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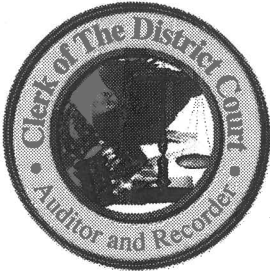
CANYON COUNTY RECORDER

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ORDINANCE

CANYON COUNTY



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



ORDINANCE NO. 26-020

ORDINANCE DIRECTING AMENDMENTS TO THE
CANYON COUNTY ZONING MAP
(Fredericksen – Conditional Rezone – CR2024-0004)

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 2.74 acres; Parcels R34070011 and R34142010C).

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 shall 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 the Agricultural (A) and Single-Family Residential (R-1) zones to the Conditional Rezone – Single-Family Residential (CR-R-1) 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 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”, pursuant to the Findings of Fact, Conclusions of Law and Order signed on March 17, 2026 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.

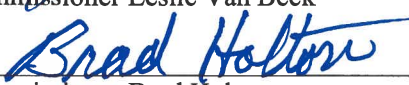
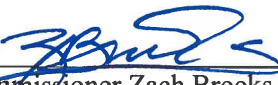
Should any provision of this Ordinance be declared by a court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of this Ordinance in whole or in part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 7. EFFECTIVE DATE.

This Ordinance shall be in full force and effect on September 29 2026.

ADOPTED AND APPROVED this 24th day of September 2026.

BOARD OF COUNTY COMMISSIONERS
CANYON COUNTY, IDAHO

	Yes	No	Did Not Vote
 _____ Commissioner Leslie Van Beek	_____	☒	_____
 _____ Commissioner Brad Holton	☒	_____	_____
 _____ Commissioner Zach Brooks	☒	_____	_____

Attest: Jess Urresti, Clerk

By: 

Deputy

Date: 9/24/26



Publication Date: 9/29/26 2026, Idaho Press-Tribune

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.