest corner of said Southeast Quarter of the Southeast Quarter; thence North $00^{\circ} 01' 57''$ East 25.00 feet to the northerly right of way of West Victory Road, the TRUE POINT OF BEGINNING;

Thence along the westerly boundary of the Southeast Quarter of the Southeast Quarter North $00^{\circ} 01' 57''$ East 1221.39 feet;

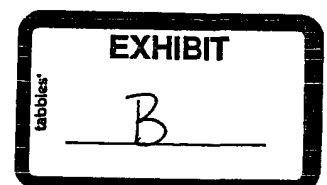
Thence South $42^{\circ} 23' 46''$ East 163.30 feet;

Thence South $12^{\circ} 26' 37''$ West 480.37 feet;

Thence South $43^{\circ} 26' 21''$ East 874.01 feet to the northerly right of way of West Victory Road;

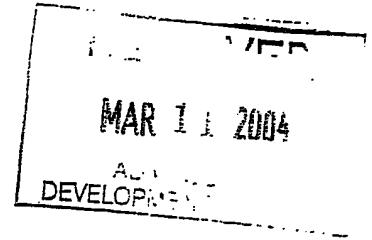
Thence along said right of way North $89^{\circ} 43' 30''$ West 608.28 feet to the TRUE POINT OF BEGINNING.

Area of land contains 5.24 Acres more or less.



DESCRIPTION NO. 3

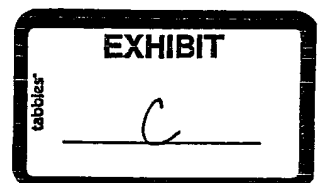
MERIDIAN AREA OF IMPACT
TO
BOISE CITY AREA OF IMPACT
(ROCKHAMPTON SUBDIVISION)



The East Half of the Southwest Quarter of the Southeast Quarter of Section 33, Township 3 North, Range 1 East Boise Meridian, Ada County, Idaho, also being shown as Parcel 2 on Record of Survey No. 6122, Instrument No. 103061922, Records of Ada County.

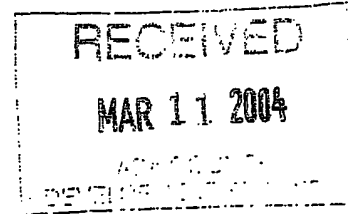
Together with the southerly right of way of Lake Hazel Road adjacent to the southerly boundary of said East Half.

Said East Half contains 40.98 Acres more or less.



DESCRIPTION NO. 4

ADA COUNTY
TO
BOISE CITY AREA OF IMPACT



That part of Medalist Subdivision No. 1, filed for record in Book 78 at Page 8326, Records of Ada County, located in the Northeast Quarter of the Northwest Quarter of the Northeast Quarter of Section 4, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Northeast Corner for said Section 4; thence North $89^{\circ} 56' 39''$ West 1325.79 feet along the northerly boundary of Section 4 to the northeast corner of the Northwest Quarter of the Northeast Quarter; thence South $00^{\circ} 31' 22''$ West 40.00 feet to the southerly right of way of West Lake Hazel Road, the TRUE POINT OF BEGINNING;

Thence along the easterly boundary of the Northwest Quarter of the Northeast Quarter South $00^{\circ} 31' 22''$ West 445.87 feet to the southerly boundary of Medalist Subdivision No. 1;

Thence along said southerly boundary North $77^{\circ} 30' 00''$ West 269.61 feet to the southwesterly corner of Lot 1, Block 1, said Medalist Subdivision No. 1;

Thence along the westerly boundary of said Lot 1 North $16^{\circ} 00' 00''$ East 179.48 feet to the southerly right of way of West Medalist Drive;

Thence along said southerly right of way North $60^{\circ} 00' 00''$ West 51.25 feet to the beginning of a curve;

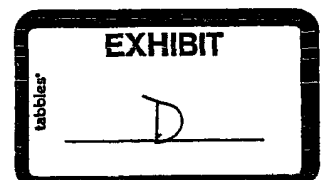
Thence 183.43 feet along the arc of a curve right having a radius of 175.00 feet, a central angle of $60^{\circ} 03' 21''$, and long chord bearing North $29^{\circ} 58' 19''$ West 175.15 feet;

Thence continuing along said southerly right of way North $00^{\circ} 03' 21''$ East 17.94 feet;

Thence continuing along said southerly right of way North $44^{\circ} 56' 39''$ West 28.28 feet to the southerly right of way of West Lake Hazel Road;

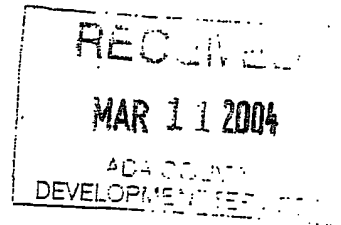
Thence along said right of way South $89^{\circ} 56' 39''$ East 369.67 feet to the TRUE POINT OF BEGINNING.

Area described contains 2.70 Acres more or less.



DESCRIPTION NO. 5

ADA COUNTY
TO
BOISE CITY AREA OF IMPACT



That part of Umpqua Subdivision 1 and 2 shown as Parcel 2, on Record of Survey No. 5986, Instrument No. 102133541, Records of Ada County, located in the Northwest Quarter of the Southeast Quarter of Section 4, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows;

Commencing at the East Quarter Corner for said Section 4; thence along northerly boundary of the Southeast Quarter North $89^{\circ} 40' 55''$ West 1337.37 feet to the northeast corner of the Northwest Quarter of the Southeast Quarter, the TRUE POINT OF BEGINNING;

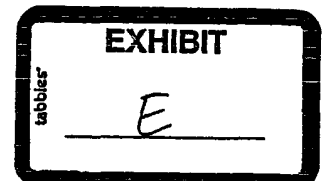
Thence South $00^{\circ} 46' 41''$ West 1120.89 feet along the easterly boundary of the Northwest Quarter of the Southeast Quarter;

Thence North $33^{\circ} 35' 59''$ West 531.29 feet;

Thence North $00^{\circ} 46' 41''$ East 680.00 feet to the northerly boundary of the Southeast Quarter;

Thence along said northerly boundary South $89^{\circ} 40' 51''$ East 300.00 feet to the TRUE POINT OF BEGINNING.

Parcel contains 6.20 Acres more or less.



DESCRIPTION NO. 6

ADA COUNTY
TO
BOISE CITY AREA OF IMPACT
(CARMICHAEL SUBDIVISION)

RECEIVED
MAR 11 2004

The Northeast Quarter of the Northwest Quarter of Section 10, Township 2 North, Range .
1 East, Boise Meridian, Ada County, Idaho.

Excepting therefrom that part of said Northeast Quarter of the Northwest Quarter lying
northeasterly of the Moore Lateral and currently within the Boise City Area of Impact.

EXHIBIT

tabbles

F

SUMMARY OF ADA COUNTY ORDINANCE NO. 579

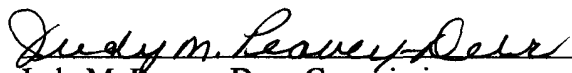
AN ORDINANCE AMENDING TITLE 9, CHAPTER 3, ADA COUNTY CODE, ENTITLED BOISE CITY AREA OF CITY IMPACT AND AMENDING TITLE 9, CHAPTER 4, ADA COUNTY CODE, ENTITLED MERIDIAN AREA OF CITY IMPACT: TO PROVIDE FOR INCLUDING PORTIONS OF THE MUIRWOOD AND ROCKHAMPTON SUBDIVISIONS INTO THE BOISE CITY AREA OF CITY IMPACT FROM THE CITY OF MERIDIAN AREA OF CITY IMPACT AND TO EXCLUDE THOSE PORTIONS OF SAID SUBDIVISIONS FROM THE CITY OF MERIDIAN AREA OF CITY IMPACT; TO PROVIDE FOR INCLUDING PORTIONS OF THE MEDALIST, UMPQUA AND CARMICHAEL SUBDIVISIONS FROM UNINCORPORATED ADA COUNTY INTO THE BOISE CITY AREA OF CITY IMPACT; TO PROVIDE FOR INCLUDING A PORTION OF THE RANCHO LOS ALTOS SUBDIVISION INTO THE CITY OF MERIDIAN'S AREA OF CITY IMPACT AND EXCLUDE SAID PORTION FROM BOISE CITY'S AREA OF CITY IMPACT.

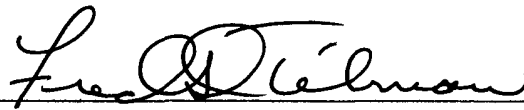
ORDINANCE NO.579 SHALL BE EFFECTIVE UPON PUBLICATION. A FULL TEXT OF THE ORDINANCE IS AVAILABLE FOR PUBLIC INSPECTION AT THE OFFICE OF THE ADA COUNTY CLERK, 200 W. FRONT STREET, BOISE, IDAHO.

APPROVED BY THE BOARD OF ADA COUNTY COMMISSIONERS THIS 13th DAY OF April, 2005.

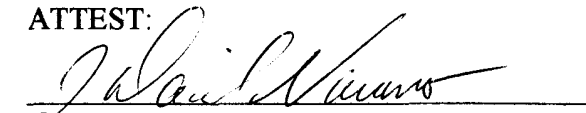
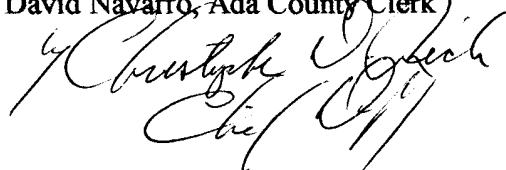
Board of Ada County Commissioners

By: 
Rick Yzaguirre, Chairman

By: 
Judy M. Peavey-Derr, Commissioner

By: 
Fred Tilman, Commissioner

ATTEST:

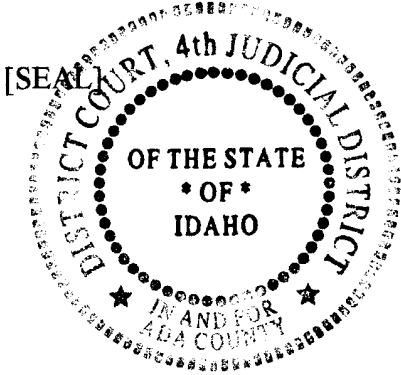

David Navarro, Ada County Clerk

Chief Clerk

STATEMENT OF APPROVAL

I, J. David Navarro, Ada County Clerk, do hereby declare that the attached summary of the Ada County Ordinance No. 579 is true and complete and provides adequate notice to the public, pursuant to Idaho Code § 31-715A.

J. David Navarro

J. David Navarro
Ada County Clerk *Christy W. Paul*
Cliff Dyer



**LEGAL NOTICE
SUMMARY OF ADA COUNTY
ORDINANCE NO. 579**

AN ORDINANCE AMENDING TITLE 9, CHAPTER 3, ADA COUNTY CODE, ENTITLED BOISE CITY AREA OF CITY IMPACT AND AMENDING TITLE 9, CHAPTER 4, ADA COUNTY CODE, ENTITLED MERIDIAN AREA OF CITY IMPACT; TO PROVIDE FOR INCLUDING PORTIONS OF THE MUIRWOOD AND ROCKHAMPTON SUBDIVISIONS INTO THE BOISE CITY AREA OF CITY IMPACT FROM THE CITY OF MERIDIAN AREA OF CITY IMPACT AND TO EXCLUDE THOSE PORTIONS OF SAID SUBDIVISIONS FROM THE CITY OF MERIDIAN AREA OF CITY IMPACT; TO PROVIDE FOR INCLUDING PORTIONS OF THE MEDALIST, UMPQUA AND CARMICHAEL SUBDIVISIONS FROM UNINCORPORATED ADA COUNTY INTO THE BOISE CITY AREA OF CITY IMPACT; TO PROVIDE FOR INCLUDING A PORTION OF THE RANCHO LOS ALTOS SUBDIVISION INTO THE CITY OF MERIDIAN'S AREA OF CITY IMPACT AND EXCLUDE SAID PORTION FROM BOISE CITY'S AREA OF CITY IMPACT.

ORDINANCE NO. 579 SHALL BE EFFECTIVE UPON PUBLICATION. A FULL TEXT OF THE ORDINANCE IS AVAILABLE FOR PUBLIC INSPECTION AT THE OFFICE OF THE ADA COUNTY CLERK, 200 W. FRONT STREET, BOISE, IDAHO.

APPROVED BY THE BOARD OF ADA COUNTY COMMISSIONERS THIS 13TH DAY OF APRIL, 2005.

Board of Ada County Commissioners
By: Rick Yzaguirre, Chairman
By: Judy M. Peavey-Derr, Commissioner
By: Fred Tilman, Commissioner
ATTEST: J. David Navarro,
Ada County Clerk
By Christopher D. Rich, Chief Deputy

STATEMENT OF APPROVAL

I, J. David Navarro, Ada County Clerk, do hereby declare that the attached summary of the Ada County Ordinance No. 579 is true and complete and provides adequate notice to the public, pursuant to Idaho Code B 31-715A.

