

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF NAMPA, IDAHO DETERMINING THAT CERTAIN LANDS, COMMONLY KNOWN AS 1724 SOUTHSIDE BLVD, NAMPA, IDAHO, (COUNTY PARCEL R3242300000) COMPRISING APPROXIMATELY .85 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 RS22 (SINGLE FAMILY RESIDENTIAL); 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 RS22 (SINGLE FAMILY RESIDENTIAL) ON THE OFFICIAL ZONING MAP AND OTHER AREA MAPS OF THE CITY; PROVIDING FOR RECORDATION; 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 in Case No. ANN 273-2023 at a public hearing held on May 15, 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, which is contiguous to the City of Nampa, Canyon County, Idaho, commonly known as 1724 SOUTHSIDE BLVD, NAMPA, IDAHO, (COUNTY PARCEL R3242300000), comprising approximately .85 acres, more or less, should be annexed into the City of Nampa and be zoned RS22 (SINGLE FAMILY RESIDENTIAL), 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 RS22 (SINGLE FAMILY RESIDENTIAL). Said annexation is subject to the conditions contained in **Exhibit “C”** attached hereto and incorporated by reference herein.

**SECTION 4.** 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 RS22 (SINGLE FAMILY RESIDENTIAL).

**SECTION 5.** This ordinance shall be in full force and effect from and after its passage, approval, publication and recordation according to law.

**SECTION 6.** All ordinances, rules and regulations, and parts thereof, in conflict herewith are repealed. This ordinance is severable; should any portion hereof be determined to be unlawful the remainder shall remain in full force and effect to the fullest possible extent.

**Section 7.** 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 \_\_\_\_ day of \_\_\_\_\_, 2023.

**APPROVED BY THE MAYOR OF THE CITY OF NAMPA, IDAHO,** this \_\_\_\_ day of \_\_\_\_\_, 2023.

Attest:

\_\_\_\_\_  
Mayor Debbie Kling

\_\_\_\_\_  
City Clerk

## **EXHIBIT A – Legal Description**

## Legal Description

That portion of the Northwest Quarter of the Southwest Quarter of Section 36, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

**COMMENCING** at the Southwest corner of the North Half of the Southwest Quarter of said Section 36; bearing N 0°28'06" E a distance of 262.7 feet, along the West boundary of the aforesaid North Half of the Southwest Quarter to the **POINT OF BEGINNING**;

Thence continuing N 0°28'06" E a distance of 137.3 feet, along the West boundary of the aforesaid North Half of the Southwest Quarter;

Thence S 89°31'45" E a distance of 211.5 feet;

