

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

**AN ORDINANCE OF THE CITY OF NAMPA, IDAHO DETERMINING THAT CERTAIN LANDS, COMMONLY KNOWN AS 0 and 9792 USTICK ROAD., NAMPA, IDAHO, (COUNTY PARCELS R3436101500 AND R3436100000) COMPRISING APPROXIMATELY 48.39 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 IL (LIGHT INDUSTRIAL); 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 IL (LIGHT INDUSTRIAL) 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-00302-2024 at a public hearing held on July 1, 2024.

**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 0 and 9792 USTICK ROAD., NAMPA, IDAHO, (COUNTY PARCELS R3436101500 AND R3436100000) comprising approximately 48.39 acres, more or less, should be annexed into the City of Nampa and be zoned IL (LIGHT INDUSTRIAL), 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 IL (LIGHT INDUSTRIAL). 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 IL (LIGHT INDUSTRIAL).

**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 \_\_\_\_\_, 2024.

**APPROVED BY THE MAYOR OF THE CITY OF NAMPA, IDAHO,** this \_\_\_\_ day of \_\_\_\_\_, 2024.

Attest:

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

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

## EXHIBIT A – Legal Description

April 18, 2024  
Project No. 22-134  
Annexation and Rezone to IL  
Legal Description

**Exhibit A**

A parcel of land situated in a portion of the of the Southwest 1/4 of Section 33, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho and being more particularly described as follows:

**BEGINNING** at a found aluminum cap marking the West 1/16 corner common to said Section 33 and Section 4, Township 3 North, Range 2 West, which bears N89°55'06"W a distance of 1,320.57 feet from a found aluminum cap marking the South 1/4 corner of said Section 33;

Thence following the southerly line of said Southwest 1/4, N89°55'06"W a distance of 1,320.57 feet to the Southwest corner of said Section 33;

Thence leaving said southerly line and following the westerly line of said Southwest 1/4, N00°11'38"E a distance of 2,268.85 feet to the centerline of East Lateral;

Thence leaving said westerly line and following said centerline the following eleven (11) courses:

1. S81°50'05"E a distance of 107.48 feet to a point being referenced by a found 5/8-inch rebar, which bears N05°09'54"E a distance of 20.00 feet;
2. S87°05'09"E a distance of 330.65 feet to a point being referenced by a found 5/8-inch rebar, which bears N00°07'55"W a distance of 20.00 feet;
3. S89°50'20"E a distance of 107.73 feet to a point being referenced by a found 5/8-inch rebar, which bears N00°09'39"E a distance of 19.00 feet;
4. 45.13 feet along the arc of a curve to the right, said curve having a radius of 40.00 feet, a delta angle of 64°38'13", a chord bearing of S57°31'15"E, and a chord distance of 42.77 feet to a point being referenced by a found 5/8-inch rebar, which bears N64°47'52"E a distance of 20.00 feet;
5. S25°12'11"E a distance of 600.75 feet to a point being referenced by a found 5/8-inch rebar, which bears N70°46'55"E a distance of 20.00 feet;
6. 52.81 feet along the arc of a curve to the right, said curve having a radius of 240.00 feet, a delta angle of 12°36'24", a chord bearing of S18°53'59"E, and a chord distance of 52.70 feet to a point being referenced by a found 5/8-inch rebar, which bears N76°53'50"E a distance of 20.00 feet;
7. S12°35'47"E a distance of 987.88 feet to a point being referenced by a found 5/8-inch rebar, which bears N77°24'14"E a distance of 20.00 feet;
8. 74.83 feet along the arc of a curve to the left, said curve having a radius of 175.00 feet, a delta angle of 24°29'57", a chord bearing of S24°50'45"E, and a chord distance of 74.26 feet to a point being referenced by a found 5/8-inch rebar, which bears N52°29'26"E a distance of 20.00 feet;
9. S37°30'34"E a distance of 435.43 feet to a point being referenced by a found 5/8-inch rebar, which bears N68°11'14"E a distance of 20.00 feet;
10. 102.85 feet along the arc of a curve to the right, said curve having a radius of 300.00 feet, a delta angle of 19°38'37", a chord bearing of S27°41'16"E, and a chord distance of 102.35 feet to a point being referenced by a found 5/8-inch rebar, which bears N72°25'30"E a distance of 20.00 feet;
11. S17°34'30"E a distance of 162.21 feet to the southerly line of said Southwest 1/4;

Thence leaving said centerline and following said southerly line, N89°55'06"W a distance of 148.72 feet to the **POINT OF BEGINNING**.