J. David Navarro
Ada County Clerk
By Christopher D. Rich
Chief Deputy

Pub. Apr. 21, 2005

22238

AN ORDINANCE REPEALING ADA COUNTY ORDINANCES 539 AND 579 AND TO REENACT CERTAIN PROVISIONS 539 AND 579 AS TO AREA OF CITY IMPACT BOUNDARIES BETWEEN EAGLE, BOISE, MERIDIAN AND ADA COUNTY OF AND IN ORDER TO CURE TEXT INCONSISTENCIES BETWEEN THE SAID ORDINANCES AND ORDINANCE 525; PROVIDING FOR AMENDING TITLE 9, CHAPTER 3, ADA COUNTY CODE ENTITLED THE BOISE CITY AREA OF CITY IMPACT TO ADOPT BOISE CITY RESOLUTION 17367 PROVIDING FOR CHANGES TO THE BOISE CITY COMPREHENSIVE PLAN WITH REGARD TO CLARIFYING DENSITY STANDARDS, MODIFYING DEFINITIONS AND GUIDELINES FOR SOUTHWEST PLANNING AREA DESIGNED AS ESTATE DENSITY.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS, ADA COUNTY, IDAHO, THAT ORDINANCES 539 AND 579 ARE HEREBY REPEALED; THE EAGLE AREA OF CITY IMPACT BOUNDARY IS AMENDED TO INCLUDE APPROXIMATELY 503 ACRES OF LAND AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" AND EXHIBIT "C" ATTACHED HERETO AND TO EXCLUDE APPROXIMATELY 190 ACRES OF LAND AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "B" ATTACHED HERETO AND THAT THE BOISE CITY AREA OF CITY IMPACT IS AMENDED TO INCLUDE APPROXIMATELY 190 ACRES OF LAND AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "B" ATTACHED HERETO AND TO EXCLUDE APPROXIMATELY 503 ACRES OF LAND AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" AND EXHIBIT "C" ATTACHED HERETO AND THE LAND IN EXHIBIT "A" SHALL BE CONSIDERED A REFERRAL AREA FOR BOISE CITY AND BE SO DESIGNATED ON THE BOISE CITY AREA OF CITY IMPACT MAP; THAT THE BOISE CITY AREA OF CITY IMPACT BOUNDARY AND THE MERIDIAN AREA OF CITY IMPACT BOUNDARY ARE AMENDED AS SET FORTH IN EXHIBITS "D" THROUGH "I" ATTACHED HERETO; AND THAT ADA COUNTY CODE, TITLE 9, CHAPTERS 2, 3, AND 4 BE AMENDED AS FOLLOWS:

Section 1: Ada County Code Section 9-2-1 is amended as follows:

9-2-1: EAGLE AREA OF CITY IMPACT BOUNDARY:

A. Eagle Area of City Impact And Urban Service Planning Area Boundary Map:

1. The Eagle area of city impact and urban service planning area are the areas designated on the Eagle area of city impact and urban service planning area boundary map, fully incorporated by reference, copies of which are available for inspection at the Ada County development services department.
2. Amendments to the map are as follows:
 - a. Ordinance 199, May 25, 1989.
 - b. Ordinance 309, June 25, 1996.

- c. Ordinance 355, March 25, 1998.
- d. Ordinance 367, December 2, 1998.
- e. Ordinance 539, April 28, 2004.
- f. Ordinance _____, _____, 20_____.

B. Division by Boundary Line: In case a property under single ownership is divided by the boundary line of the Eagle area of city impact, if such line divides such property so that one or both of the parts has a depth of three hundred feet (300') or less, such part may be included in the jurisdiction within which the remainder and larger portion of the property is located.

Section 2: Ada County Code Section 9-2-1 is amended as follows:

9-3-1: BOISE CITY AREA OF CITY IMPACT BOUNDARY:

A. Boise City Area Of City Impact Boundary Map:

1. The Boise City area of city impact is the area designated on the Boise City area of city impact boundary map, hereby fully incorporated by reference, copies of which are available for inspection at the Ada County development services department.

2. Amendments to the map are as follows:

- a. Ordinance 158, November 26, 1986.
- b. Ordinance 187, June 9, 1988.
- c. Ordinance 245, April 2, 1992.
- d. Ordinance 257, December 3, 1992.
- e. Ordinance 282, December 1, 1994.
- f. Ordinance 284, December 22, 1994.
- g. Ordinance 285, January 26, 1995.
- h. Ordinance 327, April 9, 1997.
- i. Ordinance 354, March 11, 1998.
- j. Ordinance 366, October 7, 1998.
- k. Ordinance 425, May 23, 2001.
- l. Ordinance 473, November 20, 2002.
- m. Ordinance 508, September 24, 2003.

n. Ordinance 539, April 28, 2004.

o. Ordinance 579, April 13, 2005.

p. Ordinance _____, 20_____.

B. Annexation: Upon annexation of any portion of the area of city impact into Boise City, the provisions of this chapter shall no longer apply to such annexed areas.

Section 2: Ada County Code Section 9-3-3 is amended as follows:

9-3-3: APPLICABLE PLAN POLICIES AND ORDINANCES:

A. The Boise City comprehensive plan, adopted by Boise as of January 21, 1997, and as amended on December 22, 1998, February 19, 2002, July 24, 2002, January 7, 2003 by resolution 17367 with the accompanying map fully incorporated by reference, copies of which are available for inspection at Ada County Development Services Department, and February 11, 2003, including the Boise City comprehensive park and recreation system plan, shall apply within the unincorporated part of the Boise City area of city impact.

B. Title 8 of this code shall be used to implement this chapter. All land use applications shall also comply with the provisions of this chapter.

C. Title 4, chapter 12 of the Boise City code, known also as the Boise City impact fee ordinance 5685, dated November 28, 1995, and as amended by ordinance 6114 on December 11, 2001, shall be applicable within the Boise City area of city impact.

D. The Boise City uniform street and address number ordinance, title 9, chapter 6 of the Boise City code, as may be amended from time to time, shall apply to all property within the Boise City area of city impact. Street names and addresses shall be assigned by Boise City. Existing street names and addresses in the Boise City area of city impact, not in compliance with the Boise City uniform street and address number ordinance at the time this section goes into effect, shall not be changed until address changes are necessary for address continuity.

Section 3: Ada County Code Section 9-3-4 is amended as follows:

9-3-4: COORDINATION OF PLAN AMENDMENTS, ORDINANCE AMENDMENTS AND ZONING APPLICATIONS:

A. Comprehensive Plan Amendments: All county and city amendments to their respective comprehensive plans which apply within the Boise City area of city impact shall be sent by the entity considering such amendment to the other entity at least 15 days prior to the public hearing.

B. Land Use Applications: All subdivision, rezone, and conditional use permit applications within the Boise City Area of City Impact shall be sent to the City for comment at least 30 days prior to a public hearing.

C. Applications For Subdivisions, And Rezones: Applications for subdivisions, and rezones within the Boise Area of City Impact shall occur as a result of a request for annexation to Boise City; however, Ada County may consider such applications in those exceptions where annexation is not approved by Boise City or where the parcel on which such application is filed is not contiguous to Boise City, and therefore cannot be annexed.

D. Development Of Parks: Development of parks by Boise City within the Boise City area of city impact shall be subject to the provisions of the agreement for the collection of Boise City park impact fees for development in the Boise City area of city impact agreement 2431, dated March 28, 1995, which is hereby adopted by Ada County and made a part hereof by this reference.

E. Referral Areas: All land use applications within the referral area identified on the Boise City area of city impact map shall be submitted to Boise City at least thirty (30) days prior to any administrative decision or scheduled public hearing, as appropriate.

Section 4: Ada County Code Section 9-4-1 is amended as follows:

9-4-1: MERIDIAN AREA OF CITY IMPACT BOUNDARY:

A. Meridian Area of City Impact Boundary Map:

1. The Meridian area of city impact is the area designated on the Meridian area of city impact boundary map, hereby fully incorporated by reference, copies of which are available for inspection at the Ada County development services department.

2. Amendments to the map are as follows:

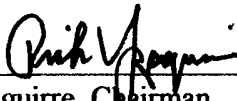
- a. Ordinance 229, December 20, 1990.
- b. Ordinance 257, December 3, 1992.
- c. Ordinance 282, December 1, 1994.
- d. Ordinance 285, January 26, 1995.
- e. Ordinance 345, September 24, 1997.
- f. Ordinance 473, November 20, 2002.
- g. Ordinance 508, September 24, 2003.
- h. Ordinance 579, April 13, 2005.
- i. Ordinance _____, 20_____.

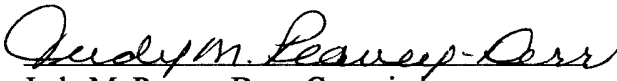
B. Division By Boundary: In case a property under single ownership is divided by the boundary line of the Meridian area of city impact and any other area of city impact boundary and the line divides such property so that one or both of the parts has a depth of three hundred feet (300') or less, such part may be included in the jurisdiction within which the remainder and larger portion of the property is located.

Exception: In the case where a property under a single ownership is divided by the boundary line of the Meridian area of city impact only, the smaller portion of such property may, without the three hundred foot (300') limitation stated above, be included in the jurisdiction within which the larger portion of the property is located.

ADOPTED AND APPROVED this 28th day of December, 2005.

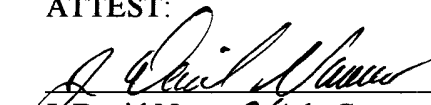
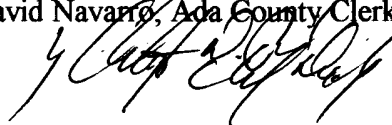
Board of Ada County Commissioners

By: 
Rick Yzaguirre, Chairman

By: 
Judy M. Peavey-Derr, Commissioner

By: 
Fred Tilman, Commissioner

ATTEST:


J. David Navarro, Ada County Clerk


PUBLISHED: 1/13/06


SUMMARY OF ADA COUNTY ORDINANCE NO. 602


AN ORDINANCE REPEALING ADA COUNTY ORDINANCES 539 AND 579 AND TO REENACT CERTAIN PROVISIONS OF 539 AND 579 AS TO AREA OF CITY IMPACT BOUNDARIES BETWEEN EAGLE, BOISE, MERIDIAN AND ADA COUNTY AND IN ORDER TO CURE TEXT INCONSISTENCIES BETWEEN THEM AND ORDINANCE 525; PROVIDING FOR AMENDING TITLE 9, CHAPTER 3, ADA COUNTY CODE ENTITLED THE BOISE CITY AREA OF CITY IMPACT TO ADOPT BOISE CITY RESOLUTION 17367 PROVIDING FOR CHANGES TO THE BOISE CITY COMPREHENSIVE PLAN WITH REGARD TO CLARIFYING DENSITY STANDARDS, MODIFYING DEFINITIONS AND GUIDELINES FOR SOUTHWEST PLANNING AREA DESIGNED AS ESTATE DENSITY.


ORDINANCE NO.602 SHALL BE EFFECTIVE UPON PUBLICATION. A FULL TEXT OF THE ORDINANCE IS AVAILABLE FOR PUBLIC INSPECTION AT THE OFFICE OF THE ADA COUNTY CLERK, 200 W. FRONT STREET, BOISE, IDAHO.

APPROVED BY THE BOARD OF ADA COUNTY COMMISSIONERS THIS 28th DAY OF December, 2005.


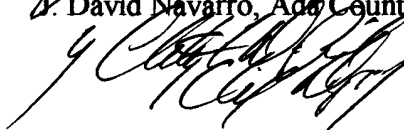
Board of Ada County Commissioners

By: 
Rick Yzaguirre, Chairman

By: 
Judy M. Peavey-Derr, Commissioner


By: 
Fred Tilman, Commissioner

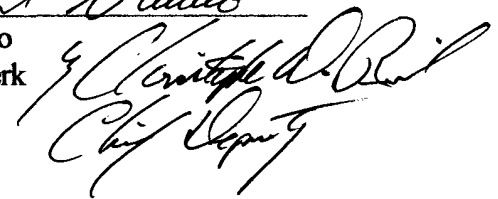
ATTEST:


David Navarro, Ada County Clerk


STATEMENT OF APPROVAL

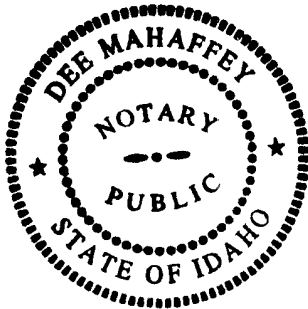
I, J. David Navarro, Ada County Clerk, do hereby declare that the attached summary of the Ada County Ordinance No. _____ is true and complete and provides adequate notice to the public, pursuant to Idaho Code § 31-715A.

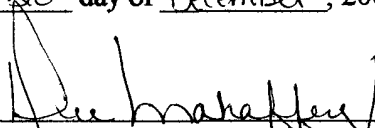


J. David Navarro
Ada County Clerk

Christy A. Reed
Chief Deputy

STATE OF IDAHO)
) ss.
County of Ada)

SUBSCRIBED AND SWORN to before me this 28th day of December, 2005.





Notary Public for Idaho
Commission Expires August 1, 2008



**LEGAL NOTICE
SUMMARY OF ADA COUNTY
ORDINANCE NO. 602**

AN ORDINANCE REPEALING ADA COUNTY ORDINANCES 539 AND 579 AND TO REENACT CERTAIN PROVISIONS OF 539 AND 579 AS TO AREA OF CITY IMPACT BOUNDARIES BETWEEN EAGLE, BOISE, MERIDIAN AND ADA COUNTY AND IN ORDER TO CURE TEXT INCONSISTENCIES BETWEEN THEM AND ORDINANCE 525; PROVIDING FOR AMENDING TITLE 9, CHAPTER 3, ADA COUNTY CODE ENTITLED THE BOISE CITY AREA OF CITY IMPACT TO ADOPT BOISE CITY RESOLUTION 17367 PROVIDING FOR CHANGES TO THE BOISE CITY COMPREHENSIVE PLAN WITH REGARD TO CLARIFYING DENSITY STANDARDS, MODIFYING DEFINITIONS AND GUIDELINES FOR SOUTHWEST PLANNING AREA DESIGNED AS ESTATE DENSITY.

ORDINANCE NO.602 SHALL BE EFFECTIVE UPON PUBLICATION. A FULL TEXT OF THE ORDINANCE IS AVAILABLE FOR PUBLIC INSPECTION AT THE OFFICE OF THE ADA COUNTY CLERK, 200 W. FRONT STREET, BOISE, IDAHO.

APPROVED BY THE BOARD OF ADA COUNTY COMMISSIONERS THIS 28th DAY OF December, 2005.

Board of Ada County Commissioners
By: Rick Yzaguirre, Chairman
By: Judy M. Peavey-Derr, Commissioner
By: Fred Tilman, Commissioner
ATTEST J. David Navarro,
Ada County Clerk

STATEMENT OF APPROVAL

I, J. David Navarro, Ada County Clerk, do hereby declare that the attached summary of the Ada County Ordinance No. 602 is true and complete and provides adequate notice to the public, pursuant to Idaho Code § 31-715A.