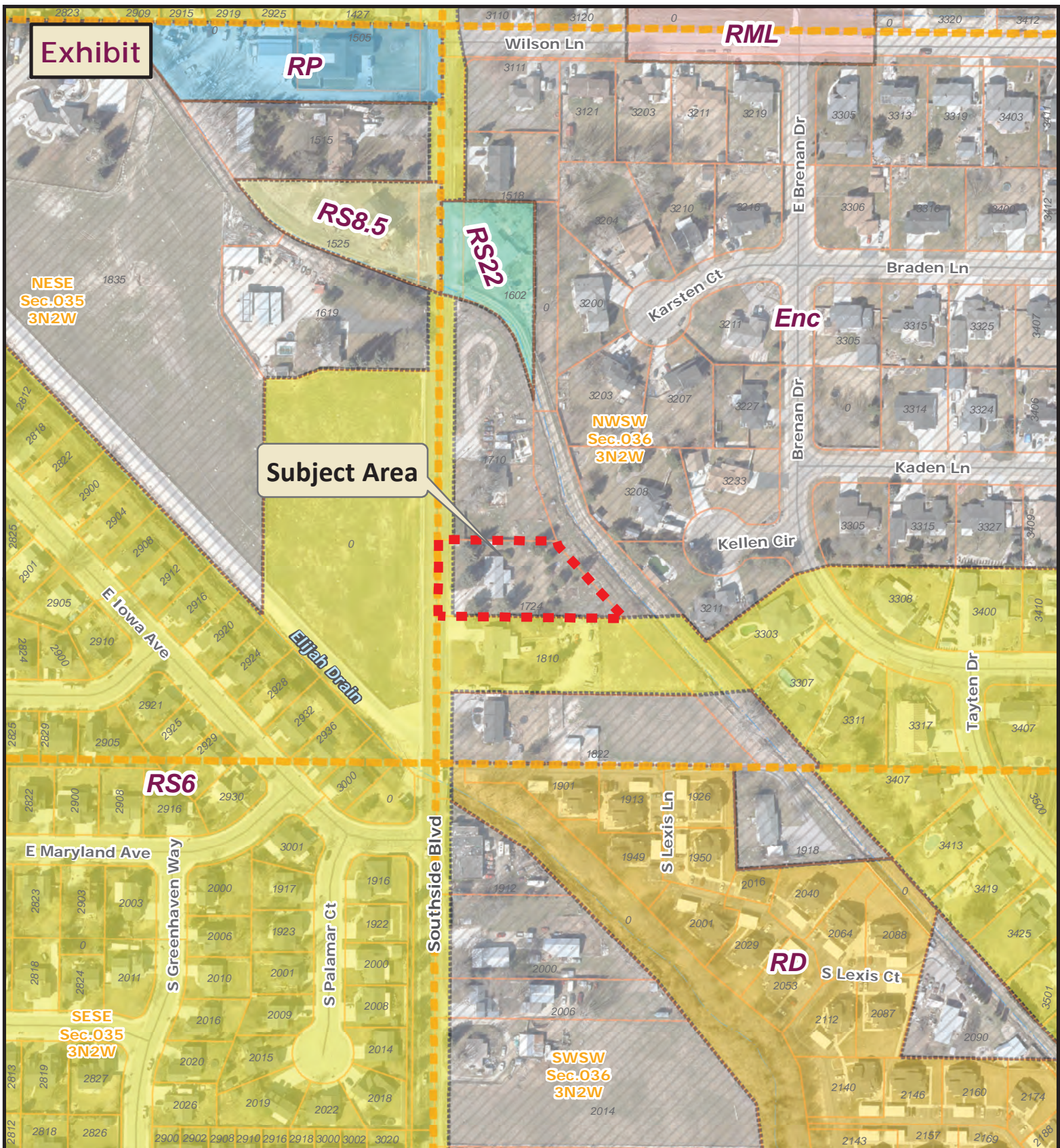
Thence S 19°29'51" E a distance of 9.3 feet;

Thence S 42°30'54" E a distance of 175.74 feet, along the Southwest boundary of a right of way conveyed to the United States of America;

Thence N 89°31'54" W a distance of 334.49 feet to the **POINT OF BEGINNING**.

## **EXHIBIT B – Exhibit/MAP**





**NAMPA***Proud*

## 1724 Southside Blvd Annexation

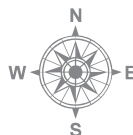
Annexation & Zoning to RS22 (Single Family Residential)  
to connect to city sewer and water services

**ANN-00273-2022**

**5/19/2023**

*For illustrative purposes only.*

Visit **Planning & Zoning**  
at [cityofnampa.us](http://cityofnampa.us)  
for more info.



0 50 100 150 200 Feet

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

## **EXHIBIT C – Conditions**

### **Conditions of Approval**

1. Any onsite wells shall be abandoned and/or removed in accordance with Local and State regulations at the time of property development/redevelopment and prior to connection to City services.
2. Property shall be annexed in the Nampa Municipal Irrigation District at the time of connection to pressure irrigation and prior to being served by the City's pressure irrigation system. Applicant/Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel.
3. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development/redevelopment.
4. Applicant shall dedicate the following public right-of-way to the City as a condition of annexation:
  - Southside Blvd – 40' from existing right of way line
5. Applicant/Owner shall address solid waste accumulation and inoperative vehicles according to Nampa Code Compliance prior to annexation.