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JESS URRESTI

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
(Jeremy Eells – Conditional Rezone – CR2022-0020)

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 8.973 acres; Parcel R32703).

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 April 8, 2026, 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 April 10, 2026.

ADOPTED AND APPROVED this 8th day of April, 2026.

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

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

Attest: Jess Urresti, Clerk

By: 

Deputy

Date: 4/8/26



Publication Date: April 10th 2026, Idaho Press-Tribune

ATTACHMENT "A"
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE Southwest quarter of the Northwest quarter of Section 9, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho more particularly described as follows:

Commencing at the Northeast corner of said Southwest quarter of the Northwest quarter, which is the Real Point of Beginning; thence

South 00°49'40" West 589.65 feet along the East boundary of said Southwest quarter of the Northwest quarter, shown of record to be South 00°50'00" West; thence

South 89°52'51" West, 663.04 feet; thence

North 00°50'22" East, 589.65 feet to a point on the North boundary of said Southwest quarter of the Northwest quarter, shown of record to be North 00°50'00" East; thence

North 89°52'51" East 662.92 feet along said North boundary, shown of record to be North 89°52'50" East 662.95 feet, to the Real Point of Beginning.