J. David Navarro
Ada County Clerk

STATE OF IDAHO)
) ss.
County of Ada)

SUBSCRIBED AND SWORN to before me this 28th day of December, 2005.

Dee Mahaffey
Notary Public for Idaho
Commission Expires August 01, 2008

Pub. Jan. 13, 2006

24440

CITY OF MERIDIAN

RESOLUTION NO. 06-505

BY THE CITY COUNCIL: BIRD, BORTON, ROUNTREE, WARDLE

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MERIDIAN TO AMEND THE TEXT OF THE CITY OF MERIDIAN COMPREHENSIVE PLAN AND FUTURE LAND USE MAP OF THE 2002 COMPREHENSIVE PLAN FOR THE NORTH MERIDIAN AREA AND TO EXPAND THE AREA OF CITY IMPACT BOUNDARY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Mayor and City Council have the authority pursuant to I.C. § 50-302 to establish resolutions not inconsistent with the laws of the state of Idaho as may be expedient, in addition to the special powers therein granted, to maintain the peace, good government and welfare of the corporation and its trade, commerce and industry; and

WHEREAS, the City of Meridian Comprehensive Plan was adopted in August in 2002 as resolution 02-382; and

WHEREAS, the Mayor and City Council have deemed it appropriate to amend the text and future land use map of the 2002 Comprehensive Plan for the North Meridian Area and to expand the area of the city impact boundary; and

WHEREAS, the Mayor and City Council have provided all the requisite notices, held the necessary hearings, and received the required information necessary to make a final decision as required by the Idaho Local Land Use Planning Act to amend the adopted comprehensive plan.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MERIDIAN, IDAHO AS FOLLOWS:

SECTION 1. Pursuant to Idaho Code §67-6509, the Mayor and City Council hereby amend the City of Meridian Comprehensive Plan and Land Use Map, a copy of which is attached hereto incorporated herein by reference. A copy of this Resolution and the attached amendment shall be held on file in the office of the City Clerk.

SECTION 2. EFFECTIVE DATE. This Resolution shall be in full force and effect immediately upon its adoption and approval.

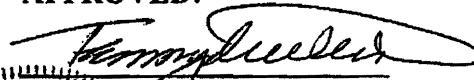
COMPREHENSIVE PLAN AMENDMENT FOR TEXT AND FUTURE LAND USE
FOR THE NORTH MERIDIAN AREA

Page 1 of 2

ADOPTED by the City Council of the City of Meridian, Idaho, this 14th day of March, 2006.

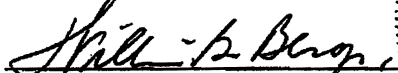
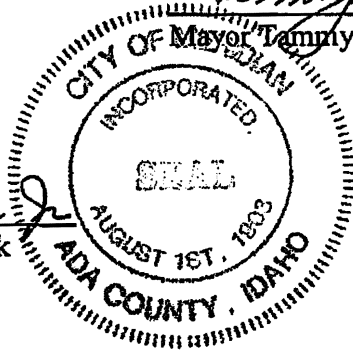
APPROVED by the Mayor of the City of Meridian, Idaho, this 14th day of March, 2006.

APPROVED:



Mayor Tammy de Weerd

ATTEST:


William G. Berg, Jr., City Clerk

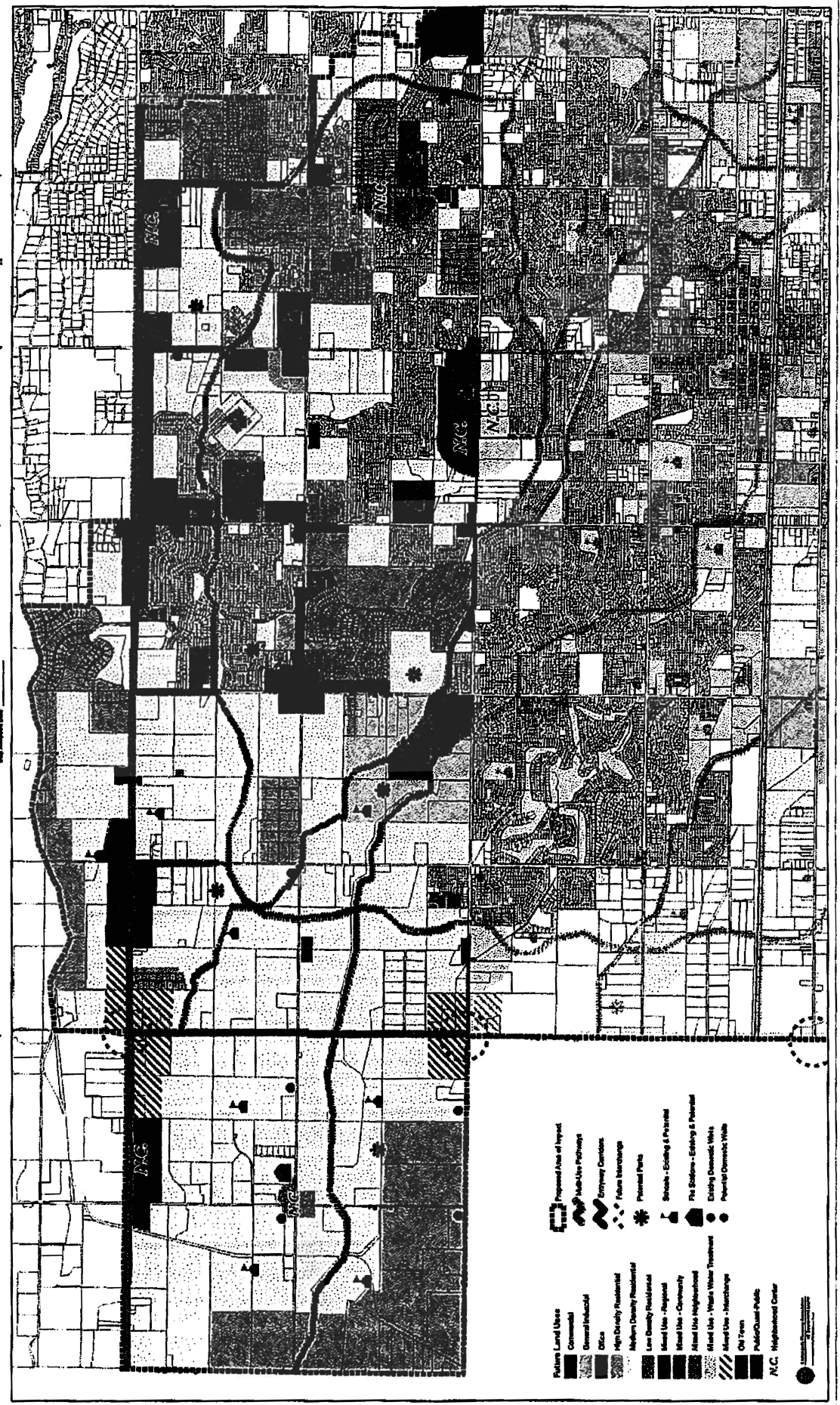
Approved
March 17, 2006
Draft

City of Meridian Future Land Use Map

Map Creation Date: February 2006
Map: American River

Draft

Scale



- Future Land Use**
 - Community
 - General Industrial
 - Office
 - High Density Residential
 - Medium Density Residential
 - Low Density Residential
 - Special Use - Airport
 - Special Use - Cemetery
 - Special Use - Neighborhood
 - Special Use - Water Treatment
 - Special Use - Interchange
 - Oil Term
 - Public/Quasi Public
 - N.C. Neighbored Center
- Proposed Use of Impact**
 - Multi-Use Parkway
 - Emergency Corridor
 - Future Interchange
 - Proposed Parks
 - Shoreline - Existing & Potential
 - Fire Station - Existing & Potential
 - Existing Domestic Wells
 - Potential Domestic Wells

Resolution 06-505

CITY OF MERIDIAN

RESOLUTION NO. 07-591

BY THE CITY COUNCIL: BIRD, BORTON, ROUNTREE, ZAREMBA

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MERIDIAN TO AMEND THE COMPREHENSIVE PLAN FUTURE LAND USE MAP FOR THE NORTH MERIDIAN AREA TO INCLUDE 645 ACRES NORTH OF THE PHYLLIS CANAL AND SOUTH OF THE BOISE RIVER FROM LINDER ROAD TO APPROXIMATELY ¼ MILE WEST OF BLACK CAT ROAD FOR THE NORTH PHYLLIS CANAL PROJECT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Mayor and Council have the authority pursuant to I.C. § 50-302 to establish resolutions not inconsistent with the laws of the state of Idaho as may be expedient, in addition to the special powers therein granted, to maintain the peace, good government and welfare of the corporation and its trade, commerce and industry; and

WHEREAS, the City of Meridian Comprehensive Plan was adopted in August in 2002 as resolution 02-382; and

WHEREAS, the Mayor and Council have deemed it appropriate to amend the comprehensive plan future land use map for the north Meridian area to include 645 acres north of the Phyllis Canal and south of the Boise River from Linder Road to approximately ¼ mile west of Black Cat Road for the North Phyllis Canal Project; and

WHEREAS, the Mayor and City Council have provided all the requisite notices, held the necessary hearings, and received the required information necessary to make a final decision as required by the Idaho Local Land Use Planning Act to amend the adopted comprehensive plan.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MERIDIAN, IDAHO AS FOLLOWS:

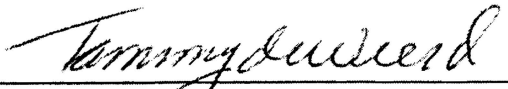
SECTION 1. Pursuant to Idaho Code §67-6509, the Mayor and City Council hereby amend the City of Meridian Comprehensive Plan and Land Use Map, a copy of which is attached hereto incorporated herein by reference. A copy of this Resolution and the attached amendment shall be held on file in the Office of the City Clerk.

SECTION 2. EFFECTIVE DATE. This Resolution shall be in full force and effect immediately upon its adoption and approval.

ADOPTED by the City Council of the City of Meridian, Idaho, this
18th day of December, 2007.

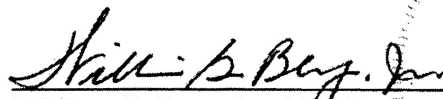
APPROVED by the Mayor of the City of Meridian, Idaho, this 18th
day of December, 2007.

APPROVED:

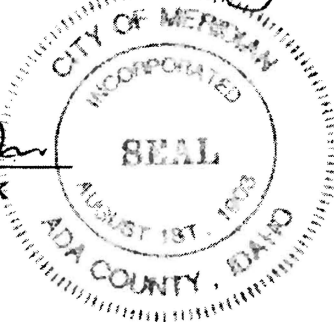


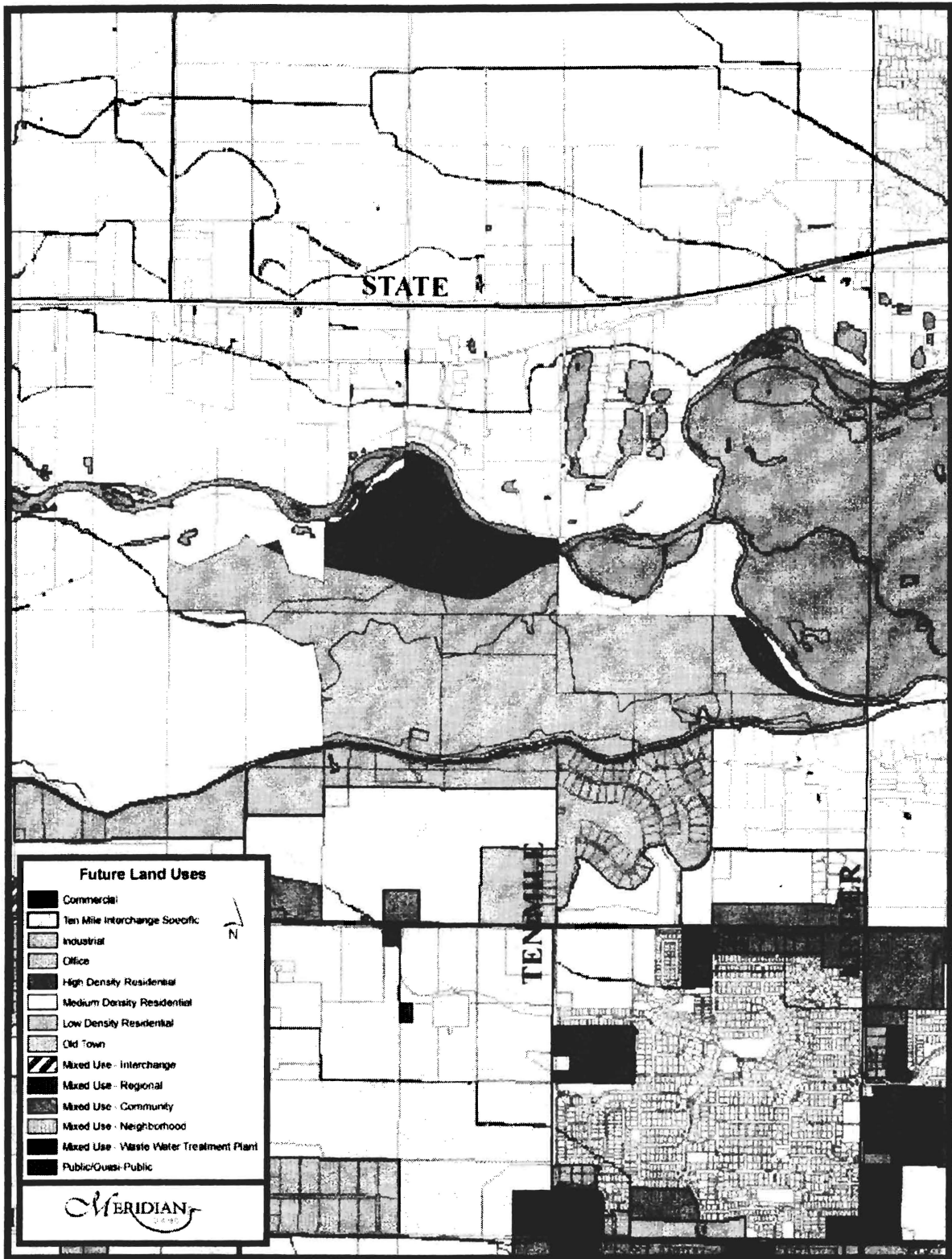
Mayor, Tammy de Weerd

ATTEST:

By: 

William G. Berg, Jr., City Clerk





ORDINANCE NO. 717

AN ORDINANCE AMENDING ADA COUNTY CODE 9-4-2 TO ALLOW FOR ANNEXATION FOR THOSE PROPERTIES OUTSIDE THE MERIDIAN AREA OF CITY IMPACT AND CONTIGUOUS TO BOUNDARY OF THE CITY WHERE OWNER HAS REQUESTED ANNEXATION PURSUANT TO IDAHO CODE § 50-222 *ET SEQ.*; AND AMENDING ADA COUNTY 9-4-3(A) TO REFER TO UPDATES TO THE MERIDIAN COMPREHENSIVE PLAN.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ADA COUNTY, IDAHO, THAT ADA COUNTY CODE TITLE 9, CHAPTER 4, SECTIONS 2 AND 3 BE AMENDED AS FOLLOWS:

Section 1: Ada County Code 9-4-2(A) is amended as follows:

9-4-2: ANNEXATION, AREA OF IMPACT:

- A. Annexation by the city of Meridian shall be limited to those lands lying within the area of impact and being contiguous to the boundaries of the city of Meridian, except for those properties outside the Meridian area of city impact and being contiguous to the boundary of the city of Meridian where the owner has requested annexation as provided for in Idaho Code, section 50-222 et seq.
- B. Upon annexation, the provisions of this agreement shall no longer apply to the annexed area.

