

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF NAMPA, IDAHO DETERMINING THAT CERTAIN LANDS, COMMONLY KNOWN AS 11236 LONE STAR ROAD NAMPA, ID (COUNTY PARCEL # R3146100000); COMPRISING APPROXIMATELY 1.21 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 RS4 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT, THAT A PRELIMINARY PLAT BE APPROVED, AND THAT A CONDITIONAL USE PERMIT BE APPROVED; 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 RS4 (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; 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, approved the preliminary plat, and approved a conditional use permit, in Case No. ANN-00292-2023, CUP-00323-2023, & SPP-00133-2023, at a public hearing held on April 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 11236 Lone Star Road, Nampa, ID (County Parcel # R3146100000); Comprising approximately 1.21 acres, more or less, should be annexed into the City of Nampa and be zoned RS4 (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 RS4 (Single-Family Residential) zoning district. That the conditional use permit and preliminary plat is hereby approved.

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 RS4 (Single-Family Residential) zoning district.

SECTION 5. This ordinance shall be in full force and effect from and after its passage, approval, publication and recordation according to law. The aforementioned annexation and zoning is subject to the conditions of approval specified by the City Council in its decision.

SECTION 6. All ordinances, rules and regulations, and parts thereof, in conflict herewith are repealed. This ordinance is severable.

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



Baylor Subdivision Legal Description

A parcel of land, situate in the Southeast 1/4 of the Southeast 1/4 Section 19, Township 3 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the southeast corner of Section 19 monumented as described in Corner Record Instrument No.2022-015335, thence along the center line of Lone Star Road and the southerly boundary of the Southeast 1/4 of the Southeast 1/4, North 89°38'43" West, 1221.92 feet (formerly WEST 1221.75), thence at right angles to the section line, North 00°21'17" East, 50.00 feet to the **POINT OF BEGINNING**;

Thence continuing North 00°21'17" East, 486.00 feet to a 5/8-inch iron pin with cap "PLS9633";

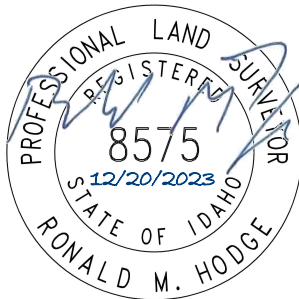
Thence at right angles to the easterly boundary of the Southeast 1/4 of the Southeast 1/4 and along the southerly boundary of Warranty Deed Instrument No.2023-002220, North 89°37'45" West, 97.85 feet to a 5/8-inch iron pin with set cap "PROPERTY CORNER HMH-PLS8575";

Thence along said easterly boundary, South 00°22'15" West, 486.03 feet to the southwest corner of this subdivision, from which the East 1/16th corner of Sections 19 & 30 monumented by a 5/8-inch iron pin as described in Corner Record Instrument No.2020-005520 bears South 00°22'15" West, 50.00 feet;

Thence along the new northerly right-of-way for Lone Star Road, South 89°38'43" East, 97.99 feet to the **POINT OF BEGINNING**.

Containing 1.093 acres more or less

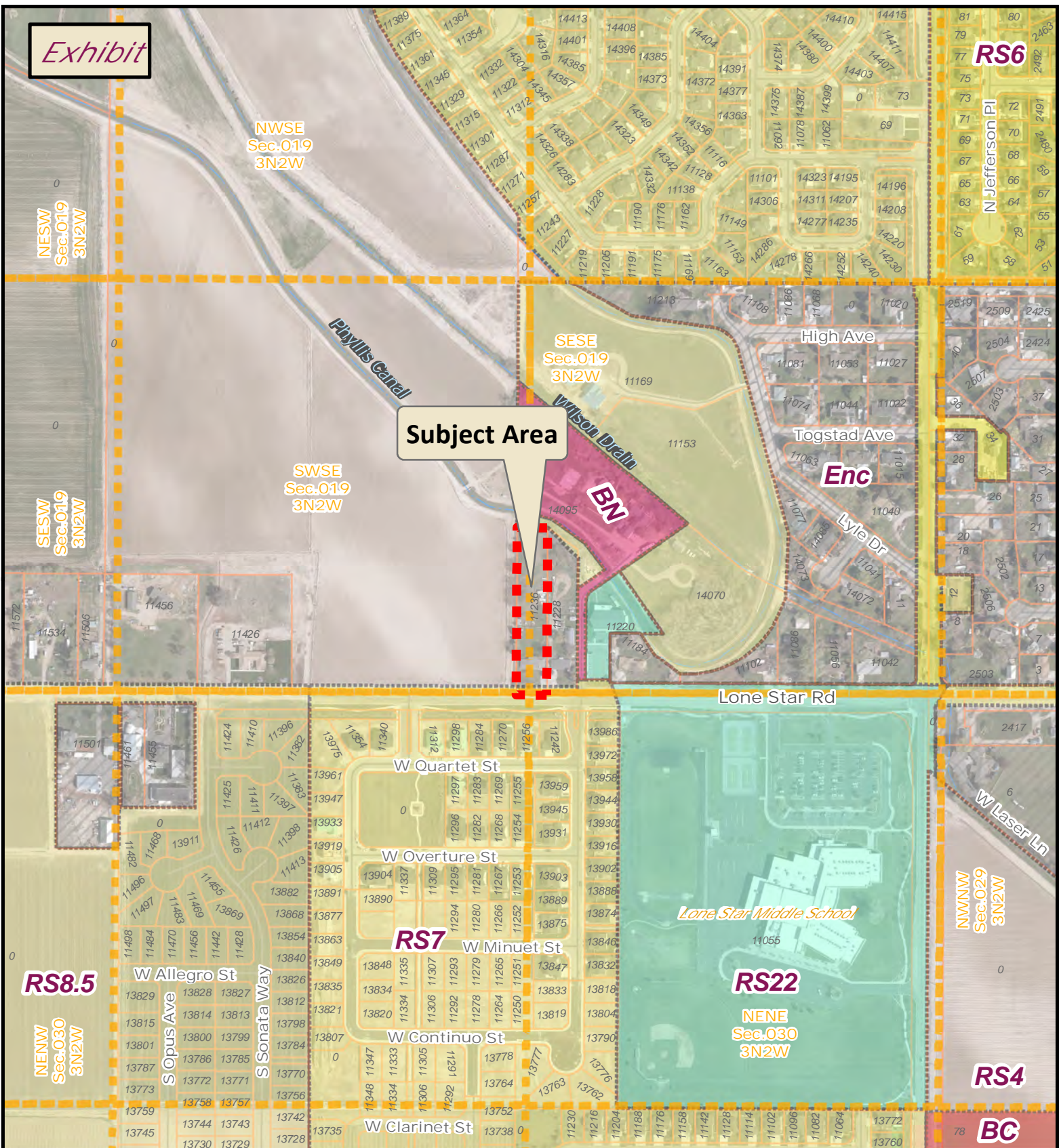
Prepared by:
Ronald M. Hodge, PLS
Survey Department Manager



RMH:TC

EXHIBIT B – MAPS/DEPICTION

Exhibit



NAMPA Proud

11236 Lone Star Rd Annexation

Annexation & Zoning to RS4 for Baylor Subdivision

ANN-00292-2023

4/15/2024

For illustrative purposes only.

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



0 100 200 300 400 Feet

Subject Area	DV	RD_PUD	RS12
County Parcels	Enc	RMH	RS12_PUD
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	RS8.5	
DH	RD	RS8.5_PUD	