

**CITY OF MERIDIAN ORDINANCE NO. 25-**

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

**AN ORDINANCE (PINE 43 MIXED-USE SUBDIVISION – H-2024-0071) ANNEXING A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED IN EXHIBIT “A”; REZONING 7.21 ACRES OF SUCH REAL PROPERTY FROM RUT (RURAL URBAN TRANSITION) TO I-L (5.29 ACRES) (LIGHT INDUSTRIAL), C-G (1.36 ACRES) (GENERAL RETAIL AND SERVICE COMMERCIAL), AND R-15 (0.56 ACRES) (MEDIUM HIGH-DENSITY) ZONING DISTRICTS; DIRECTING CITY STAFF TO ALTER ALL APPLICABLE USE AND AREA MAPS AS WELL AS THE OFFICIAL ZONING MAPS AND ALL OFFICIAL MAPS DEPICTING THE BOUNDARIES AND THE ZONING DISTRICTS OF THE CITY OF MERIDIAN IN ACCORDANCE WITH THIS ORDINANCE; PROVIDING THAT COPIES OF THIS ORDINANCE SHALL BE FILED WITH THE ADA COUNTY ASSESSOR, THE ADA COUNTY TREASURER, THE ADA COUNTY RECORDER, AND THE IDAHO STATE TAX COMMISSION, AS REQUIRED BY LAW; REPEALING CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE**

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

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

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

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MERIDIAN, COUNTY OF ADA, STATE OF IDAHO:**

**SECTION 1.** That the City Council of the City of Meridian hereby annexes the Subject Property.

**SECTION 2.** That the City Council of the City of Meridian hereby rezones 7.21 acres of such real property from RUT (Rural Urban Transition) to I-L (5.29 acres) (Light Industrial), C-G (1.36 acres) (General Retail and Service Commercial), and R-15 (0.56 acres) (Medium High-Density) Zoning Districts.

**SECTION 3.** That City Staff is hereby directed to alter all applicable use and area maps as well as the official zoning maps and all official maps depicting the boundaries and the zoning districts of the City of Meridian in accordance with this ordinance.

**SECTION 4.** That the City Clerk is hereby directed to file a certified copy of this ordinance and its exhibits with the Ada County Assessor, the Ada County Treasurer, the Ada County Recorder, and the Idaho State Tax Commission, within ten (10) days following the effective date of this ordinance.

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

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

**PASSED BY THE CITY COUNCIL OF THE CITY OF MERIDIAN, IDAHO, this \_\_\_\_\_ day of December, 2025.**

**APPROVED BY THE MAYOR OF THE CITY OF MERIDIAN, IDAHO, this \_\_\_\_\_ day of December, 2025.**

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

**ATTEST:**

\_\_\_\_\_  
**CHRIS JOHNSON, CITY CLERK**

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

On this \_\_\_\_\_ day of December, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared **Robert E. Simison** and **Chris Johnson** known to me to be the Mayor and City Clerk, respectively, of the City of Meridian, Idaho, and who executed the within instrument, and acknowledged to me that the City of Meridian executed the same.

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

(SEAL)

\_\_\_\_\_  
Notary Public  
Commission Expiration: \_\_\_\_\_

### **CERTIFICATION OF SUMMARY:**

William L.M. Nary, City Attorney of the City of Meridian, Idaho, hereby certifies that the summary below is true and complete and upon its publication will provide adequate notice to the public.

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William L. M. Nary, City Attorney

### **SUMMARY OF CITY OF MERIDIAN ORDINANCE NO. 25-**

An ordinance (Pine 43 Mixed-Use Subdivision – H-2024-0071) annexing a parcel of land situated in the southwest quarter of the northwest quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, as depicted in the map exhibit; rezoning 7.21 acres of such real property from RUT (Rural Urban Transition) to I-L (5.29 acres) (Light Industrial), C-G (1.36 acres) (General Retail and Service Commercial), and R-15 (0.56 acres) (Medium High-Density) zoning districts; directing city staff to alter all applicable use and area maps as well as the official zoning maps and all official maps depicting the boundaries and the zoning districts of the City of Meridian in accordance with this ordinance; providing that copies of this ordinance shall be filed with the Ada County Assessor, the Ada County Treasurer, the Ada County Recorder, and the Idaho State Tax Commission, as required by law; repealing conflicting ordinances; and providing an effective date. A full text of this ordinance is available for inspection at City Hall, City of Meridian, 33 East Broadway Avenue, Meridian, Idaho. This ordinance shall be effective as of the date of publication of this summary.

[Publication to include map as set forth in Exhibit B.]