Section 2: Ada County Code 9-4-3(A) is amended as follows:

9-4-3: APPLICABLE PLAN POLICIES AND ORDINANCES:


- A. The Meridian comprehensive plan, adopted by Meridian on August 6, 2002, by resolution 02-382 and as updated on April 8, 2003 by resolution 03-401, on December 14, 2004 by resolution 04-454, on March 14, 2006 by resolution 06-505, on December 18, 2007 by resolution 07-591, and on March 4, 2008 by resolutions 08-598, 08-599 and 08-0600, shall apply to the Meridian area of city impact.
- B. All subdivision plats, situated within the area of impact, shall be submitted to the city of Meridian for approval, in addition to Ada County approval, as provided in Idaho Code section 50-1306.
- C. All subdivision plat applications in the urban service planning area for land zoned RUT (rural-urban transition) shall require a street and utility easement plan. Said plan shall provide for future resubdivision to urban densities and shall be included on the final plat. This requirement may be waived if a letter of waiver is submitted to the director from the Meridian council prior to preliminary plat approval by the board.

- D. A condition of approval for all subdivision plats in the urban service planning area for land zoned RUT (rural-urban transition) shall require that, prior to occupancy of the subdivision's first dwelling unit, dry line sewer and water lines shall be installed to accommodate the future resubdivision to urban densities. This requirement may be waived if a letter of waiver is submitted to the director from the Meridian city council prior to preliminary plat approval by the board.
- E. Title 8 of this code shall be used to implement this chapter. All land use applications shall also comply with the provisions of this chapter.
- F. The Meridian comprehensive plan shall apply to the property described in Ada County ordinance 508. The land use designation of the adjacent property shall apply to the area described in Ada County ordinance 508.

APPROVED AND ADOPTED this 17 day of December, 2008.

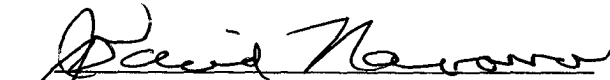
Board of Ada County Commissioners

By: 
Fred Tilman, Chairman

By: 
Paul R. Woods, Commissioner

By: AGENT
Rick Yzaguirre, Commissioner

ATTEST:


David Navarro, Ada County Clerk

PUBLICATION DATE 12/24/08



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LEGAL NOTICE ORDINANCE NO. 717 AN ORDINANCE AMEN

LEGAL NOTICE ORDINANCE NO. 717 AN ORDINANCE AMENDING ADA COUNTY CODE 9-4-2 TO ALLOW FOR ANNEXATION FOR THOSE PROPERTIES OUTSIDE THE MERIDIAN AREA OF CITY IMPACT AND CONTIGUOUS TO BOUNDARY OF THE CITY WHERE OWNER HAS REQUESTED ANNEXATION PURSUANT TO IDAHO CODE ID 50-222 ET SEQ.; AND AMENDING ADA COUNTY 9-4-3(A) TO REFER TO UPDATES TO THE MERIDIAN COMPREHENSIVE PLAN. BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ADA COUNTY, IDAHO, THAT ADA COUNTY CODE TITLE 9, CHAPTER 4, SECTIONS 2 AND 3 BE AMENDED AS FOLLOWS: Section 1: Ada County Code 9-4-2(A) is amended as follows: 9-4-2: ANNEXATION, AREA OF IMPACT: A. Annexation by the city of Meridian shall be limited to those lands lying within the area of impact and being contiguous to the boundaries of the city of Meridian, except for those properties outside the Meridian area of city impact and being contiguous to the boundary of the city of Meridian where the owner has requested annexation as provided for in Idaho Code, section 50-222 et seq. B. Upon annexation, the provisions of this agreement shall no longer apply to the annexed area. Section 2: Ada County Code 9-4-3(A) is amended as follows: 9-4-3: APPLICABLE PLAN POLICIES AND ORDINANCES: A. The Meridian comprehensive plan, adopted by Meridian on August 6, 2002, by resolution 02-382 and as updated on April 8, 2003 by resolution 03-401, on December 14, 2004 by resolution 04-454, on March 14, 2006 by resolution 06-505, on December 18, 2007 by resolution 07-591, and on March 4, 2008 by resolutions 08-598, 08-599 and 08-0600, shall apply to the Meridian area of city impact. B. All subdivision plats, situated within the area of impact, shall be submitted to the city of Meridian for approval, in addition to Ada County approval, as provided in Idaho Code section 50-1306. C. All subdivision plat applications in the urban service planning area for land zoned RUT (rural-urban transition) shall require a street and utility easement plan. Said plan shall provide for future resubdivision to urban densities and shall be included on the final plat. This requirement may be waived if a letter of waiver is submitted to the director from the Meridian council prior to preliminary plat approval by the board. D. A condition of approval for all subdivision plats in the urban service planning area for land zoned RUT (rural-urban transition) shall require that, prior to occupancy of the subdivision's first dwelling unit, dry line sewer and water lines shall be installed to accommodate the future resubdivision to urban densities. This requirement may be waived if a letter of waiver is submitted to the director from the Meridian city council prior to preliminary plat approval by the board. E. Title 8 of this code shall be used to implement this chapter. All land use applications shall also comply with the provisions of this chapter. F. The Meridian comprehensive plan shall apply to the property described in Ada County ordinance 508. The land use designation of the adjacent property shall apply to the area described in Ada County ordinance 508. APPROVED AND ADOPTED this 17th day of December, 2008. Board of Ada County Commissioners By: Fred Tilman, Chairman By: Paul R. Woods, Commissioner By: Rick Yzaguirre, Commissioner ATTEST: J. David Navarro, Ada County Clerk Pub. Dec. 24, 2008



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AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF TITLE 8, ADA COUNTY CODE: TO REMOVE PROPERTY FROM THE CITY OF EAGLE AREA OF CITY IMPACT AND THE CITY OF STAR AREA OF CITY IMPACT; TO ADD PROPERTY TO THE CITY OF MERIDIAN AREA OF CITY IMPACT; AND TO CHANGE THE ZONING DESIGNATIONS OF PROPERTIES WITHIN THE EXPANDED CITY OF MERIDIAN AREA OF CITY IMPACT TO RURAL URBAN TRANSITIONAL EXCEPT FOR THOSE PROPERTIES EXEMPTED OUT.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ADA COUNTY, IDAHO, THAT THE OFFICIAL ZONING MAP OF ADA COUNTY CODE, TITLE 8 BE AMENDED TO REMOVE PROPERTY FROM THE CITY OF EAGLE AREA OF CITY IMPACT AND CITY OF STAR AREA OF CITY IMPACT; TO ADD PROPERTY TO THE CITY OF MERIDIAN AREA OF CITY IMPACT AND TO REZONE THOSE PROPERTIES ADDED TO THE CITY OF MERIDIAN AREA OF CITY IMPACT TO RURAL URBAN TRANSITIONAL (RUT) EXCEPT FOR THOSE PROPERTIES EXEMPTED OUT AS FOLLOWS:

SECTION 1: The following property is removed from the City of Eagle Area of City Impact:

In Township 4 North, Range 1 West, Boise Meridian:

Those properties in the S ½ of Section 14 lying south and west of the southern edge of the south channel of the Boise River and lying south of Duck Island.

All of Section 15 lying south of the southern edge of the south channel of the Boise River.

That portion of the E ½ of the E ½ of Section 16 lying south of the southern edge of the south channel of the Boise River.

That portion of the E ½ of the E ½ of Section 21 lying north of the southern boundary of the Phyllis Canal.

All of Section 22, less those areas annexed to the City of Meridian.

All of Section 23, less those areas annexed to the City of Meridian, and excluding those properties located in the N ½ of the N ½ lying north of the southern edge of the south channel of the Boise River, and excluding all lots of Almaden Acres Subdivision, and that portion of the E ½ of the E ½ of Section 23 lying West of Lots 7, 8 & 9 of the original Almaden Acres Subdivision and lying North of Lots 1 & 7 of the original Almaden Acres Subdivision and lying South of the southern boundary of the Phyllis Canal.

SECTION 2: The following property is removed from the City of Star Area of City Impact:

In Township 4 North, Range 1 West, Boise Meridian:

All of Section 21, except the E ½ of the E ½, and except those properties located north of the southern boundary of the Phyllis Canal or north of the southern right-of-way line for W. Joplin Road where said road lies north of the Phyllis Canal.

SECTION 3: The following property is added to the City of Meridian Area of City Impact:

In Township 2 North, Range 1 West, Boise Meridian:

The N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 1, plus the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 1.

In Township 2 North, Range 1 East, Boise Meridian:

The W $\frac{1}{2}$ of Section 4 and the W $\frac{1}{2}$ of the E $\frac{1}{2}$ of Section 4, except all lots within Umpqua Subdivision #1 and #2, and except all lots within Medalist Subdivision #1 & #3.

All of Section 5.

All of Section 6, except the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$.

The NE $\frac{1}{4}$ of Section 8.

The N $\frac{1}{2}$ of Section 9, except the E $\frac{1}{2}$ of the NE $\frac{1}{4}$, with the addition of all of Lot 3 of Carrico Subdivision.

In Township 3 North, Range 1 East, Boise Meridian:

All of Section 31, except the N $\frac{1}{2}$ of the N $\frac{1}{2}$.

All of Section 32, except the N $\frac{1}{2}$ of the N $\frac{1}{2}$.

All of Section 33, except the N $\frac{1}{2}$ of the N $\frac{1}{2}$, and excepting Rockhampton Subdivisions #3 through #20.

In Township 3 North, Range 1 West, Boise Meridian:

All of Sections 21, 28, 33, 34, 35 and 36.

The W $\frac{1}{2}$ of Section 22.

The S $\frac{1}{2}$ and the S $\frac{1}{2}$ of the N $\frac{1}{2}$ of Section 26, less that portion of the NE corner of the W $\frac{1}{2}$ of Section 26 that is already within Meridian's Area of City Impact.

All of Section 27, except the N $\frac{1}{2}$ of the NE $\frac{1}{4}$.

In Township 4 North, Range 1 West, Boise Meridian:

Those properties in the S $\frac{1}{2}$ of Section 14 lying south and west of the southern edge of the south channel of the Boise River and lying south of Duck Island.

That portion of Section 15 lying south of the southern edge of the south channel of the Boise River, excluding all of Government Lot 4 as depicted in Record of Survey A093.

The SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 16, except all of Government Lot 1 as shown in the original survey of January 17, 1868.

All of Section 21, except the E $\frac{1}{2}$ of the E $\frac{1}{2}$, and except those properties located north of the southern boundary of the Phyllis Canal or north of the southern right-of-way line for W. Joplin Road where said road lies north of the Phyllis Canal.

That portion of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21 lying north of Government Lot 1 as shown in the original survey of January 17, 1868.

All of Section 22, less those areas annexed to the City of Meridian.

All of Section 23, less those areas annexed to the City of Meridian, and excluding those properties located in the N $\frac{1}{2}$ of the N $\frac{1}{2}$ lying north of the southern edge of the south channel of the Boise River, and excluding all lots of Almaden Acres Subdivision, and that portion of the E $\frac{1}{2}$ of the E $\frac{1}{2}$ of Section 23 lying West of Lots 7, 8 & 9 of the original Almaden Acres Subdivision and lying North of Lots 1 & 7 of the original

Almaden Acres Subdivision and lying South of the southern boundary of the Phyllis Canal.

All of Sections 29, 30, 31, and 32.

SECTION 4: The following property located within the City of Meridian Area of City Impact is rezoned to Rural Urban Transitional (RUT) except for those properties exempted out:

In Township 2 North, Range 1 East, Boise Meridian:

The W ½ of Section 4 and the W ½ of the E ½ of Section 4, except all lots within Umpqua Subdivision #1 and #2, and except all lots within Medalist Subdivision #1 & #3.

All of Section 5.

All of Section 6, except the SW ¼ of the SW ¼.

The NE ¼ of Section 8, except a portion of the NE ¼ of the NE ¼, further described as follows:

Commencing at the NE corner of Section 8, thence westerly along the north section line of Section 8 a distance of approximately 230 feet, thence southerly and parallel to the east section line of Section 8 a distance of approximately 200 feet, then easterly and parallel to the north section line of Section 8 to the point of intersection with the east section line of Section 8, then northerly along said section line to the point of beginning.

