

RECORDED
03/15/2024 04:41 PM



RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=8 LBERG NO FEE
ORDINANCE
CITY OF NAMPA

Doc 16 (new)

Re record to
replace exhibit B
on pg 7

ORDINANCE NO. 4785

2024-004303

RECORDED
02/13/2024 11:56 AM



RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=7 JWINSLOW NO FEE
ORDINANCE
CITY OF NAMPA

AN ORDINANCE OF THE CITY OF NAMPA, IDAHO DETERMINING THAT CERTAIN LANDS, COMMONLY KNOWN AS 2111 SOUTH HAPPY VALLEY ROAD, NAMPA, ID (COUNTY PARCEL # R3239800000); COMPRISING APPROXIMATELY 1.79 ACRES, MORE OR LESS, LAY CONTIGUOUS TO THE LIMITS OF THE CITY OF NAMPA, CANYON COUNTY, STATE OF IDAHO, AND THAT SAID LANDS SHOULD BE ANNEXED INTO THE CITY OF NAMPA, AND BE ZONED RS12 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT; DECLARING SAID LANDS BY PROPER LEGAL DESCRIPTION AS DESCRIBED BELOW TO BE A PART OF THE CITY OF NAMPA; DETERMINING THAT SAID ANNEXATION AND ZONING ARE IN THE BEST INTEREST OF THE PUBLIC AND CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY; DIRECTING THE CITY ENGINEER AND PLANNING AND ZONING DIRECTOR TO ADD SAID PROPERTY TO THE OFFICIAL MAPS OF THE CITY OF NAMPA, AND TO DESIGNATE SAID PROPERTY AS RS12 (SINGLE-FAMILY RESIDENTIAL) ON THE OFFICIAL ZONING MAP AND OTHER AREA MAPS OF THE CITY; PROVIDING FOR RECORDATION; SUBJECT TO THE TERMS AND CONDITIONS SPECIFIED BY THE CITY COUNCIL; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE; REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT HERewith; AND, DIRECTING THE CITY CLERK TO FILE A CERTIFIED COPY OF THE ORDINANCE AND MAP OF THE AREA TO BE ANNEXED WITH CANYON COUNTY, STATE OF IDAHO AND THE IDAHO STATE TAX COMMISSION, PURSUANT TO IDAHO CODE, SECTION 63-215.

BE IT ORDAINED BY THE MAYOR AND THE COUNCIL OF THE CITY OF NAMPA, CANYON COUNTY, STATE OF IDAHO;

SECTION 1. The Nampa City Council, upon the recommendation of the Nampa Planning & Zoning Commission and compliance with the public notice and hearing processes required by Idaho Code chapter 65, Title 67, and Nampa City Code § 10-03-08 and Chapter 2, Title 10, approved the annexation and zoning application, Subdivision Short Plat, and waiver to the twenty-five (25) foot landscape buffer requirement, in Case No. ANN-00276-2023 & SPS-00052-2023 at a public hearing held on August 21, 2023.

SECTION 2. It is hereby determined to be in the best interests of the public, and consistent with the Nampa Comprehensive Plan, that the following described property commonly known as 2111 SOUTH HAPPY VALLEY ROAD, NAMPA, ID (COUNTY PARCEL # R3239800000); comprising approximately 1.79 acres, more or less; whose legal description is specified below, which is contiguous to the City of Nampa, Canyon County, Idaho, should be annexed into the City of Nampa and be zoned RS12 (SINGLE-FAMILY RESIDENTIAL) zoning district, to-wit:

See Exhibit "A" attached hereto and made a part hereof by this reference.

Said property is also visually depicted in the drawing marked as **Exhibit "B"** attached hereto and made a part hereof by this reference.

SECTION 3. That the above-described property is hereby annexed into the corporate limits of the City of Nampa and zoned RS12 (SINGLE-FAMILY RESIDENTIAL) zoning district.

SECTION 4. That the Subdivision Short Plat is approved and that the normal requirement for there to be twenty-five (25) feet of landscape buffer is waived.

SECTION 5. That the recordation of this ordinance shall be deemed for all intents and purposes as an amendment to the zoning ordinance and zoning map of the City of Nampa. The City Engineer and the Planning & Zoning Director of the City of Nampa, Idaho, are hereby instructed to so designate the same above-described property on the official zoning map and other area maps of the City of Nampa, Idaho as lying within the city limits and zoned RS12 (SINGLE-FAMILY RESIDENTIAL) zoning district.

