

RESOLUTION NO. 26-172

**A RESOLUTION APPROVING AN ORDER OF INTENT TO REZONE
PARCELS R34070011 and R34142010C FROM THE AGRICULTURAL ZONE
(A) AND SINGLE-FAMILY RESIDENTIAL (R-1) ZONE TO THE
CONDITIONAL REZONE – SINGLE-FAMILY RESIDENTIAL (CR-R-1) ZONE.**

The following Resolution was considered and approved by the Canyon County, Idaho Board of County Commissioners (the "Board") on the 24th day of September, 2026.

Upon the motion of Commissioner Brooks and the second by Commissioner Holton, the Board resolves as follows:

WHEREAS, on June 17, 2024, Brett Fredericksen (the "Applicant") made application to Canyon County requesting a conditional rezone of Parcels R34070011 and R34142010C, approximately 2.74 acres, from the Agricultural (A) and Single-Family Residential (R-1) zones to the Conditional Rezone – Single-Family Residential (CR-R-1) zone, which is legally described in the attached EXHIBIT "A", incorporated by reference herein (hereinafter referred to as "Subject Property"); and

WHEREAS, on March 4, 2026, the Canyon County Board of Commissioners approved a conditional rezone with conditions of the Subject Property to the CR-R-1 Zone, which was done with the Applicant's approval. The issued Findings of Fact, Conclusion of Law, and Order, signed on March 17, 2026, are attached hereto as EXHIBIT B; and

WHEREAS, on March 17, 2026, a development agreement with conditions of approval was completed and signed by the Applicant and the Board of County Commissioners per §07-06-07(7) of the Canyon County Zoning Ordinance. The recorded development agreement, identified with agreement number 26-033 and Instrument No. 2026-010103, is attached hereto as EXHIBIT B; and

WHEREAS, all conditions, stipulations, restrictions, or limitations of the recorded development agreement (EXHIBIT B) have been met by the Applicant per §07-06-07(7) of the Canyon County Zoning Ordinance. Evidence of condition compliance is attached hereto as EXHIBIT B; and

NOW THEREFORE, pursuant to the authority conferred by Canyon County Zoning Ordinance No. 16-007, Chapter 7, Article 6; the Idaho Constitution, Article 17, Section 11; and Idaho Code §67-6511, 67-6511A, 31-714, 31-801, and 31-828; the Board of County Commissioners finds all conditions, stipulations, restrictions, or limitations of the recorded development agreement (EXHIBIT B) have been met; and therefore, an ordinance can be signed amending the Official Zoning Maps for the Subject Property from the Agricultural (A) and Single-Family Residential (R-1) zones to the Conditional Rezone – Single-Family Residential (CR-R-1) zone

IT IS FURTHER ORDERED that this Resolution shall be effective the 24th day of September, 2026.

X Motion Carried Unanimously
_____ Motion Carried/Split Vote Below
_____ Motion Defeated/Split Vote Below

[Signature]
Commissioner Leslie Van Beek
[Signature]
Commissioner Brad Holton
[Signature]
Commissioner Zach Brooks

Yes	No	Did Not Vote
_____	<u>✓</u>	_____
<u>X</u>	_____	_____
<u>X</u>	_____	_____

Attest: JESS URRESTI, CLERK

By: [Signature]
Deputy

Date: 9/24/26

EXHIBIT "A"

LEGAL DESCRIPTION R34070011 and R34142010C

Parcel 3 of Record of Survey recorded November 15, 2018 as Instrument No. 2018-051910, being a portion of the NE 1/4 NW 1/4 of Section 20 and the SE 1/4 SW 1/4 of Section 17, all in Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southeast corner of said NE 1/4 NW 1/4. (CN1/16 Corner, Section 20), a found 5/8 inch diameter rebar;

thence North 89°57'39" West along the South boundary of the NE 1/4 NW 1/4 a distance of 110.80 feet to a point on the Westerly right of way of an abandoned railroad, a found 5/8 inch diameter rebar;

thence North 19°24'21" West along said right of way a distance of 1407.03 feet to the TRUE POINT OF BEGINNING, a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence continuing North 19°24'21" West along said right of way a distance of 278.31 feet to a found 5/8 inch diameter rebar;

thence North 84°14'38" East a distance of 51.34 feet to a found 5/8 inch diameter rebar;

thence South 19°24'21" East, parallel with the Westerly right of way of an abandoned railroad, a distance of 94.57 feet to a found 5/8 inch diameter rebar;

thence North 54°27'34" East a distance of 235.88 feet to a found 5/8 inch diameter rebar;

thence South 52°29'25" East a distance of 347.61 feet to a found 5/8 inch rebar;

thence South 72°12'53" East a distance of 11.59 feet to a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 2°39'40" West a distance of 121.19 feet to a 1/2 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 87°26'31" West a distance of 463.58 feet to the TRUE POINT OF BEGINNING.

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CR2024-0004 - Fredericksen

EXHIBIT "B"

PLANNING DIVISION ADDENDUM WITH EXHIBITS

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