The NW ¼ of Section 9, plus the SW ¼ of the NE ¼ of Section 9 and all of Lot 3 Carrico Subdivision, except a portion of the NW ¼ of the NW ¼ of Section 9, further described as follows:

Commencing at the NW corner of Section 9, thence southerly along the west section line of Section 9 a distance of approximately 350 feet, thence easterly and parallel to the north section line of Section 9 a distance of approximately 1,250 feet, thence northerly and westerly to the point of beginning.

In Township 2 North, Range 1 West, Boise Meridian:

The N ½ of the NE ¼ of Section 1, plus the SE ¼ of the NE ¼ of Section 1.

In Township 3 North, Range 1 East, Boise Meridian:

All of Section 31, except the N ½ of the N ½, and further excepting the following described properties:

Commencing at the intersection of the northern boundary of the Farr Lateral and the east section line of Section 31, thence northerly and westerly along the northern boundary of the Farr lateral to the intersection with the western sixteenth section line of the SE quarter of the NE quarter of Section 31, thence northerly along said line to the intersection with the southern boundary of East Mary Lane, thence southerly and easterly a distance of approximately 415 feet along the southern boundary of E. Mary Lane, thence due north to the northern boundary of East Mary Lane, thence southerly and easterly along the northern boundary of East Mary Lane to the point of intersection with a line parallel to and 402 feet to the west of the east section line of Section 31, thence northerly along said parallel line to the point of intersection with the north line of the S ½ of the NE ½ of Section 31, thence easterly along said line to the point of intersection with the east section line of Section 31, thence southerly along said section line to the point of beginning, and including the following described portion of the SE ¼ of the NE ¼ of Section 31:

Commencing at the intersection of the west quarter section line of the NE ¼ of Section 31 with the north line of the S ½ of the NE ¼ of Section 31, thence easterly approximately 800 feet along said north line, thence southerly and parallel with the west quarter section line of the NE ¼ of Section 31 to the point of intersection with the centerline of the Farr Lateral, then westerly and northerly along said centerline a distance of approximately 618 feet, thence due north to the north boundary of the Farr Lateral, thence westerly and northerly along the northern boundary of the Farr Lateral to the point of intersection with the west quarter section line of the NE ¼ of Section 31, thence northerly along said line to the point of beginning.

All of Section 32, except the N ½ of the N ½, except a portion of the NW ¼ of the NW ¼, further described as follows:

Commencing at the intersection of the south line of the N ½ of the N ½ of Section 32 with the western section line of Section 32, thence southerly approximately 300 feet along the western section line of Section 32, thence easterly approximately 320 feet along a line parallel to the north section line of Section 32, thence northerly approximately 300 feet along a line parallel to the west section line of Section 32, thence westerly approximately 320 feet to the point of beginning.

All of Section 33, except the N ½ of the N ½, and excepting Rockhampton Subdivisions #3 through #20.

In Township 3 North, Range 1 West, Boise Meridian:

All of Sections 21, 28, and 36.

The W ½ of Section 22.

The S ½ of the S ½ of the N ½ of Section 26, less that portion of the NE corner of the W ½ of Section 26 that is already within Meridian's Area of City Impact.

All of Section 27, except the N ½ of the NE ¼.

All of Section 33, except the following described property:

Commencing at the NE corner of the SE ¼ of the SE ¼ of the SW ¼ of Section 33, thence westerly and parallel to the south section line of Section 33 a distance of approximately 208.71 feet, thence northerly and parallel to the eastern quarter section line of the SW ¼ of Section 33 a distance of approximately 208.71 feet, thence easterly and parallel to the southern section line of Section 33 a distance of approximately 500 feet, thence southerly and parallel to the eastern quarter section line of the SW ¼ of Section 33 a distance of approximately 208.71 feet, thence westerly and parallel to the southern section line of Section 33 a distance of approximately 291.29 feet to the point of beginning.

All of Section 34, except the easternmost approximately 275 feet of the SE ¼ of the SW ¼ of Section 34.

All of Section 35, except a portion of the SW ¼ of the SW ¼, further described as follows:

Commencing at the SW corner of Section 35, then easterly along the south section line of Section 35 approximately 207 feet, thence northerly and westerly along the south boundary of the Mason Creek Feeder to the point of intersection with the west section line of Section 35, thence southerly along said section line approximately 272 feet to the point of beginning.

In Township 4 North, Range 1 West, Boise Meridian:

All of Sections 29 & 30.

All of Section 31, except a portion of the NE ¼ of the NE ¼, further described as follows:

Commencing at the NE corner of Section 31, thence westerly along the north section line of Section 31 a distance of 352 feet, thence southerly and parallel to the east section line of Section 31 a distance of 247.5 feet, then easterly and parallel to the north section line of Section 31 a distance of 352 feet, thence northerly along the east section line of Section 31 to the point of beginning.

All of Section 32, except a portion of the NW ¼ of the NW ¼, further described as follows:

Commencing at the NW Corner of Section 32, thence east approximately 300 feet along the north section line of Section 32, thence southerly and perpendicular to said line a distance of 573 feet, thence westerly N74°31'52"W to a point of intersection with the west section line of Section 32, thence northerly along said section line to the point of beginning.

ADOPTED this 17 day of December, 2008.

Board of Ada County Commissioners

By: Fred Tilman
Fred Tilman, Chairman

By: Paul R. Woods
Paul R. Woods, Commissioner

AGENT

By: _____
Rick Yzaguirre, Commissioner

ATTEST:

David Navarro
David Navarro, Ada County Clerk

PUBLISHED: 12/24/08

LEGAL NOTICE ORDINANCE NO. 718 AN ORDINANCE AMEN

LEGAL NOTICE ORDINANCE NO. 718 AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF TITLE 8, ADA COUNTY CODE: TO REMOVE PROPERTY FROM THE CITY OF EAGLE AREA OF CITY IMPACT AND THE CITY OF STAR AREA OF CITY IMPACT; TO ADD PROPERTY TO THE CITY OF MERIDIAN AREA OF CITY IMPACT; AND TO CHANGE THE ZONING DESIGNATIONS OF PROPERTIES WITHIN THE EXPANDED CITY OF MERIDIAN AREA OF CITY IMPACT TO RURAL URBAN TRANSITIONAL EXCEPT FOR THOSE PROPERTIES EXEMPTED OUT. BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ADA COUNTY, IDAHO, THAT THE OFFICIAL ZONING MAP OF ADA COUNTY CODE, TITLE 8 BE AMENDED TO REMOVE PROPERTY FROM THE CITY OF EAGLE AREA OF CITY IMPACT AND CITY OF STAR AREA OF CITY IMPACT; TO ADD PROPERTY TO THE CITY OF MERIDIAN AREA OF CITY IMPACT AND TO REZONE THOSE PROPERTIES ADDED TO THE CITY OF MERIDIAN AREA OF CITY IMPACT TO RURAL URBAN TRANSITIONAL (RUT) EXCEPT FOR THOSE PROPERTIES EXEMPTED OUT AS FOLLOWS: SECTION 1: The following property is removed from the City of Eagle Area of City Impact: In Township 4 North, Range 1 West, Boise Meridian: Those properties in the S 1/2 of Section 14 lying south and west of the southern edge of the south channel of the Boise River and lying south of Duck Island. All of Section 15 lying south of the southern edge of the south channel of the Boise River. That portion of the E 1/2 of the E 1/2 of Section 16 lying south of the southern edge of the south channel of the Boise River. That portion of the E 1/2 of the E 1/2 of Section 21 lying north of the southern boundary of the Phyllis Canal. All of Section 22, less those areas annexed to the City of Meridian. All of Section 23, less those areas annexed to the City of Meridian, and excluding those properties located in the N 1/2 of the N 1/2 lying north of the southern edge of the south channel of the Boise River, and excluding all lots of Almaden Acres Subdivision, and that portion of the E 1/2 of the E 1/2 of Section 23 lying West of Lots 7, 8 & 9 of the original Almaden Acres Subdivision and lying North of Lots 1 & 7 of the original Almaden Acres Subdivision and lying South of the southern boundary of the Phyllis Canal. SECTION 2: The following property is removed from the City of Star Area of City Impact: In Township 4 North, Range 1 West, Boise Meridian: All of Section 21, except the E 1/2 of the E 1/2, and except those properties located north of the southern boundary of the Phyllis Canal or north of the southern right-of-way line for W. Joplin Road where said road lies north of the Phyllis Canal. SECTION 3: The following property is added to the City of Meridian Area of City Impact: In Township 2 North, Range 1 West, Boise Meridian: The N 1/2 of the NE 1/4 of Section 1, plus the SE 1/4 of the NE 1/4 of Section 1. In Township 2 North, Range 1 East, Boise Meridian: The W 1/2 of Section 4 and the W 1/2 of the E 1/2 of Section 4, except all lots within Umpqua Subdivision #1 and #2, & except all lots within Medalist Subdivision #1 & #3. All of Section 5. All of Section 6, except the SW 1/4 of the SW 1/4. The NE 1/4 of Section 8. The N 1/2 of Section 9, except the E 1/2 of the NE 1/4, with the addition of all of Lot 3 of Carrico Subdivision. In Township 3 North, Range 1 East, Boise Meridian: All of Section 31, except the N 1/2 of the N 1/2. All of Section 32, except the N 1/2 of the N 1/2. All of Section 33, except the N 1/2 of the N 1/2, and excepting Rockhampton Subdivisions #3 through #20. In Township 3 North, Range 1 West, Boise Meridian: All of Sections 21, 28, 33, 34, 35 and 36. The W 1/2 of Section 22. The S 1/2 and the S 1/2 of the N 1/2 of Section 26, less that portion of the NE corner of the W 1/2 of Section 26 that is already within Meridian's Area of City Impact. All of Section 27, except the N 1/2 of the NE 1/4. In Township 4 North, Range 1 West, Boise Meridian: Those properties in the S 1/2 of Section 14 lying south and west of the southern edge of the south channel of the Boise River and lying south of Duck Island. That portion of Section 15 lying south of the southern edge of the south channel of the Boise River, excluding all of Government Lot 4 as depicted in Record of Survey A093. The SE 1/4 of the SE 1/4 of Section 16, except all of Government Lot 1 as shown in the original survey of January 17, 1868. All of Section 21, except the E 1/2 of the E 1/2, and except those properties located north of the southern boundary of the Phyllis Canal or north of the southern right-of-way line for W. Joplin Road where said road lies north of the Phyllis Canal. That portion of the NE 1/4 of the NE 1/4 of Section 21 lying north of Government Lot 1 as shown in the original survey of January 17, 1868. All of Section 22, less those areas annexed to the City of Meridian. All of Section 23, less those areas annexed to the City of Meridian, and excluding those properties located in the N 1/2 of the N 1/2 lying north of the southern edge of the south channel of the Boise River, and excluding all lots of Almaden Acres Subdivision, and that portion of the E 1/2 of the E 1/2 of Section 23 lying West of Lots 7, 8 & 9 of the original Almaden Acres Subdivision and lying North of Lots 1 & 7 of the original Almaden Acres Subdivision and lying South of the southern boundary of the Phyllis Canal. All of Sections 29, 30, 31, and 32. SECTION 4: The following property located within the City of Meridian Area of City Impact is rezoned to Rural Urban Transitional (RUT) except for those properties exempted out: In Township 2 North, Range 1 East, Boise Meridian: The W 1/2 of Section 4 and the W 1/2 of the E 1/2 of Section 4, except all lots within Umpqua Subdivision #1 and #2, & except all lots within Medalist Subdivision #1 & #3. All of Section 5. All of Section 6, except the SW 1/4 of the SW 1/4. The NE 1/4 of Section 8, except a portion of the NE 1/4 of the NE 1/4, further described as follows: Commencing at the NE corner of Section 8, thence westerly along the north section line of Section 8 a distance of approximately 230 feet, thence southerly and parallel to the east section line of Section 8 a distance of approximately 200 feet, then easterly and parallel to the north section line of Section 8 to the point of intersection with the east section