SECTION 6. This ordinance shall be in full force and effect from and after its passage, approval, publication, and recordation according to law. The aforementioned annexation, zoning, short plat, and waiver is subject to the conditions of approval adopted by the City Council in its decision.

SECTION 7. All ordinances, rules and regulations, and parts thereof, in conflict herewith are repealed. This ordinance is severable.

SECTION 8. The Clerk of the City of Nampa, Idaho shall, within 10 days following the effective date of this ordinance, duly file a certified copy of this ordinance and a map prepared in a draftsman-like manner plainly and clearly designating the boundaries of the City of Nampa, including the land herein annexed, with the following officials of the County of Canyon, State of Idaho, to-wit: the Recorder, Auditor, Treasurer and Assessor and shall file simultaneously a certified copy of this ordinance with the State Tax Commission of the State of Idaho, all in compliance with Idaho Code 63-215.

**PASSED BY THE COUNCIL OF THE CITY OF NAMPA, IDAHO, THIS
5TH DAY OF FEBRUARY 2024.**

**APPROVED BY THE MAYOR OF THE CITY OF NAMPA, IDAHO, THIS
5TH DAY OF FEBRUARY 2024.**



Mayor Debbie Kling

Attest:



City Clerk

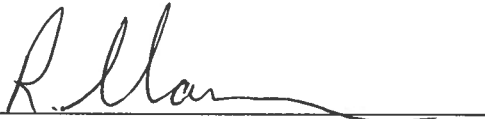


State of Idaho)

Canyon County)

On this 5th day of February 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Debbie Kling known to be the Mayor and Charlene Tim known to be the City Clerk of the City of Nampa, a municipal corporation, who executed the foregoing instrument.

In Witness Thereof, I have hereunto set my hand and affixed by official seal, the day and year in this certificate first above written.



Residing at: Nampa, Canyon County, Idaho
My Commission Expires: 9-11-2029



EXHIBIT A – LEGAL DESCRIPTION



Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Nampa, ID 83651

Ph (208) 454-0256

e-mail: dholzhey@masonandassociates.us

FOR: Vacillia Colunga

JOB NO.: AP1422

DATE: January 8, 2024

**EXHIBIT "A"
ANNEXATION
TO THE CITY OF NAMPA**

A parcel of land being a portion of the SE1/4 SE1/4 of Section 36, Township 3 North, Range 2 West, Boise Meridian, Nampa, Canyon County Idaho, more particularly described as follows:

BEGINNING at the southeast corner of the SE1/4 SE1/4, from said corner bearing S 00° 20' 52" W., 2642.08 feet from the northeast corner of the SE1/4;

Thence N 89° 13' 48" W., 294.38 feet;

Thence N 00° 45' 45" E., 25.00 feet;

Thence N 88° 09' 08" E., 114.26 feet;

Thence along a curve to the left, having a radius of 388.00 feet, a delta angle of 15° 38' 13", and whose long chord bears N 80° 20' 03" E., 105.56 feet;

Thence along a curve to the left, having a radius of 50.00 feet, a delta angle of 12° 43' 29", and whose long chord bears N 66° 03' 30" E., 11.08 feet;

Thence N 65° 44' 36" W., 297.62 feet;

Thence N 00° 30' 50" E., 197.05 feet;

Thence S 86° 38' 47" E., 337.93 feet;

Thence S 00° 20' 52" W., 354.41 feet to the **POINT OF BEGINNING**.

