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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 NO. 25-003

ORDINANCE DIRECTING AMENDMENTS TO THE CANYON COUNTY ZONING MAP (Payne – Conditional Rezone – CR2022-0007)

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 21.84 acres; Parcels R34456).

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-C-1” (Conditional Rezone – Neighborhood Commercial) Zone and “CR-C-2” (Conditional Rezone – Service Commercial). 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-C-1” (Conditional Rezone – Neighborhood Commercial) Zone, which is legally described in the attached EXHIBIT “A” and “CR-C-2” (Conditional Rezone – Service Commercial) Zone, which is legally described in the attached EXHIBIT “B”, pursuant to the Findings of Fact, Conclusions of Law and Order signed on March 11, 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.


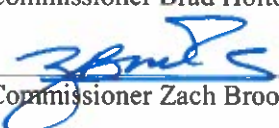
Should any provision of this Ordinance be declared by a court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of this Ordinance in whole or in part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 7. EFFECTIVE DATE.

This Ordinance shall be in full force and effect on March 11, 2025.

ADOPTED AND APPROVED this 11 day of March, 2025.

BOARD OF COUNTY COMMISSIONERS
CANYON COUNTY, IDAHO

	Yes	No	Did Not Vote
 Commissioner Leslie Van Beek	<u> </u>	<u> </u>	<u> </u>
<u>Did not participate</u> Commissioner Brad Holton	<u> </u>	<u> </u>	<u> </u>
 Commissioner Zach Brooks	<u>X</u>	<u> </u>	<u> </u>

Attest: Rick Hogaboam, Clerk

By: 
Deputy

Date: March 11, 2025



Publication Date: Mar. 11, 2025, Idaho Press-Tribune

EXHIBIT "A"
Land Description for
Greg Payne
Job No. JA1225

C1 Parcel

This parcel is a portion of the SW ¼ SW ¼ of Section 2 in Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southwest corner of said SW ¼ SW ¼, (SW Section Corner, Section 2);

thence North 88°01'40" East along the South boundary of said SW ¼ SW ¼ a distance of 199.00 feet;

thence North 00°11'10" West parallel with the West boundary of the SW ¼ SW ¼ a distance of 627.65 feet to the **TRUE POINT OF BEGINNING**;

thence continuing North 00°11'10" West a distance of 165.07 feet to a point on the centerline of the Canyon Hill Ditch;

thence traversing said centerline as follows:

North 32°08'10" East a distance of 94.38 feet;

North 45°28'05" East a distance of 141.50 feet;

North 52°46'40" East a distance of 228.21 feet;

North 50°49'15" East a distance of 187.42 feet;

North 46°20'20" East a distance of 71.82 feet;

thence leaving said centerline bearing South 00°16'32" East a distance of 492.66 feet;

thence North 88°06'58" East a distance of 598.30 feet to a point on the East boundary of the SW ¼ SW ¼;

thence South 00°11'36" East along said East boundary a distance of 138.35 feet;

thence South 88°01'40" West parallel with the South boundary of the SW ¼ SW ¼ a distance of 1130.98 feet to the **TRUE POINT OF BEGINNING**, said parcel being 305,356 SqFt or 7.010 Acres more or less, and being subject to any and all easements and right of way of record or implied. This Survey was prepared from record data found on Canyon County Instrument Number 2005063466.

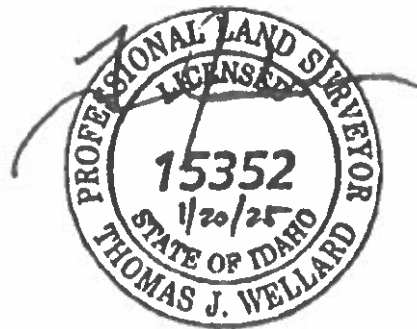


EXHIBIT "B"

Land Description for
Greg Payne
Job No. JA1225

C2 Parcel

This parcel is a portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 2 in Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southwest corner of said SW $\frac{1}{4}$ SW $\frac{1}{4}$, (SW Section Corner, Section 2);

thence North 88°01'40" East along the South boundary of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 199.00 feet;

thence North 00°11'10" West parallel with the West boundary of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 40.02 feet to the **TRUE POINT OF BEGINNING**;

thence continuing North 00°11'10" West a distance of 587.63 feet;

thence North 88°01'40" East parallel with the South boundary of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 1130.98 feet to a point on the East boundary of the SW $\frac{1}{4}$ SW $\frac{1}{4}$;

thence South 00°11'36" East along said East boundary a distance of 413.15 feet to a point that lies 13 rods(214.50 feet) north of the Southeast corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$;

thence South 88°01'40" West parallel with the South boundary of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 115.50 feet;

thence South 00°11'36" East parallel with the East boundary of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 174.48 feet to a point on the North right of way of Highway 44, said line being Forty-feet(40') North of and parallel with the South boundary of the SW $\frac{1}{4}$ SW $\frac{1}{4}$;

thence South 88°01'40" West along said right of way line a distance of 1015.55 feet to the **TRUE POINT OF BEGINNING**, said parcel being 644,158 SqFt or 14.788 Acres more or less, and being subject to any and all easements and right of way of record or implied. This Survey was prepared from record data found on Canyon County Instrument Number 2005063466.