line of Section 8, then northerly along said section line to the point of beginning. The NW 1/4 of Section 9, plus the SW 1/4 of the NE 1/4 of Section 9 and all of Lot 3 Carrico Subdivision, except a portion of the NW 1/4 of the NW 1/4 of Section 9, further described as follows: Commencing at the NW corner of Section 9, thence southerly along the west section line of Section 9 a distance of approximately 350 feet, thence easterly and parallel to the north section line of Section 9 a distance of approximately 1,250 feet, thence northerly and westerly to the point of beginning. In Township 2 North, Range 1 West, Boise Meridian: The N 1/2 of the NE 1/4 of Section 1, plus the SE 1/4 of the NE 1/4 of Section 1. In Township 3 North, Range 1 East, Boise Meridian: All of Section 31, except the N 1/2 of the N 1/2, and further excepting the following described properties: Commencing at the intersection of the northern boundary of the Farr Lateral and the east section line of Section 31, thence northerly and westerly along the northern boundary of the Farr lateral to the intersection with the western sixteenth section line of the SE quarter of the NE quarter of Section 31, thence northerly along said line to the intersection with the southern boundary of East Mary Lane, thence southerly and easterly a distance of approximately 415 feet along the southern boundary of E. Mary Lane, thence due north to the northern boundary of East Mary Lane, thence southerly and easterly along the northern boundary of East Mary Lane to the point of intersection with a line parallel to and 402 feet to the west of the east section line of Section 31, thence northerly along said parallel line to the point of intersection with the north line of the S 1/2 of the NE 1/2 of Section 31, thence easterly along said line to the point of intersection with the east section line of Section 31, thence southerly along said section line to the point of beginning, and including the following described portion of the SE 1/4 of the NE 1/4 of Section 31: Commencing at the intersection of the west quarter section line of the NE 1/4 of Section 31 with the north line of the S 1/2 of the NE 1/4 of Section 31, thence easterly approximately 800 feet along said north line, thence southerly and parallel with the west quarter section line of the NE 1/4 of Section 31 to the point of intersection with the centerline of the Farr Lateral, then westerly and northerly along said centerline a distance of approximately 618 feet, thence due north to the north boundary of the Farr Lateral, thence westerly and northerly along the northern boundary of the Farr Lateral to the point of intersection with the west quarter section line of the NE 1/4 of Section 31, thence northerly along said line to the point of beginning. All of Section 32, except the N 1/2 of the N 1/2, except a portion of the NW 1/4 of the NW 1/4, further described as follows: Commencing at the intersection of the south line of the N 1/2 of the N 1/2 of Section 32 with the western section line of Section 32, thence southerly approximately 300 feet along the western section line of Section 32, thence easterly approximately 320 feet along a line parallel to the north section line of Section 32, thence northerly approximately 300 feet along a line parallel to the west section line of Section 32, thence westerly approximately 320 feet to the point of beginning. All of Section 33, except the N 1/2 of the N 1/2, and excepting Rockhampton Subdivisions #3 through #20. In Township 3 North, Range 1 West, Boise Meridian: All of Sections 21, 28, and 36. The W 1/2 of Section 22. The S 1/2 of the S 1/2 of the N 1/2 of Section 26, less that portion of the NE corner of the W 1/2 of Section 26 that is already within Meridian's Area of City Impact. All of Section 27, except the N 1/2 of the NE 1/4. All of Section 33, except the following described property: Commencing at the NE corner of the SE 1/4 of the SE 1/4 of the SW 1/4 of Section 33, thence westerly and parallel to the south section line of Section 33 a distance of approximately 208.71 feet, thence northerly and parallel to the eastern quarter section line of the SW 1/4 of Section 33 a distance of approximately 208.71 feet, thence easterly and parallel to the southern section line of Section 33 a distance of approximately 500 feet, thence southerly and parallel to the eastern quarter section line of the SW 1/4 of Section 33 a distance of approximately 208.71 feet, thence westerly and parallel to the southern section line of Section 33 a distance of approximately 291.29 feet to the point of beginning. All of Section 34, except the easternmost approximately 275 feet of the SE 1/4 of the SW 1/4 of Section 34. All of Section 35, except a portion of the SW 1/4 of the SW 1/4, further described as follows: Commencing at the SW corner of Section 35, then easterly along the south section line of Section 35 approximately 207 feet, thence northerly and westerly along the south boundary of the Mason Creek Feeder to the point of intersection with the west section line of Section 35, thence southerly along said section line approximately 272 feet to the point of beginning. In Township 4 North, Range 1 West, Boise Meridian: All of Sections 29 & 30. All of Section 31, except a portion of the NE 1/4 of the NE 1/4, further described as follows: Commencing at the NE corner of Section 31, thence westerly along the north section line of Section 31 a distance of 352 feet, thence southerly and parallel to the east section line of Section 31 a distance of 247.5 feet, then easterly and parallel to the north section line of Section 31 a distance of 352 feet, thence northerly along the east section line of Section 31 to the point of beginning. All of Section 32, except a portion of the NW 1/4 of the NW 1/4, further described as follows: Commencing at the NW Corner of Section 32, thence east approximately 300 feet along the north section line of Section 32, thence southerly and perpendicular to said line a distance of 573 feet, thence westerly N74°31'52"W to a point of intersection with the west section line of Section 32, thence northerly along said section line to the point of beginning. ADOPTED this 17th day of December, 2008. Board of Ada County Commissioners By: Fred Tilman, Chairman By: Paul R. Woods, Commissioner By: Rick Yzaguirre, Commissioner ATTEST: J. David Navarro, Ada County Clerk Pub. Dec. 24, 2008

Appeared in: **Idaho Statesman**

CITY OF MERIDIAN

RESOLUTION NO. 08-598

BY THE CITY COUNCIL:

BIRD, BORTON, ROUNTREE, ZAREMBA

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MERIDIAN TO AMEND THE FUTURE LAND USE MAP OF THE 2002 COMPREHENSIVE PLAN FOR THE SOUTH MERIDIAN AREA TO EXPAND FUTURE LAND USE DESIGNATIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Mayor and Council have the authority pursuant to Idaho Code § 50-302 to establish resolutions not inconsistent with the laws of the state of Idaho as may be expedient, in addition to the special powers therein granted, to maintain the peace, good government and welfare of the corporation and its trade, commerce and industry; and

WHEREAS, the City of Meridian Comprehensive Plan was adopted in August in 2002 as resolution 02-382; and

WHEREAS, the Mayor and Council have deemed it appropriate to amend the future land use map of the 2002 Comprehensive Plan for the South Meridian Area to expand future land use designations; and

WHEREAS, the Mayor and City Council have provided all the requisite notices, held the necessary hearings, and received the required information necessary to make a final decision as required by the Idaho Local Land Use Planning Act to amend the adopted comprehensive plan.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MERIDIAN, IDAHO AS FOLLOWS:

SECTION 1. Pursuant to Idaho Code §67-6509, the Mayor and City Council hereby amend the City of Meridian Comprehensive Plan and Land Use Map, a copy of which is attached hereto incorporated herein by reference. A copy of this Resolution and the attached amendment shall be held on file in the office of the City Clerk.

SECTION 2. EFFECTIVE DATE. This Resolution shall be in full force and effect immediately upon its adoption and approval.

ADOPTED by the City Council of the City of Meridian, Idaho, this 4th day of March, 2008.

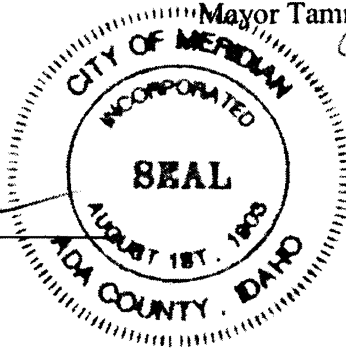
APPROVED by the Mayor of the City of Meridian, Idaho, this 4th day of March, 2008.

APPROVED:

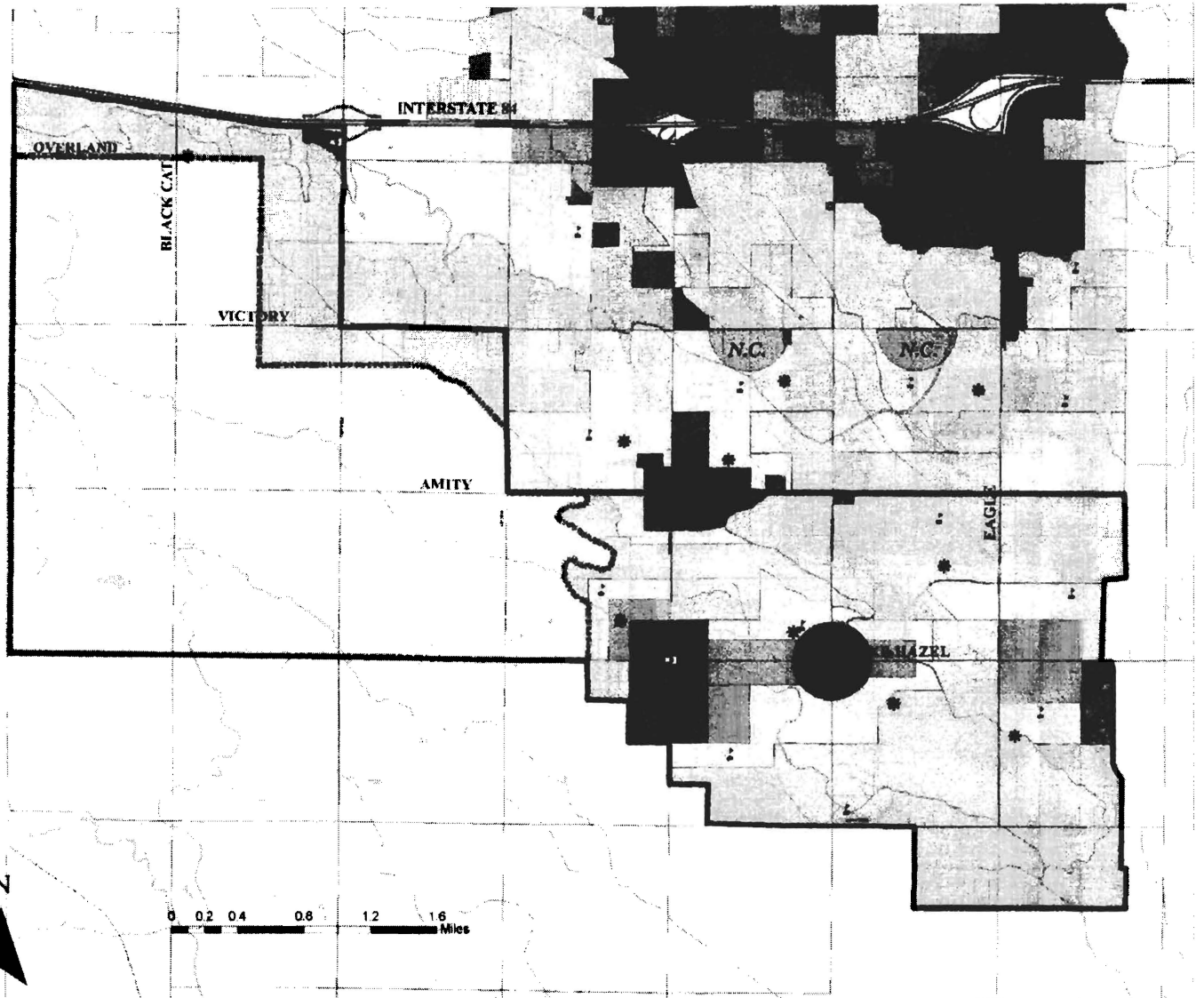
Tammy de Weerd
Mayor Tammy de Weerd

ATTEST:

By: Jaycee Holman
Jaycee Holman, City Clerk



South Meridian Future Land Use Map



Legend

- | | | | | | |
|--|------------------------------|--|------------------------------------|--|------------------------------------|
| | Creeks & Canals | | Low Density Residential | | Revised Study Area |
| | Commercial | | Mixed Use - Neighborhood | | Planning & Referral Area |
| | Med-High Density Residential | | Mixed Use - Regional | | Parks Existing & Potential |
| | Mixed Use - Employment | | Mixed Use - Community | | Schools Existing & Potential |
| | Industrial | | Ten Mile Interchange Specific Area | | Fire Stations Existing & Potential |
| | Medium Density Residential | | Public/Quasi-Public | | Potential Transit Stations |

CITY OF MERIDIAN

RESOLUTION NO. 08-599

BY THE CITY COUNCIL:

BIRD, BORTON, ROUNTREE, ZAREMBA

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MERIDIAN TO AMEND THE TEXT OF THE CITY OF MERIDIAN COMPREHENSIVE PLAN TO ADD MEDIUM HIGH DENSITY RESIDENTIAL TO THE LAND USE CHAPTER OF THE PLAN; TO INCLUDE RESIDENTIAL USES IN NEIGHBORHOOD CENTERS AND AMEND THE TEXT OF THE MIXED USE REGIONAL DESIGNATION AS RECOMMENDED BY THE CITY OF MERIDIAN PLANNING DEPARTMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Mayor and Council have the authority pursuant to I.C. § 50-302 to establish resolutions not inconsistent with the laws of the state of Idaho as may be expedient, in addition to the special powers therein granted, to maintain the peace, good government and welfare of the corporation and its trade, commerce and industry; and

WHEREAS, the City of Meridian Comprehensive Plan was adopted in August in 2002 as resolution 02-382; and,

WHEREAS, the Meridian City Planning Department is requesting to add medium high density residential to the land use chapter of the Plan; to include residential uses in neighborhood centers and amend the text of the mixed use regional designation as recommended by the City of Meridian Planning Department; and,

WHEREAS, the Mayor and City Council have provided all the requisite notices, held the necessary hearings, and received the required information necessary to make a final decision as required by the Idaho Local Land Use Planning Act to amend the adopted comprehensive plan.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MERIDIAN, IDAHO AS FOLLOWS:

COMPREHENSIVE PLAN AMENDMENT - SOUTH MERIDIAN AREA - TEXT - CPA 07-009 - Page 1 of 4

SECTION 1. Pursuant to Idaho Code §67-6509, the Mayor and City Council hereby amend the City of Meridian Comprehensive Plan by adding Medium High Density Residential to the Land Use Chapter of the Plan; to include residential uses in neighborhood centers and amend the text of the Mixed Use Designation as recommended by the City of Meridian Planning Staff. A copy of this Resolution shall be held on file in the office of the City Clerk. The revisions to the Comprehensive Plan are as follows:

**Comprehensive Plan Text amendments to Chapter VII, Section C. Future Conditions,
1. Land Use**

Current Description replaced with the following:

Mixed Use-Regional. The purpose of this category is to designate areas at prominent corners of major arterials for developments that provide a mix of employment, retail, and residential or public uses. The developments should be anchored by uses that have a regional draw with the appropriate supporting uses. For example, an employment center should have support retail uses; a retail center should have supporting residential uses as well as supportive neighborhood and community services. The detailed standards for the category provide an incentive for public and quasi/public uses where they provide a meaningful and appropriate mix to the development. The intent is to integrate a variety of uses, including residential and to avoid predominantly single use developments such as a regional retail center with only restaurants and other commercial uses. The following standards will apply to this category:

- Residential uses shall comprise a minimum of 10% of the development area at densities ranging from 6 to 40 units/acre
- Retail uses shall comprise a maximum of 50% of the development area
- There is neither a minimum nor maximum imposed on non-retail commercial uses such as office, clean industry, or entertainment uses
- All developments shall have a mix of at least three of the four types of uses: retail, non-retail commercial, public/quasi-public and residential
- Where the development proposes public and quasi-public uses to support the development, the developer may be eligible for additional area for retail development (beyond the allowed 50%), based on the ratios below:
 - Supportive public and quasi-public uses would include parks, plazas, outdoor dining and gathering areas, open space, environmental restoration, libraries, public schools, etc.
 - All such areas must be open to the public and not limited to patrons of the development.
 - For land that is being donated (or nominally sold) to the public, such as a library or school, the developer is eligible for a 2:1 bonus. That is to say, if there is a five-acre library site, the project would be eligible for ten additional acres of retail development.

