

**Canyon County
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RICK HOGABOAM

CANYON COUNTY RECORDER

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ORDINANCE

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ORDINANCE DIRECTING AMENDMENTS TO THE
CANYON COUNTY ZONING MAP
(MDC LLC/Carter – Conditional Rezone – CR2022-0016)

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 164 acres; Parcels R37511 and R37510112).

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) Zone. 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) Zone, which is legally described in the attached EXHIBIT “A”, pursuant to the Findings of Fact, Conclusions of Law and Order signed on June 9, 2025 by 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.


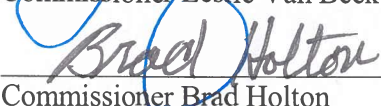

Should any provision of this Ordinance be declared by a court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of this Ordinance in whole or in part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 7. EFFECTIVE DATE.

This Ordinance shall be in full force and effect on June 13, 2025.

ADOPTED AND APPROVED this 9th day of June, 2025.

BOARD OF COUNTY COMMISSIONERS
CANYON COUNTY, IDAHO

	Yes	No	Did Not Vote
 Commissioner Leslie Van Beek	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Commissioner Brad Holton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Commissioner Zach Brooks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Attest: Rick Hogaboam, Clerk

By: JR088
Deputy

Date: 06-09-25

Publication Date: June 13 2025, Idaho Press-Tribune



EXHIBIT "A"

Parcel R37510112

Parcel 1

Boundary Description

Project Number 21-377 April 25, 2022

Lot 15, Block 1 of Willowview Subdivision No. 2 (Book 38 of Plats at Page 20, Records of Canyon County, Idaho) situated in the north half of Section 28, Township 5 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and being more particularly described as follows:

Commencing at the east quarter-section corner of Section 28, Township 5 North, Range 2 West, Boise Meridian, which bears S00°07'31"W, 1323.08 feet from the north sixteenth-section corner;

Thence N89°56'28"W, 25.00 feet to the west right-of-way line of Lansing Lane;

Thence N00°07'31"E, 151.74 feet along the west right-of-way line of Lansing Lane;

Thence S87°53'12"W, 15.01 feet along the west right-of-way line of Lansing Lane to the southeast corner of Lot 15, the POINT OF BEGINNING:

Traversing the boundary of Lot 15:

Thence S87°34'19"W, 230.29 feet;

Thence N79°12'16"W, 78.90 feet;

Thence N66°04'35"W, 151.66 feet;

Thence N78°38'12"W, 28.97 feet;

Thence S89°42'30"W, 179.22 feet;

Thence S59°04'36"W, 62.12 feet;

Thence N89°57'26"W, 573.04 feet;

Thence S00°02'05"E, 190.03 feet to the center-east sixteenth-section corner;

Thence N89°57'56"W, 1320.17 feet to the center quarter-section corner;

Thence N89°59'21"W, 1320.05 feet to the center-west sixteenth-section corner;

Thence N00°04'00"W, 204.03 feet;

Thence N66°59'26"E, 2853.34 feet;

Thence N89°55'40"E, 1296.74 feet to the west right-of-way line of Lansing Lane;

Thence S00°07'31"W, 1171.82 feet along the west right-of-way line to the POINT OF BEGINNING.

The above-described parcel contains 79.81 acres, more or less.

Prepared from information of record. (ROS 2021-081620)

Page 1 of 1



Parcel No. R37511

Parcel 2

Boundary Description

Project Number 21-377 April 25, 2022

A parcel of land situated in Section 28, Township 5 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and being more particularly described as follows:

Commencing at the east quarter-section corner of Section 28, Township 5 North, Range 2 West, Boise Meridian, which bears S00°07'31"W, 1323.08 feet from the north sixteenth-section corner;

Thence N89°56'28"W, 25.00 feet to the west right-of-way line of Lansing Lane;

Thence N00°07'31"E, 127.84 feet along the west right-of-way line of Lansing Lane to the POINT OF BEGINNING:

Thence S89°20'17"W, 248.00 feet;

Thence N81°25'48"W, 42.34 feet;

Thence N66°34'34"W, 44.58 feet;

Thence N69°22'47"W, 114.83 feet;

Thence N49°11'54"W, 36.86 feet;

Thence S89°42'30"W, 152.19 feet;

