

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF NAMPA, IDAHO DETERMINING THAT CERTAIN LANDS COMMONLY KNOWN AS 0 LANDON LANE; PARCEL #R2436701000, LOCATED IN THE SW 1/4 OF SECTION 8, T3N, R2W, BM, TOTALING 1.01 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) ON 1.01 ACRES, MORE OR LESS; 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 HAS THE CONSENT OF LAND OWNER(S), IT IS CONTIGUOUS TO THE CITY LIMITS, AND IT IS CONSISTENT WITH THE COMPREHENSIVE PLAN; DIRECTING THE CITY ENGINEER AND PLANNING AND ZONING DIRECTOR TO ADD SAID PROPERTIES TO THE OFFICIAL ZONING MAPS OF THE CITY OF NAMPA, AND TO DESIGNATE SAID PROPERTIES AS IL (LIGHT INDUSTRIAL) AS SET FORTH HEREIN ON THE OFFICIAL ZONING MAP AND OTHER AREA MAPS OF THE CITY; PROVIDING FOR CONDITIONS OF APPROVAL; 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 in 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-00319-2024 at a public hearing held on April 7, 2025.

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 properties, which is contiguous to the City of Nampa, Canyon County, Idaho, commonly known as 0 Landon Lane; Parcel #R243670100, located in the SW 1/4 of Section 8, T3N, R2W, BM totaling 1.01 acres, more or less, should be annexed into the City of Nampa and be zoned IL (Light Industrial) on 1.01 acres, more or less, to wit:

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

Said properties 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 properties is hereby annexed into the corporate limits of the City of Nampa and zoned IL (Light Industrial) as provided for herein. 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 properties on the official zoning map and other area maps of the City of Nampa, Idaho, as lying within the city limits and IL (Light Industrial) as provided for herein.

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. This ordinance is hereby declared to be severable. If any portion of this ordinance is declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purposes of the ordinance before the declaration of partial invalidity.

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 All ordinances, rules and regulations, and parts thereof, in conflict herewith are repealed.

SECTION 8. The Clerk of the City of Nampa, Idaho shall, within 30 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.

SECTION 9. That pursuant to the affirmative vote of one-half (1/2) plus one (1) of the Members of the full Council, the rule requiring two (2) separate readings by title and one (1) reading in full be, and the same is hereby, dispensed with, and accordingly, this Ordinance shall be in full force and effect upon its passage, approval, and publication.

PASSED BY THE COUNCIL OF THE CITY OF NAMPA, IDAHO, this ____ day of _____, 2025.

APPROVED BY THE MAYOR OF THE CITY OF NAMPA, IDAHO, this ____ day of _____, 2025.

Attest:

Mayor Debbie Kling

City Clerk

EXHIBIT A - LEGAL DESCRIPTION

Please see next page

Parcel A

Property Description

A portion of Lot 3 of Midway Acres, recorded in Plat Book 1 at Page 16 ½ and as shown on that certain Record of Survey recorded as Instrument No. 2022-050626 in the Office of the Recorders, Canyon County Idaho, located in the SE ¼ NW ¼ of Section 8, Township 3 North, Range 2 West, Boise Meridian, Nampa, Canyon County Idaho, more particularly described as follows:

BEGINNING at a found Brass cap stamped "RMB 878" marking the SW corner of said SE ¼ NW ¼ (Center West 1/16 corner), from which a found aluminum cap stamped "M&T 1990 LS 737" marking the Southeast corner of said Northwest corner (Center ¼ corner), bears S. 89° 35' 25" E., a distance of 1333.56 feet;

Thence along the Southerly boundary of said SE ¼ NW ¼, S. 89° 35' 25" E., a distance of 359.42 feet (formerly East a distance of 444.9 feet), to a found 5/8 inch diameter iron pin with no cap marking the Southwesterly right-of-way for Union Pacific Railroad;

