



**2026-004102**

RECORDED

**02/05/2026 09:47 AM**



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JESS URRESTI

CANYON COUNTY RECORDER

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NO FEE

ORDINANCE

CANYON COUNTY

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



ORDINANCE NO. 26-002

ORDINANCE DIRECTING AMENDMENTS TO THE  
CANYON COUNTY ZONING MAP  
(Fullmer- Conditional Rezone – RZ2024-0004)

An ordinance of Canyon County, Idaho directing amendments to the Canyon County Zoning Map (Ordinance No. 26-002); 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 3.58 acres; Parcel R29204).

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 the “R-R” (Rural Residential) zone to the “CR-R-1” (Conditional Rezone – Single Family Residential) 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 “R-R” (Rural Residential) zone to the “CR-R-1” (Conditional Rezone – Single Family Residential) zone, as specifically identified and described on the attached Exhibit “A”, pursuant to the Findings of Fact, Conclusions of Law and Order issued on February 3, 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 February 4, 2026.

ADOPTED AND APPROVED this 3rd day of February 2026.

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"/>
 _____ Commissioner Brad Holton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 _____ Commissioner Zach Brooks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Attest: Jess Urresti, Clerk

By: J Ross  
Deputy

Date: 02-03-24



Publication Date: February 4 2026, Idaho Press-Tribune

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

A portion of the Southwest quarter of the Southeast quarter of Section 3, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at a found brass cap monument marking the Southwest corner of the Southwest quarter of the Southeast quarter, Section 3 from which the Southeast corner of the Southwest quarter of the Southeast quarter bears

South 89°50'23" East 1323.02 feet; thence

South 89°50'23" East 714.80 feet (formerly described as East 730 feet) along the Southerly boundary of said Southwest quarter of the Southeast quarter to the True Point of Beginning; thence continuing

South 89°50'23" East 370.02 feet (formerly described as East 350 feet) to a set railroad spike being 18.00 feet Westery from the center line of the community ditch, said point also being the Southwest corner of Parcel E as shown on that certain Record of Survey Instrument No. 9513485, Canyon County records; thence leaving said Southerly boundary

North 21°24'53" West 138.90 feet along the Westery boundary of said Record of Survey also being parallel with and 18.00 feet Westery from said center line of the community ditch to a found half inch iron pin; thence

North 34°31'53" West 384.10 feet along said Westery boundary and being parallel with and 18.00 feet Southwesterly from said center line of the community ditch to a found half inch iron pin; thence

North 89°50'23" West 317.70 feet (formerly described as West 315 feet) parallel with and 444.99 feet Northerly from said Southerly boundary of the Southwest quarter of the Southeast quarter to a point on the center line of the 12th Avenue Drain; thence

South 27°38'00" East 412.75 feet along said center line to a point; thence continuing along said center line

South 17°10'11" East 83.65 feet to the True Point of Beginning.

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