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RICK HOGABOAM

CANYON COUNTY RECORDER

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ORDINANCE

CANYON COUNTY

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



ORDINANCE NO. 25-002

ORDINANCE DIRECTING AMENDMENTS TO THE CANYON COUNTY ZONING MAP (LWD Development, Inc. – Conditional Rezone – CR2022-0003)

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 72.8 acres; Parcels R33827 and R37624).

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-1” (Conditional Rezone – Single-Family 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-1” (Conditional Rezone – Single-Family Residential), as specifically identified and described on the attached Exhibit “A”, pursuant to the Findings of Fact, Conclusions of Law and Order issued on March 11, 2025 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 MAR. 16, 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Did not participate</u> _____ Commissioner Brad Holton	<input 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: 
Deputy

Date: 3/11/25



Publication Date: MAR. 16, 2025, Idaho Press-Tribune

EXHIBIT "A"

LEGAL DESCRIPTION

A portion of the SW 1/4 of the SW 1/4 of Section 35, T.5N., R.2W. of Boise Meridian, Canyon County, Idaho and a portion of Government Lot 4 of Section 2, T.4N., R.2W. of the Boise Meridian, Canyon County, Idaho more particularly described as follows:

BEGINNING at a common corner of said Section 2 and said Section 35;

thence along the West boundary line of said Section 35 North 00°20'12" East, 1,317.87 feet to the S 1/16 corner of said Section 35;

thence along the North boundary line of said SW 1/4 of the SW 1/4 of Section 35 South 89°43'05" East, 1,320.81 feet to the SW 1/16 corner of said Section 35;

thence along the East boundary line of said SW 1/4 of the SW 1/4 of Section 35 South 00°18'55" West, 1,317.61 feet to the NE corner of said Government Lot 4 of Section 2;

thence along the East boundary line of said Government Lot 4 South 00°55'56" West, 1,303.61 feet to the SE corner of said Government Lot 4;

thence South boundary line of said Government Lot 4 North 89°15'01" West, 1,329.90 feet to the SW corner of said Government Lot 4;

thence along the West boundary line of said Government Lot 4 North 01°19'00" East, 1,292.62 feet to the POINT OF BEGINNING. Containing 79.47 acres, more or less.

EXCEPTING THEREFROM:

A portion of the SW 1/4 of the SW 1/4 of Section 35, T.5N., R.2W. of Boise Meridian, Canyon County, Idaho and a portion of Government Lot 4 of Section 2, T.4N., R.2W. of the Boise Meridian, Canyon County, Idaho more particularly described as follows:

Commencing at a common corner of said Section 2 and said Section 35;

thence along the West boundary line of said Section 35 North 00°20'12" East, 99.07 feet;

thence leaving said West boundary line South 89°37'39" East, 40.00 feet to the REAL POINT OF BEGINNING;

thence continuing South 89°37'39" East, 342.46 feet; thence North 22°51'51" East, 54.33 feet;

thence 106.89 feet along the arc of a non-tangent curve to the left, said curve having a radius of 278.12 feet, a central angle of 22°01'17" and a long chord which bears South 72°59'21" East, 106.24 feet;

thence 45.48 feet along the arc of said reverse curve to the right, said curve having a radius of 32.50 feet, a central angle of 80°10'20" and a long chord which bears South 43°54'50" East, 41.86 feet;

thence South 03°49'39" East, 311.37 feet;

thence 32.02 feet along the arc of curve to the left, said curve having a radius of 330.00 feet, a central angle of 05°33'32" and a long chord which bears South 06°36'26" East, 32.00 feet;

thence South 09°23'12" East, 185.38 feet;

thence South 10°03'06" East, 7.66 feet;

thence North 89°25'51" West, 488.90 feet;

thence South 33°28'05" West, 135.44 feet;

thence North 01°19'00" East, 555.19 feet to a point on the North boundary line of said

Section 2;

thence North 00°20'12" East, 99.38 feet to the **REAL POINT OF BEGINNING.**

Containing 6.66 acres, more or less.

CONTAINING A NET OF 72.81 ACRES, MORE OR LESS.