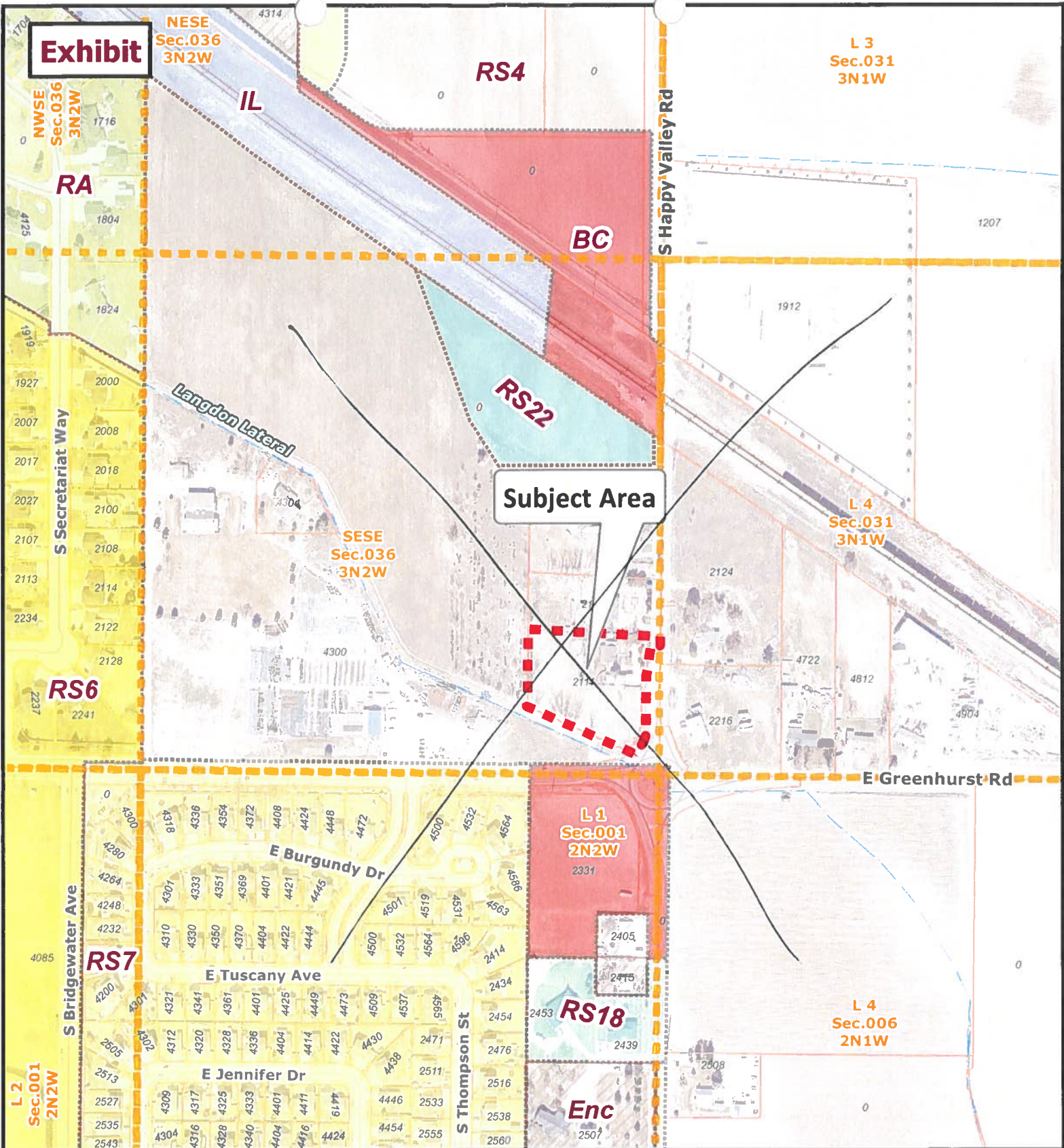
This annexation contains 2.274 acres, more or less.



Professional Engineers, Land Surveyors and Planners

Page 1 of 1

EXHIBIT B – MAPS/DEPICTION



Subject Area

Exhibit



2111 S Happy Valley Rd Annexation

Annexation & Zoning to RS12 for Dachshund Subdivision

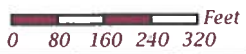
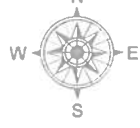
NAMPAProud

ANN-00276-2023

1/5/2024

For illustrative purposes only

Visit Planning & Zoning at cityofnampa.us for more info.



Subject Area	DV	RD_PUD	RS12
County Parcels	Enc	RMH	RS12_PUD
PLSS	GB1	RML	RS15
Zoning	GB2	RML_PUD	RS15_PUD
AG	H	RP	RS18
BC	L	RP_PUD	RS18_PUD
BC_PUD	L_PUD	RS6	RS22
BF	L_RS	RS6_PUD	RS22_PUD
BN	P	RS7	U
BN_PUD	P_RS	RS7_PUD	UnZoned
OB	RA	RS8	
DH	RD	RS8_5	
		RS8_5_PUD	

Exhibit

NESE
ec.036
3N2W

L 3
Sec.031
3N1W

IL

BC

RS22

L 4
Sec.031
3N1W

SESE
Sec.036
3N2W

Subject Area

RS12

E Greenhurst Rd

L 1
Sec.001
2N2W

RS18

Enc

L 4
Sec.006
2N1W

RS6

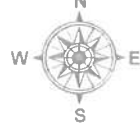
RS7



2111 S Happy Valley Rd Annexation

Annex & Zoning to RS12 for Dachshund Subdivision

Visit Planning & Zoning at cityofnampa.us for more info.



