

CITY OF MERIDIAN ORDINANCE NO. 26-2138

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

AN ORDINANCE (LATITUDE FORTY THREE SUBDIVISION – H-2024-0059) ANNEXING LOTS 7, 21, AND 22 OF THE AMENDED MAGIC VIEW SUBDIVISION, MORE PARTICULARLY DESCRIBED IN EXHIBIT “A”; REZONING 17.27 ACRES OF SUCH REAL PROPERTY FROM RUT (RURAL URBAN TRANSITION) TO R-8 (14.39 ACRES) (MEDIUM-DENSITY RESIDENTIAL), R-15 (1.43 ACRES) (MEDIUM-HIGH DENSITY RESIDENTIAL), AND C-N (1.69 ACRES) (NEIGHBORHOOD BUSINESS) 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 *KB Home Idaho LLC and Bambam Opportunity Development 1 LP* to annex and rezone the land described in the legal descriptions attached hereto as Exhibit “A” and the maps 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 17.27 acres of such real property from RUT (Rural Urban Transition) to R-8 (14.39 acres) (Medium-Density Residential), R-15 (1.43 acres) (Medium-High Density Residential), and C-N (1.69 acres) (Neighborhood Business) 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 8th day of September, 2026.

APPROVED BY THE MAYOR OF THE CITY OF MERIDIAN, IDAHO, this 8th day of September, 2026.

MAYOR ROBERT E. SIMISON

ATTEST:

CHRIS JOHNSON, CITY CLERK

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

On this ____ day of September, 2026, 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.

William L. M. Nary, City Attorney

SUMMARY OF CITY OF MERIDIAN ORDINANCE NO. 26-2138

An ordinance (Latitude Forty Three Subdivision – H-2024-0059) annexing Lots 7, 21, and 22 of the Amended Magic View Subdivision, as depicted in the map exhibit; rezoning 17.27 acres of such real property from RUT (Rural Urban Transition) to R-8 (14.39 acres) (Medium-Density Residential), R-15 (1.43 acres) (Medium-High Density Residential), and C-N (1.69 acres) (Neighborhood Business) 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.]