Said parcel contains 51.114 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

Attached hereto is **Exhibit B** and by this reference is made a part hereof.

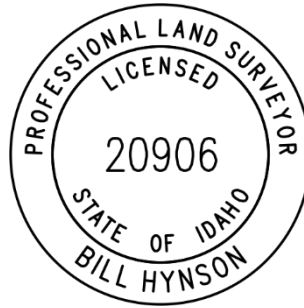
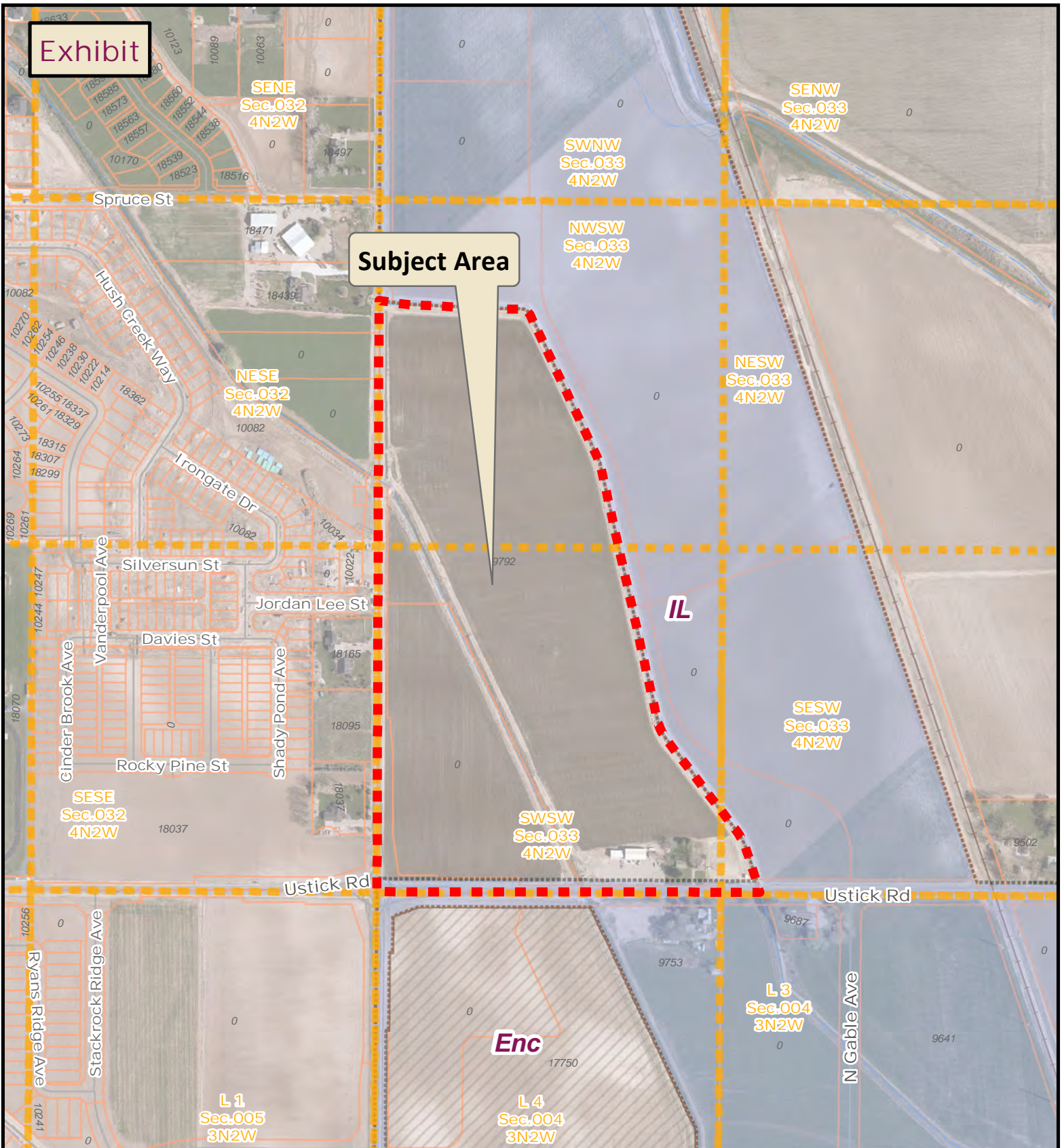