Subject Area	DV	RD_PUD	RS12
County Parcels	Enc	RMH	RS12_PUD
Zoning	GB1	RML	RS15
AG	GB2	RML_PUD	RS15_PUD
BC	IH	RP	RS18
BC_PUD	IL	RP_PUD	RS18_PUD
BF	IL_PUD	RS6	RS22
BN	IL_RS	RS6_PUD	RS22_PUD
BN_PUD	IP	RS7	U
DB	IP_RS	RS7_PUD	UnZoned
DH	RA	RS8 5	
	RD	RS8 5_PUD	

NAMPA Proud

ANN-00276-2023

3/11/2024
For illustrative purposes only



00797196202400043030070072

RICK HOGABOAM

CANYON COUNTY RECORDER

Pgs=7 JWINSLOW

NO FEE

ORDINANCE

CITY OF NAMPA

ORDINANCE NO. 4785

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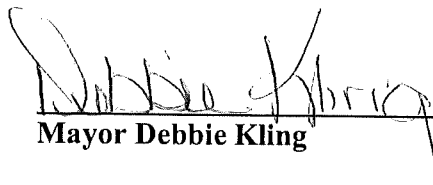
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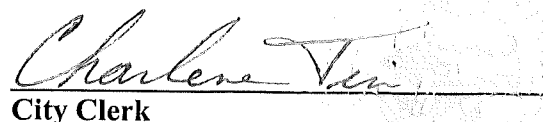
**PASSED BY THE COUNCIL OF THE CITY OF NAMPA, IDAHO, THIS
5TH DAY OF FEBRUARY 2024.**

**APPROVED BY THE MAYOR OF THE CITY OF NAMPA, IDAHO, THIS
5TH DAY OF FEBRUARY 2024.**



Mayor Debbie Kling

Attest:



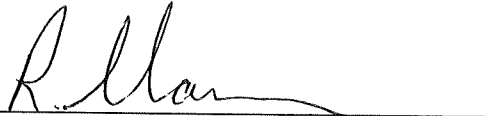
City Clerk

State of Idaho)

Canyon County)

On this 5th day of February 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Debbie Kling known to be the Mayor and Charlene Tim known to be the City Clerk of the City of Nampa, a municipal corporation, who executed the foregoing instrument.

In Witness Thereof, I have hereunto set my hand and affixed by official seal, the day and year in this certificate first above written.



Residing at: Nampa, Canyon County, Idaho
My Commission Expires: 9-11-2029

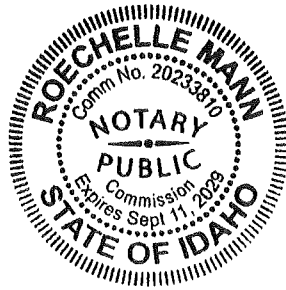


EXHIBIT A – LEGAL DESCRIPTION



Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Nampa, ID 83651
Ph (208) 454-0256

e-mail: dholtzhey@masonandassociates.us

FOR: Vacillia Colunga
JOB NO.: AP1422
DATE: January 8, 2024

**EXHIBIT "A"
ANNEXATION
TO THE CITY OF NAMPA**

A parcel of land being a portion of the SE1/4 SE1/4 of Section 36, Township 3 North, Range 2 West, Boise Meridian, Nampa, Canyon County Idaho, more particularly described as follows:

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Thence N 00° 45' 45" E., 25.00 feet;

Thence N 88° 09' 08" E., 114.26 feet;

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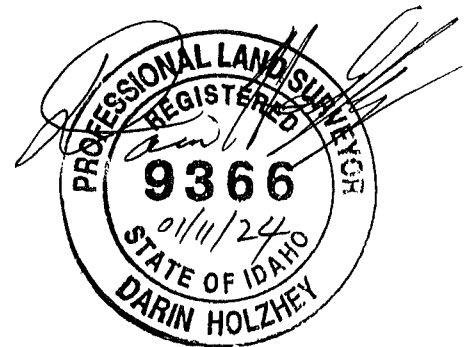
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Thence N 00° 30' 50" E., 197.05 feet;

Thence S 86° 38' 47" E., 337.93 feet;

Thence S 00° 20' 52" W., 354.41 feet to the **POINT OF BEGINNING**.