- For active open space or passive recreation areas, such as a park, tot-lot or playfield, the developer is eligible for a 2:1 bonus. That is to say, if the park is 10 acres in area, the site would be eligible for 20 additional acres of retail development.
- For plazas that are integrated into a retail project, the developer shall be eligible for a 6:1 bonus. Such plazas should provide a focal point (such as a fountain, statue, and water feature), seating areas, and some weather protection. That would mean that by providing a half-acre plaza, the developer would be eligible for three additional acres of retail development.

Sample uses include: All MU-N and MU-C categories, entertainment uses, major employment centers, clean industry.

Current description amended as follows:

Neighborhood Center/Mixed Use. This designation will provide a blend of high density residential, small scale commercial, entertainment, office and open space uses that are geared to serve all residents within a one to two square mile area. The developments are encouraged to be designed according to the conceptual neighborhood center plan depicted in Figure VII-3. Neighborhood Centers that straddle or are centered around one or more principle or secondary arterial should adhere to a similar design and recognize access control measures as conveyed by Ada County Highway District. In the South Meridian Area, pending the adoption of the South Meridian Transportation Study, access control standards consistent with the South Meridian Transportation Study should be implemented. The purpose of these centers is to create a centralized, pedestrian-oriented, identifiable and day-to-day service oriented focal point for neighborhood districts. Forty percent of all land within Neighborhood Centers shall be developed for residential uses. The centers should offer an internal circulation system that connects...

New designation added:

Medium High Density: To allow for the development of a mix of relatively dense residential housing types including townhouses, row houses, condominiums and apartments. Residential densities should range from eight to fifteen dwelling units per acre, with a target density of twelve units per acre.

These are relatively compact areas within the context of larger neighborhoods and should be located around or near mixed use commercial or employment areas to provide convenient access to services and jobs for residents. Developments should incorporate high quality architectural design and materials and thoughtful site design that incorporates connectivity with adjacent uses and area pathways, attractive landscaping and individual project identity.

SECTION 2. EFFECTIVE DATE. This Resolution shall be in full force and effect immediately upon its adoption and approval.

ADOPTED by the City Council of the City of Meridian, Idaho, this 4th day of March, 2008.

APPROVED by the Mayor of the City of Meridian, Idaho, this 4th day of March, 2008.

APPROVED:

Tammy de Weerd
Mayor Tammy de Weerd

ATTEST:

By: Jaycee Holman
Jaycee Holman, City Clerk



CITY OF MERIDIAN

RESOLUTION NO. 08-600

BY THE CITY COUNCIL:

BIRD, BORTON, ROUNTREE, ZAREMBA

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MERIDIAN TO AMEND THE FUTURE LAND USE MAP OF THE 2002 COMPREHENSIVE PLAN TO CHANGE FOUR NODES WITH LAND USE DESIGNATIONS OF LIGHT INDUSTRIAL TO COMMERCIAL, TWO NODES FROM COMMERCIAL TO LIGHT INDUSTRIAL AND ONE NODE FROM LIGHT INDUSTRIAL TO PUBLIC/QUASI PUBLIC FOR A FUTURE SCHOOL SITE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Mayor and Council have the authority pursuant to Idaho Code § 50-302 to establish resolutions not inconsistent with the laws of the state of Idaho as may be expedient, in addition to the special powers therein granted, to maintain the peace, good government and welfare of the corporation and its trade, commerce and industry; and

WHEREAS, the City of Meridian Comprehensive Plan was adopted in August in 2002 as resolution 02-382; and

WHEREAS, the Mayor and Council have deemed it appropriate to amend the future land use map of the 2002 Comprehensive Plan to change four nodes with land use designations of light industrial to commercial, two nodes from commercial to light industrial and one node from light industrial to public/quasi public for a future school site; and

WHEREAS, the Mayor and City Council have provided all the requisite notices, held the necessary hearings, and received the required information necessary to make a final decision as required by the Idaho Local Land Use Planning Act to amend the adopted comprehensive plan.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MERIDIAN, IDAHO AS FOLLOWS:

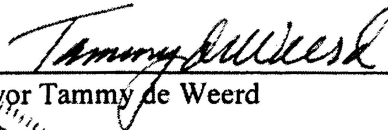
SECTION 1. Pursuant to Idaho Code §67-6509, the Mayor and City Council hereby amend the City of Meridian Comprehensive Plan and Land Use Map, a copy of which is attached hereto incorporated herein by reference. A copy of this Resolution and the attached amendment shall be held on file in the office of the City Clerk.

SECTION 2. EFFECTIVE DATE. This Resolution shall be in full force and effect immediately upon its adoption and approval.

ADOPTED by the City Council of the City of Meridian, Idaho, this 4th day of March, 2008.

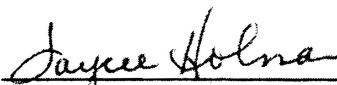
APPROVED by the Mayor of the City of Meridian, Idaho, this 4th day of March, 2008.

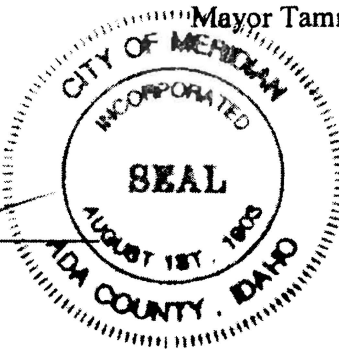
APPROVED:



Mayor Tammy de Weerd

ATTEST:

By: 
Jaycee Holman, City Clerk



AN ORDINANCE AMENDING TITLE 9 OF THE ADA COUNTY CODE TO ADOPT AMENDED AREA OF CITY IMPACT BOUNDARIES FOR BOISE, KUNA MERIDIAN AND STAR AS PART OF PROJECT FILE #202003073-CPA-ZC-ZOA.

BE IT ORDAINED BY THE BOARD OF ADA COUNTY COMMISSIONERS OF ADA COUNTY, IDAHO, THAT TITLE 9 OF ADA COUNTY CODE IS HEREBY AMENDED AS FOLLOWS:

AREA 1

APPROXIMATELY 60.2 ACRES OF LAND LOCATED EAST OF STATE HIGHWAY 16 SOUTH OF THE BOISE RIVER AND NORTH OF THE PHYLLIS SLOUGH WILL BE REMOVED FROM THE MERIDIAN AREA OF CITY IMPACT AND ADDED TO THE STAR AREA OF CITY IMPACT.

AREA 2

APPROXIMATELY 38.8 ACRES OF LAND LOCATED ON THE NORTHWEST CORNER OF STATE HIGHWAY 16 AND CHINDEN BOULEVARD WILL BE REMOVED FROM THE MERIDIAN AREA OF CITY IMPACT AND ADDED TO THE STAR AREA OF CITY IMPACT.

AREA 3

APPROXIMATELY 1084.8 ACRES OF LAND LOCATED NORTH OF LAKE HAZEL ROAD, EAST OF BLACK CAT ROAD, SOUTH OF AMITY ROAD AND WEST OF MERIDIAN ROAD WILL BE REMOVED FROM THE MERIDIAN AREA OF CITY IMPACT AND ADDED TO THE KUNA AREA OF CITY IMPACT.

AREA 4

APPROXIMATELY 35.8 ACRES OF LAND LOCATED ON THE NORTHWEST CORNER OF MERIDIAN ROAD AND ARISTOCRAT DRIVE WILL BE REMOVED FROM THE MERIDIAN AREA OF CITY IMPACT AND ADDED TO THE KUNA AREA OF CITY IMPACT.

AREA 5

APPROXIMATELY 34.5 ACRES OF LAND LOCATED SOUTHEAST OF THE MERIDIAN ROAD AND ARISTOCRAT DRIVE INTERSECTION WILL BE REMOVED FROM THE MERIDIAN AREA OF CITY IMPACT AND ADDED TO THE KUNA AREA OF CITY IMPACT.

AREA 6

APPROXIMATELY 17.8 ACRES OF LAND LOCATED DIRECTLY WEST OF THE UMPQUA SUBDIVISION WILL BE REMOVED FROM THE MERIDIAN AREA OF CITY IMPACT AND ADDED TO THE BOISE AREA OF CITY IMPACT.

AREA 7

APPROXIMATELY 41.8 ACRES OF LAND LOCATED WEST OF CLOVERDALE ROAD AND BOUNDED BY THE RIDENBAUGH CANAL TO THE NORTH AND SOUTH WILL BE REMOVED FROM THE BOISE AREA OF CITY IMPACT AND ADDED TO THE MERIDIAN AREA OF CITY IMPACT.

AREA 8

APPROXIMATELY 1.9 ACRES OF LAND LOCATED NORTH OF FAIRVIEW AVENUE AND EAST OF VENTURE STREET SHALL BE REMOVED FROM THE MERIDIAN AREA OF CITY IMPACT AND ADDED TO THE BOISE AREA OF CITY IMPACT.

AREA 9

APPROXIMATELY 1.6 ACRES OF LAND LOCATED WEST OF EAGLE ROAD AND SOUTH OF JASMINE LANE SHALL BE REMOVED FROM THE BOISE AREA OF CITY IMPACT AND ADDED TO THE MERIDIAN AREA OF CITY IMPACT.

AREA 10

APPROXIMATELY 1.1 ACRES OF LAND LOCATED SOUTH OF WAINWRIGHT DRIVE AND EAST OF BROOKSBURG PLACE SHALL BE REMOVED FROM THE MERIDIAN AREA OF CITY IMPACT AND ADDED TO THE BOISE AREA OF CITY IMPACT.

ALL AS DEPICTED ON THE MAPS ATTACHED HERETO AS EXHIBITS A, B, C, D, AND E.

APPROVED AND ADOPTED this 14th day of April, 2021.


Board of Ada County Commissioners

By: 
Rod Beck, Commissioner

By: 
Ryan Davidson, Commissioner

By: 
Kendra Kenyon, Commissioner

ATTEST:


Phil McGrane, Ada County Clerk

by **Katie Reed, Assistant Deputy Clerk**

AN ORDINANCE ADOPTING AMENDED AREA OF CITY IMPACT BOUNDARIES FOR KUNA, BOISE, MERIDIAN AND STAR; TO ADOPT THE 2019 CITY OF MERIDIAN COMPREHENSIVE PLAN AS THE PLAN APPLICABLE TO UNINCORPORATED LANDS WITHIN THE MERIDIAN AREA OF CITY IMPACT; TO ADOPT THE 2017 UPDATED MERIDIAN COLLECTION SYSTEM WASTEWATER MASTER PLAN, THE JULY 2018 MERIDIAN WATER MASTER PLAN, THE JANUARY 2010 MERIDIAN PATHWAYS MASTER PLAN AND THE DECEMBER 2015 MERIDIAN PARKS AND RECREATION MASTER PLAN AS APPLICABLE TO UNINCORPORATED LANDS WITHIN THE MERIDIAN AREA OF CITY IMPACT; TO DELETE THAT THE MERIDIAN COMPREHENSIVE PLAN APPLIES TO PROPERTY DESCRIBED IN COUNTY ORDINANCE 508; TO REQUIRE APPLICATIONS FOR CONDITIONAL USES, MASTER SITE PLANS, MASTER SITE PLAN MODIFICATIONS, ONE TIME DIVISIONS, PRIVATE ROADS AND EXPANSIONS OR EXTENSIONS TO NONCONFORMING USES TO REQUEST ANNEXATION INTO THE CITY OF MERIDIAN WHEN CONTIGUOUS TO MERIDIAN CITY LIMITS; TO DELETE THE REQUIREMENT OF SENDING COUNTY COMPREHENSIVE PLAN, COUNTY ZONING ORDINANCE AMENDMENTS AND LAND USE APPLICATIONS TO MERIDIAN FOR PROPERTY IN REFERRAL AREA.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ADA COUNTY, IDAHO, THAT ADA COUNTY CODE, TITLE 9, BE AMENDED AS FOLLOWS:

Section 1: Ada County Code Section 9-1-1 is amended as follows:

9-1-1: KUNA AREA OF CITY IMPACT BOUNDARY:

A. Kuna Area Of City Impact Boundary Map: The two (2) Kuna area of city impact boundaries are the areas designated on the Kuna Area of City Impact Boundary Map, as adopted by Ada County ordinance no. 862 and as further described in the legal descriptions attached thereto, fully incorporated by reference, copies of which are available for inspection at the Ada County Development Services Department.

1. Amendments to the map are as follows:

a. Ordinance 920, April 14, 2021.

B. Division By Boundary Line:

1. When a property under single ownership is divided by the common area of the City impact boundary lines of two (2) cities, such that one (1) or both of the parts has a depth of three hundred feet (300') or less, such part may be included in the area of City impact in which the larger portion is located.

2. When a property under a single ownership is divided only by the Kuna area of City impact boundary line, the part located outside of the impact area may be included in the Kuna area of City impact as long as it is smaller in size than the property located within the area of City impact.

Section 2: Ada County Code Section 9-3-1 is amended as follows:

9-3-1: BOISE AREA OF CITY IMPACT BOUNDARY:

A. Boise Area Of City Impact Boundary Map:

1. The Boise area of city impact is the area designated on the Boise City area of city impact boundary map, hereby fully incorporated by reference, copies of which are available for inspection at the Ada County development services department.
2. Amendments to the map are as follows:
 - a. Ordinance 158, November 26, 1986.
 - b. Ordinance 187, June 9, 1988.
 - c. Ordinance 245, April 2, 1992.
 - d. Ordinance 257, December 3, 1992.
 - e. Ordinance 282, December 1, 1994.
 - f. Ordinance 284, December 22, 1994.
 - g. Ordinance 285, January 26, 1995.
 - h. Ordinance 327, April 9, 1997.
 - i. Ordinance 354, March 11, 1998.
 - j. Ordinance 366, October 7, 1998.
 - k. Ordinance 425, May 23, 2001.
 - l. Ordinance 473, November 20, 2002.
 - m. Ordinance 508, September 24, 2003.
 - n. Ordinance 539, April 28, 2004.
 - o. Ordinance 579, April 13, 2005.
 - p. Ordinance 602, December 28, 2005.
 - q. Ordinance 838, January 14, 2015.

r. Ordinance 845, August 12, 2015.

s. Ordinance 920, April 14, 2021.

B. Annexation: Upon annexation of any portion of the area of city impact into Boise City, the provisions of this chapter shall no longer apply to such annexed areas.