EXHIBIT B – Exhibit/MAP

# Exhibit



**NAMPA** Proud

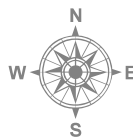
## 0 & 9792 Ustick Road Annexation

Annexation & Zoning to IL for Future Industrial Development

ANN-00302-2024

7/22/2024  
For illustrative purposes only.

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



0 120 240 360 480 Feet

<span style="color: red;">■</span> Subject Area	<span style="color: red;">■</span> DV	<span style="color: yellow;">■</span> RD_PUD	<span style="color: green;">■</span> RS12
<span style="color: orange;">■</span> County Parcels	<span style="color: red;">■</span> Enc	<span style="color: yellow;">■</span> RMH	<span style="color: green;">■</span> RS12_PUD
<span style="color: orange;">■</span> PLSS	<span style="color: red;">■</span> GB1	<span style="color: yellow;">■</span> RML	<span style="color: green;">■</span> RS15
<b>Zoning</b>	<span style="color: red;">■</span> GB2	<span style="color: yellow;">■</span> RML_PUD	<span style="color: green;">■</span> RS15_PUD
<span style="color: green;">■</span> AG	<span style="color: red;">■</span> IH	<span style="color: yellow;">■</span> RP	<span style="color: green;">■</span> RS18
<span style="color: red;">■</span> BC	<span style="color: red;">■</span> IL	<span style="color: yellow;">■</span> RP_PUD	<span style="color: green;">■</span> RS18_PUD
<span style="color: red;">■</span> BC_PUD	<span style="color: red;">■</span> IL_PUD	<span style="color: yellow;">■</span> RS6	<span style="color: green;">■</span> RS22
<span style="color: red;">■</span> BF	<span style="color: red;">■</span> IL_RS	<span style="color: yellow;">■</span> RS6_PUD	<span style="color: green;">■</span> RS22_PUD
<span style="color: red;">■</span> BN	<span style="color: red;">■</span> IP	<span style="color: yellow;">■</span> RS7	<span style="color: green;">■</span> U
<span style="color: red;">■</span> BN_PUD	<span style="color: red;">■</span> IP_RS	<span style="color: yellow;">■</span> RS7_PUD	<span style="color: green;">■</span> UnZoned
<span style="color: red;">■</span> DB	<span style="color: red;">■</span> RA	<span style="color: yellow;">■</span> RS8.5	
<span style="color: red;">■</span> DH	<span style="color: red;">■</span> RD	<span style="color: yellow;">■</span> RS8.5_PUD	

## EXHIBIT C - Conditions

## CONDITIONS OF APPROVAL

1. Any onsite wells no longer proposed for use on the property shall be abandoned and/or removed in accordance with Local and State regulations at the time of property development 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 and head gate report for any surface water delivery to support annexation into the District. If surface water rights have lapsed, the Developer shall reestablish rights prior to connecting to the City pressure irrigation system.
3. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development.
  - Including, but not limited to, design and installation of a 25' wide landscape buffer along Midland Blvd & Ustick Rd.
4. Applicant/Owner shall dedicate the following public road right-of-way as a condition of annexation:
  - Midland Blvd – 50' from Section Line.
  - Ustick Rd – 50' from Section Line.
5. Developer shall construct side path along the Midland Blvd and Ustick Rd frontage in accordance with current adopted specifications and policies at time of property development.
6. Developer shall construct frontage improvements along Midland Blvd and Ustick Rd in accordance with Nampa City Code Section 9-3-1 at time of property development.
7. Developer shall submit a Traffic Impact Study prepared in accordance with the City of Nampa Traffic Impact Study Policy at the time of permit application to be reviewed and approved by the Nampa Engineering Division.