

CITY OF MERIDIAN ORDINANCE NO. 26-

BY THE CITY COUNCIL:

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

AN ORDINANCE (HILL'S CENTURY FARMS TOWNHOMES H-2024-0072) FOR REZONE OF LAND ENCOMPASSING ALL OF LOTS 2-7 AND A PORTION OF LOT 10, BLOCK 2 OF HILL'S CENTURY FARM COMMERCIAL SUBDIVISION NO. 1 (BOOK 115 OF PLATS, PAGES 17131-17134, RECORDS OF ADA COUNTY, IDAHO) AND ALL OF LOTS 12 AND 13, BLOCK 2 OF HILL'S CENTURY FARM COMMERCIAL SUBDIVISION NO. 2 (BOOK 124 OF PLATS, PAGES 19913-19915, RECORDS OF ADA COUNTY, IDAHO) SITUATED IN A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED IN EXHIBIT "A," REZONING 5.45 ACRES OF LAND FROM THE C-N (NEIGHBORHOOD BUSINESS) ZONING DISTRICT TO THE R-15 (MEDIUM HIGH-DENSITY RESIDENTIAL) ZONING DISTRICT IN THE MERIDIAN CITY CODE; DIRECTING CITY STAFF TO ALTER ALL APPLICABLE USE AND AREA MAPS AS WELL AS THE OFFICIAL ZONING MAPS AND ALL APPLICABLE 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; AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1. That the property described in the Legal Description attached hereto as Exhibit "A," which is incorporated herein by reference, is within the corporate limits of the City of Meridian, Idaho, and that the City of Meridian has received a written request for rezoning by *Brighton Land Holdings LLC, DWT Investments LLC, and Watson Land Holdings LLC*, the owners of said property.

SECTION 2. That the above-described real property is hereby rezoned from the C-N (Neighborhood Business) zoning district to the R-15 (Medium High-Density Residential) zoning district.

SECTION 3. That City Staff is hereby directed to alter all applicable use and area maps as well as the official zoning maps and all applicable 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, once passed, 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 February, 2026.

APPROVED BY THE MAYOR OF THE CITY OF MERIDIAN, IDAHO, this ____ day of February, 2026.

MAYOR ROBERT E. SIMISON

ATTEST:

CHRIS JOHNSON, CITY CLERK

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

On this ____ day of February, 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 for Idaho
My Commission Expires: _____

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-

An ordinance (Hill's Century Farms Townhomes H-2024-0072) for rezone of land encompassing all of Lots 2-7 and a portion of Lot 10, Block 2 of Hill's Century Farm Commercial Subdivision No. 1 (Book 115 of Plats, Pages 17131-17134, records of Ada County, Idaho) and all of Lots 12 and 13, Block 2 of Hill's Century Farm Commercial Subdivision No. 2 (Book 124 of Plats, Pages 19913-19915, records of Ada County, Idaho) situated in a portion of the northeast quarter of the northwest quarter of Section 33, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, as depicted in the map exhibit, rezoning 5.45 acres of land from the C-N (Neighborhood Business) zoning district to the R-15 (Medium High-Density Residential) zoning district in the Meridian City Code; directing city staff to alter all applicable use and area maps as well as the official zoning maps and all applicable 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; 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.]