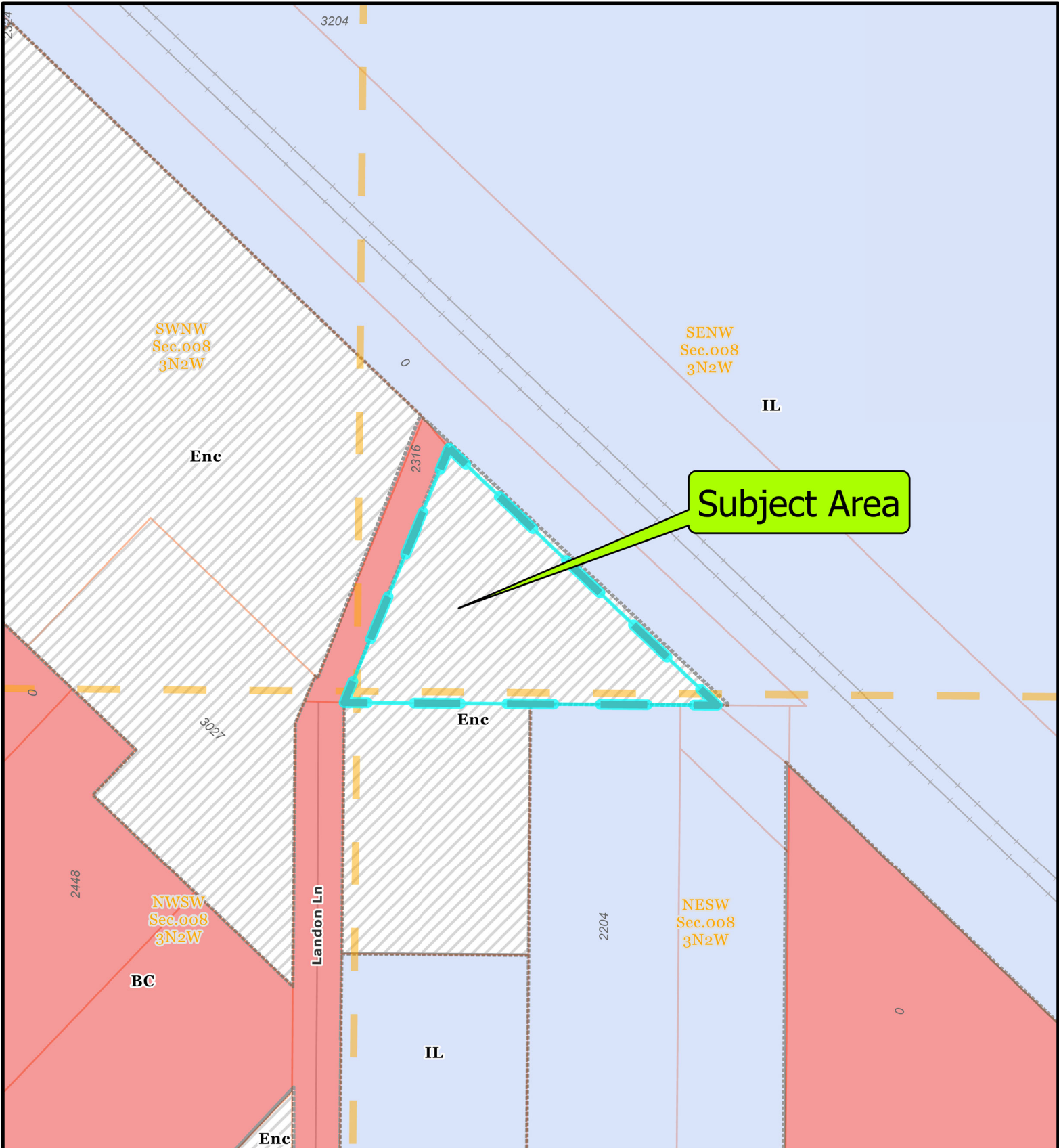
Thence along said right-of-way, N. 46° 14' 44" W., a distance of 357.08 feet (formerly N. 46° 38' W., a distance of 432.1 feet), to a 5/8 inch diameter iron pin stamped "CLS PLS 7732" marking the Northwesterly line of said Lot 3;

Thence along said Northwesterly line, S. 22° 33' 10" W., a distance of 264.61 feet (formerly S. 23° 47' W., a distance of 324.2 feet), to the POINT OF BEGINNING.

This parcel contains 1.01 acres 44,046 square feet, more or less.

EXHIBIT B – EXHIBIT MAP

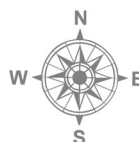
Please see next page



0 Landon Ln Annexation and Zoning to IL (Light Industrial)

Annex to IL

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



0 30 60 90 120 Feet

Subject Area
County Parcels
PLSS

Zoning

AG
BC
BF
BN
DB
DH
DV
Enc

GB1
GB2
GBE
HC
IH
IL
IL_RS
IP
IP_RS
RA
RD
RMH

RML
RP
RS4
RS6
RS7
RS8.5
RS12
RS15
RS18
RS22
U
Unzoned

NAMPA Proud

ANN-00319-2024

4/11/2025

For illustrative purposes only.

EXHIBIT C – CONDITIONS OF APPROVAL

Please see next page

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.
4. Developer shall construct frontage improvements along public rights of way in accordance with Nampa City Code Section 9-3-1 at time of property development.