Thence S54°58'28"W, 337.60 feet;

Thence S60°43'56"W, 124.79 feet;

Thence S64°47'06"W, 104.04 feet;

Thence S64°13'10"W, 140.96 feet;

Thence N89°52'29"W, 77.97 feet;

Thence S00°07'31"W, 259.44 feet;

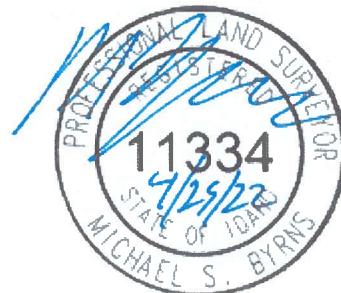
Thence 93.09 feet on a curve to the right having a radius of 130.00 feet, a central angle of 41°01'41", a chord bearing of S20°38'22"W, and a chord length of 91.11 feet;

Thence S41°09'12"W, 147.45 feet;

Thence S57°29'43"W, 59.42 feet;

Thence N35°18'48"W, 74.26 feet to the boundary of Willow Creek Ranch Estates No. 3 (Book 33 of Plats, Page 42, Records of Canyon County);

Page 1 of 3



Thence S71°04'12"W, 452.60 feet along the boundary of Willow Creek Ranch Estates No. 3;

Thence S56°58'28"W, 213.90 feet along the boundary of Willow Creek Ranch Estates No. 3 to the boundary of Willow Creek Ranch Estates No. 2 (Book 26 of Plats, Page 22, Records of Canyon County);

Thence S52°21'30"W, 203.19 feet along the boundary of Willow Creek Ranch Estates No. 2;

Thence N84°36'32"W, 29.01 feet along the boundary of Willow Creek Ranch Estates No. 2;

Thence S56°04'05"W, 153.47 feet along the boundary of Willow Creek Ranch Estates No. 2;

Thence S62°07'51"W, 186.15 feet along the boundary of Willow Creek Ranch Estates No. 2;

Thence S89°27'34"W, 265.90 feet along the boundary of Willow Creek Ranch Estates No. 2;

Thence N74°20'12"W, 283.65 feet along the boundary of Willow Creek Ranch Estates No. 2;

Thence S84°25'58"W, 57.68 feet along the boundary of Willow Creek Ranch Estates No. 2;

Thence S67°34'54"W, 328.10 feet along the boundary of Willow Creek Ranch Estates No. 2;

Thence S45°44'03"W, 187.33 feet along the boundary of Willow Creek Ranch Estates No. 2 to the south line of the northeast quarter of the southwest quarter;

Thence N89°53'59"W, 286.80 feet along the south line of the northeast quarter of the southwest quarter to the southwest sixteenth-section corner;

Thence N00°00'03"E, 1320.92 feet along the west line of the northeast quarter of the southwest quarter to the center-west sixteenth-section corner on the boundary of Lot 15, Block 1 of Willowview Subdivision No. 2 (Book 38 of Plats at page 20, Records of Canyon County);

Thence S89°59'21"E, 1320.05 feet along the boundary of Lot 15 to the center quarter-section corner;

Thence S89°57'56"E, 1320.17 feet along the boundary of Lot 15 to the center-east sixteenth-section corner;

Page 2 of 3



Thence N00°02'05"W, 190.03 feet along the boundary of Lot 15;
Thence S89°57'26"E, 573.04 feet along the boundary of Lot 15;
Thence N59°04'36"E, 62.12 feet along the boundary of Lot 15;
Thence N89°42'30"E, 179.22 feet along the boundary of Lot 15;
Thence S78°38'12"E, 28.97 feet along the boundary of Lot 15;
Thence S66°04'35"E, 151.66 feet along the boundary of Lot 15;
Thence S79°12'16"E, 78.90 feet along the boundary of Lot 15;
Thence N87°34'19"E, 230.29 feet along the boundary of Lot 15 to the west right-of-way line of Lansing Lane;
Thence N87°53'07"E, 15.01 feet along the west right-of-way line of Lansing Lane;
Thence S00°07'31"W, 23.90 feet along the west right-of-way line of Lansing Lane to the POINT OF BEGINNING.

The above-described parcel contains 62.41 acres, more or less.
Prepared from information of record. (ROS 2021-081620)

Page 3 of 3

