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RICK HOGABOAM
CANYON COUNTY RECORDER
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ORDINANCE
CANYON COUNTY

**Canyon County
Recorder's Office
Document
Cover Sheet**



ORDINANCE DIRECTING AMENDMENTS TO THE
CANYON COUNTY ZONING MAP
(Walker – Conditional Rezone – CR2021-0012)

An ordinance of Canyon County, Idaho directing amendments to the Canyon County Zoning Map (Ordinance No. 12-021); providing for title, structure, purpose and authority clauses; rezone; severability; and an effective date.

Be It Ordained by the Board of County Commissioners of Canyon County, Idaho:

SECTION 1. TITLE.

This Ordinance shall be known as the “Ordinance Directing Amendments to Canyon County Zoning Map” (for approximately 14.91 acres; Parcel R37921011).

SECTION 2. STRUCTURE.

Titles and subtitles of this Ordinance are only used for organization and structure and the language in each paragraph of this Ordinance should control with regard to determining the legislative intent and meaning of the Board of County Commissioners.

SECTION 3. PURPOSE.

The purpose of this Ordinance is to authorize the rezone of the property described in Section 5 of this Ordinance from “A” (Agricultural) to “CR-R-R” (Conditional Rezone – Rural Residential). The purpose of this Ordinance also authorizes amendments to the Official Maps of Canyon County to reflect the rezone authorized by this Ordinance.

SECTION 4. AUTHORITY.

This Ordinance amending the Official Zoning Maps of Canyon County (is enacted pursuant to the authority conferred by Canyon County Zoning Ordinance 7, Chapter 7, Article 6; and Idaho Code § 67-6511, 67-6511A, 31-714, 31-801 and 31-828).

SECTION 5. REZONE.

The subject property shall be and is rezoned from “A” (Agricultural) to “CR-R-R” (Conditional Rezone – Rural Residential), as specifically identified and described on the attached Exhibit “A”, pursuant to the Findings of Fact, Conclusions of Law and Order issued on *November 20, 2024* the Board of Canyon County Commissioners as authorized by Canyon County Zoning Ordinance, Chapter 7, Article 6; the Idaho Constitution; and Idaho Code § 67-6511, 67-6511A.

SECTION 6. SEVERABILITY CLAUSE.




Should any provision of this Ordinance be declared by a court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of this Ordinance in whole or in part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 7. EFFECTIVE DATE.

This Ordinance shall be in full force and effect on Dec. 18, 2024.

ADOPTED AND APPROVED this 11 day of Dec., 2024.

**BOARD OF COUNTY COMMISSIONERS
CANYON COUNTY, IDAHO**

	Yes	No	Did Not Vote
 _____ Commissioner Leslie Van Beek	_____	_____	_____
 _____ Commissioner Brad Holton	<u>x</u>	_____	_____
 _____ Commissioner Zach Brooks	<u>x</u>	_____	_____

Attest: Rick Hogaboam, Clerk

By: 

Deputy

Date: 12.11.24



Publication Date: Dec. 18, 2024, Idaho Press-Tribune

EXHIBIT "A"

LEGAL DESCRIPTION

The part of the West half of the Northwest quarter of Section 20, Township 5 North, Range 3 West of the Boise Meridian in Canyon County, Idaho, more particularly described, to-wit:

Commencing at the Northeast corner of the West half of the Northwest quarter of Section 20, Township 5 North, Range 3 West of the Boise Meridian, the Initial Point; thence South 0°00'00" West 1330.94 feet along the East boundary of the said West half of the Northwest quarter, to a point in the centerline of Conway Drain, as now located and constructed; thence meandering along the said centerline South 32°39'24" West 115.64 feet to the point of curve of a 60.00 foot radius curve right; thence

South 58°30'42" West 39.34 feet along the long chord of the said 60.00 foot radius curve right, to the point of tangent of the said 60.00 foot radius curve right; thence

South 77°14'40" West 529.46 feet to a point in the centerline of a certain natural drain; thence leaving the said centerline of said Conway Drain and meandering along the said centerline of a certain natural drain North 8°33'50" West 1016.11 feet; thence

North 4°35'00" West 563.24 feet to a point in the North boundary of the said West half of the Northwest quarter; thence leaving the said centerline of a certain natural drain

South 89°58'00" East 808.66 feet along the said North boundary to the Initial Point.