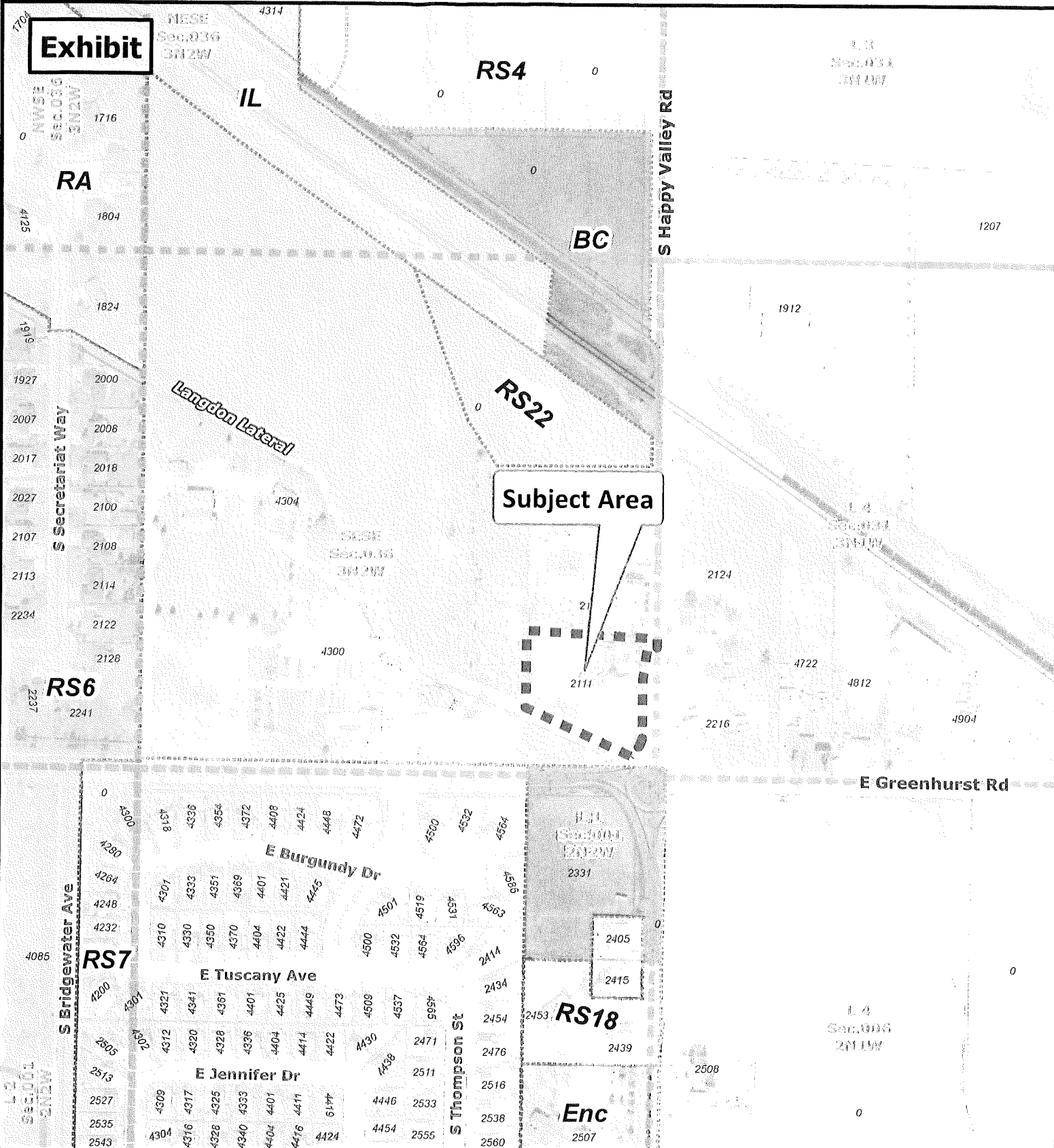
This annexation contains 2.274 acres, more or less.



Professional Engineers, Land Surveyors and Planners
Page 1 of 1

EXHIBIT B – MAPS/DEPICTION

Exhibit



Subject Area

2111 S Happy Valley Rd Annexation

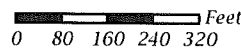
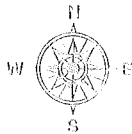
Annexation & Zoning to RS12 for Dachshund Subdivision

ANN-00276-2023

1/5/2024

For illustrative purposes only

Visit **Planning & Zoning** at cityofnampa.us for more info.



Subject Area	DV	RD_PUD	RS12
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PLSS	GB1	RML	RS15
Zoning	GB2	RML_PUD	RS15_PUD
AG	IH	RP	RS18
BC	IL	RP_PUD	RS18_PUD
BC_PUD	IL_PUD	RS6	RS22
BF	IL_RS	RS6_PUD	RS22_PUD
BN	IP	RS7	U
BN_PUD	IP_RS	RS7_PUD	UnZoned
DB	RA	RS8	
DH	RD	RS8_PUD	



NAMPAProud