C. Division By Boundary: In case a property under single ownership is divided by the boundary line of the Boise area of city impact and any other area of city impact boundary and the line divides such property so that one or both of the parts has a depth of three hundred feet (300') or less, such part may be included in the jurisdiction within which the remainder and larger portion of the property is located.

Exception: In the case where a property under a single ownership is divided by the boundary line of the Boise area of city impact only, the smaller portion of such property may, without the three hundred foot (300') limitation stated above, be included in the jurisdiction within which the larger portion of the property is located.

Section 3: Ada County Code Section 9-4-1 is amended as follows:

9-4-1: MERIDIAN AREA OF CITY IMPACT BOUNDARY:

A. Meridian Area Of City Impact Boundary Map:

1. The Meridian area of city impact is the area designated on the Meridian area of city impact boundary map, hereby fully incorporated by reference, copies of which are available for inspection at the Ada County development services department.

2. Amendments to the map are as follows:

- a. Ordinance 229, December 20, 1990.
- b. Ordinance 257, December 3, 1992.
- c. Ordinance 282, December 1, 1994.
- d. Ordinance 285, January 26, 1995.
- e. Ordinance 345, September 24, 1997.
- f. Ordinance 473, November 20, 2002.
- g. Ordinance 508, September 24, 2003.
- h. Ordinance 579, April 13, 2005.
- i. Ordinance 602, December 28, 2005.

j. Ordinance 718, December 17, 2008.

k. Ordinance 838, January 14, 2015.

l. Ordinance 920, April 14, 2021.

B. Division By Boundary: In case a property under single ownership is divided by the boundary line of the Meridian area of city impact and any other area of city impact boundary and the line divides such property so that one or both of the parts has a depth of three hundred feet (300') or less, such part may be included in the jurisdiction within which the remainder and larger portion of the property is located.

Exception: In the case where a property under a single ownership is divided by the boundary line of the Meridian area of city impact only, the smaller portion of such property may, without the three hundred foot (300') limitation stated above, be included in the jurisdiction within which the larger portion of the property is located.

Section 4: Ada County Code Section 9-4-3 is amended as follows:

9-4-3: APPLICABLE PLAN POLICIES AND ORDINANCES:

A. The December 17, 2019 Meridian comprehensive plan, adopted by Ada County Resolution 2044 2620 shall apply to the Meridian area of city impact.

B. The following plans shall also apply in the Meridian area of city impact boundary:

1. 2017 updated Meridian collection system master plan.

2. The July 2018 Meridian water master plan.

3. The January 2010 Meridian pathways master plan.

4. The December 2015 Meridian parks and recreation master plan.

BC. All subdivision plats, situated within the area of impact, shall be submitted to the city of Meridian for approval, in addition to Ada County approval, as provided in Idaho Code section 50-1306.

CD. All subdivision plat applications in the urban service planning area for land zoned RUT (rural-urban transition) shall require a street and utility easement plan. Said plan shall provide for future resubdivision to urban densities and shall be included on the final plat. This requirement may be waived if a letter of waiver is submitted to the director from the Meridian council prior to preliminary plat approval by the board.

DE. A condition of approval for all subdivision plats in the urban service planning area for land zoned RUT (rural-urban transition) shall require that, prior to occupancy of the subdivision's

first dwelling unit, dry line sewer and water lines shall be installed to accommodate the future resubdivision to urban densities. This requirement may be waived if a letter of waiver is submitted to the director from the Meridian city council prior to preliminary plat approval by the board.

EF. Title 8 of this code shall be used to implement this chapter. All land use applications shall also comply with the provisions of this chapter.

FG. Ada County Code Title 10 along with Appendix E of the Ada County Comprehensive Plan initially adopted by Ada County Resolution No. 2487, or as may be amended from time to time, shall apply to all unincorporated properties located within the Meridian area of city impact boundary to enable the collection of impact fees to support the cost-effective delivery of public services.

~~G. The Meridian comprehensive plan shall apply to the property described in Ada County ordinance 508. The land use designation of the adjacent property shall apply to the area described in Ada County ordinance 508.~~

Section 5: Ada County Code Section 9-4-4 is amended as follows:

9-4-4: COORDINATION OF PLAN AMENDMENTS, ORDINANCE AMENDMENTS AND ZONING APPLICATIONS:

A. Amendment Of City Comprehensive Plan And Ordinances:

1. All proposed amendments to the Meridian city comprehensive plan or the Meridian zoning and/or subdivision ordinances shall be forwarded to the Ada County development services department director by the Meridian city clerk at least thirty (30) days prior to any public hearing on any such proposed amendment(s), whether said amendment(s) is(are) before the Meridian planning and zoning commission or the Meridian city council. The Ada County department of development services shall determine whether or not such amendment(s) is(are) in conflict with either the Ada County comprehensive plan or the Ada County zoning ordinance¹. The Ada County development services department director shall notify the Meridian planning and zoning commission, or the Meridian city council, as the case may be, of such determination, in writing, prior to or at such public hearing. Such input from the county shall not be binding or controlling on Meridian, but shall be treated as documentary evidence.
2. When the Meridian city council has rendered a final decision to adopt an amendment to the Meridian comprehensive plan or the Meridian zoning and/or subdivision ordinances, the Meridian city clerk shall, within fifteen (15) days, forward a copy of the final document to the Ada County development services department director and the board of Ada County commissioners, along with a notice as to when the amendment will take effect in the city. Within thirty (30) days after the plan amendment was mailed, the board of Ada County commissioners shall either protest the amendment and request renegotiation of the area of city impact ordinances, or if necessary, shall direct the Ada County planning and zoning

commission to schedule the amendment for public hearing as an amendment to the area of city impact ordinance.

B. Amendment Of County Comprehensive Plan And Zoning Ordinance:

1. All proposed amendments to the Ada County comprehensive plan and/or the Ada County zoning ordinance shall be forwarded by the Ada County development services department director to the Meridian city clerk at least thirty (30) days prior to any public hearing on any such proposed amendment(s). The Meridian city council and/or the Meridian planning and zoning commission shall determine whether or not such amendment is in conflict with one or more of the goals, objectives, policies or provisions of the Meridian comprehensive plan, or the Meridian zoning and/or subdivision ordinances. The Meridian city council shall notify the Ada County development services department of such determination in writing prior to or at such public hearing. Such input from the city shall not be binding or controlling on the county, but shall be treated as documentary evidence.
2. The board of Ada County commissioners shall notify Meridian city, in writing, of the county's action on such amendment(s) within fifteen (15) days following a final decision on such matter along with notice as to when the amendment(s) will take effect in the county. Within thirty (30) days after the amendment(s) was(were) mailed, the Meridian city council shall either protest the amendment(s) and request renegotiation of the area of city impact ordinances, or if necessary, shall direct the Meridian city planning and zoning commission to schedule the amendment for public hearing as an amendment to the area of city impact ordinance.

C. Processing Of Land Use Applications In The Meridian Area Of City Impact:

1. Applications for conditional use permits, master site plans, master site plan modifications, private roads, one time divisions, expansions or extensions of nonconforming uses, planned unit developments, subdivisions and rezones within the city of Meridian urban service planning area shall occur as a result of a request for annexation to the city of Meridian; however, Ada County may consider such applications in those exceptions where annexation is not approved by the city of Meridian or where the parcel on which such application is filed is not contiguous to the city of Meridian, and therefore cannot be annexed.
2. Thirty (30) days prior to any county public hearing on such application, the Ada County development services department director shall send to the Meridian city clerk all county land use applications to be considered by the Ada County planning and zoning commission or the board of Ada County commissioners concerning property located within the Meridian city area of city impact. The Meridian planning and zoning commission or the Meridian city council shall make recommendations to the Ada County development services department director on such application, in writing, and shall cite the Meridian zoning and/or subdivision ordinances or the Meridian comprehensive plan policies, goals, objectives or provisions supporting such recommendation. Such recommendation shall be submitted in writing to the Ada County development services department director prior to or at such public hearing.

Such input from Meridian shall not be binding or controlling on the county, but shall be treated as documentary evidence.

3. Neither the board of Ada County commissioners nor the Ada County planning and zoning commission shall hold a public hearing on such application until the recommendation of the Meridian city council or Meridian city planning and zoning commission, as the case may be, has been received, or the date the county should have been received said council's or commission's recommendations, specified above, has passed.
4. The Ada County department of development services will notify the Meridian city clerk in writing of the county planning and zoning commission or board of Ada County commissioners' action on land use applications located within the Meridian city area of city impact within fifteen (15) days following a final action by the appropriate county agency on such matter.

~~D. Referral Areas:~~

- ~~1. Amendments to the Ada County comprehensive plan, the Ada County zoning ordinance, and all area of city impact ordinances which apply within the referral areas, as identified on the city of Meridian area of city impact map, and all land use applications within those referral areas to be considered by the Ada County planning and zoning commission or the board of Ada County commissioners shall be sent by the Ada County development services department director to the Meridian city clerk at least thirty (30) days prior to any public hearing on them. Any comment by the Meridian city council on such documents shall be made to the Ada County development services department in writing prior to or at such public hearing. Such input from Meridian shall not be binding or controlling on the county, but shall be treated as documentary evidence. The Ada County development services department director shall notify the Meridian city clerk in writing of the county's action on such documents within thirty (30) days following a final action by the appropriate county agency on such matter.~~

Section 6: Ada County Code Section 9-6-1 is amended as follows:

9-6-1: STAR AREA OF CITY IMPACT BOUNDARY:

A. Star Area Of City Impact Boundary Map:

1. The Star area of city impact is the area designated on the Star area of city impact boundary map, as adopted by ordinance 412 and as further described in the legal descriptions attached thereto, fully incorporated by reference, copies of which are available for inspection at the Ada County department of development services.
2. The Star urban service planning area is the area designated on the Star area of city impact boundary map, as adopted by ordinance 412 and the legal descriptions attached thereto, fully incorporated by reference, copies of which are available for inspection at the Ada County department of development services.

3. Amendments to the map are as follows:

- a. Ordinance 493, March 12, 2003.
- b. Ordinance 596, December 28, 2005.
- c. Ordinance 718, December 17, 2008.
- d. Ordinance 920, April 14, 2021.

B. Division By Boundary Line: In case a property under single ownership is divided by the boundary line of the Star area of city impact and any other area of city impact boundary, if such line divides such property so that one or both of the parts has a depth of three hundred feet (300') or less, such part may be included in the jurisdiction within which the remainder and larger portion of the property is located.

Exception: In the case where a property under a single ownership is divided by the boundary line of the Star area of city impact only, the smaller portion of such property may, without the three hundred foot (300') limitation stated above, be included in the jurisdiction within which the larger portion of the property is located.

APPROVED AND ADOPTED this 14th day of April, 2021.

Board of Ada County Commissioners

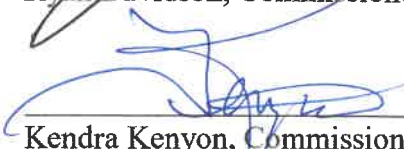
By:


Rod Beck, Commissioner


By:


Ryan Davidson, Commissioner

By:


Kendra Kenyon, Commissioner

ATTEST:


Phil McGrane, Ada County Clerk

by Katie Reed, Assistant Deputy Clerk

**RESOLUTION OF THE BOARD OF ADA COUNTY COMMISSIONERS ADOPTING
THE 2019 CITY OF MERIDIAN COMPREHENSIVE PLAN AS APPLICABLE IN THE
CITY OF MERIDIAN AREA OF CITY IMPACT**

At a meeting of the Board of Ada County Commissioners, State of Idaho, on the 14th
day of April, 2021, the following Resolution was adopted, to-wit:

WHEREAS, pursuant to Idaho Code § 67-6526, the Board of Ada County Commissioners (“Board”) and the City of Meridian (“Meridian”) agreed to have the 2019 City of Meridian Comprehensive Plan (“Plan”) as applicable in the City of Meridian Area of City Impact (“ACI”) boundary;

WHEREAS, pursuant to Idaho Code § 67-6526, the Board and Meridian agreed to amend the ACI boundary;

WHEREAS, pursuant to the agreement between the County and Meridian, Ada County Development Services (“ACDS”) submitted a petition to adopt the Plan and an application for a zoning ordinance amendment and zoning map change (ACDS File #202003073-CPA-ZC-ZOA) (collectively hereinafter “Application”) on December 18, 2020;

WHEREAS, ACDS scheduled a public hearing on the Application in front of the Ada County Planning and Zoning Commission (“Commission”) for February 11, 2021;

WHEREAS, ACDS notified other agencies of the Application December 31, 2020;

WHEREAS, on January 25, 2021 and February 1, 2021, legal notices were published in the Idaho Statesman newspaper; a public service announcement was issued on January 25, 2021;

WHEREAS, the Commission recommended approval of the Application to the Board and adopted findings of fact and conclusions of law at its February 11, 2021 public hearing;

WHEREAS, ACDS scheduled a public hearing on the Application in front of the Board for April 14, 2021;

WHEREAS, ACDS notified other agencies of this application on February 18, 2021;

WHEREAS, on March 29, 2021 and April 5, 2021, legal notices were published in the Idaho Statesman newspaper; a public service announcement was issued on March 29, 2021.

BE IT THEREFORE RESOLVED that the Board adopts the 2019 City of Meridian Comprehensive Plan as attached hereto as Exhibit A as the Plan applicable to unincorporated lands within the City of Meridian area of city impact boundary.

APPROVED AND ADOPTED this 14th day of April, 2021.

Board of Ada County Commissioners

By:



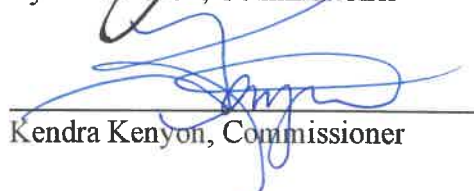
Rod Beck, Commissioner

By:



Ryan Davidson, Commissioner

By:



Kendra Kenyon, Commissioner

ATTEST:



Phil McGrane, Ada County Clerk

by **Katie Reed, Assistant Deputy Clerk**