

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

AN ORDINANCE OF THE CITY OF NAMPA, IDAHO DETERMINING THAT CERTAIN LANDS COMMONLY KNOWN AS 1158 S. POWERLINE ROAD, NAMPA, IDAHO (COUNTY PARCEL R3236500000, LOCATED IN THE NW 1/4 OF SECTION 35, T3N, R2W, BM) COMPRISING APPROXIMATELY 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 RS8.5 (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 IS IN THE BEST INTEREST OF THE PUBLIC AND CONSISTENT WITH THE COMPREHENSIVE PLAN; DIRECTING THE CITY ENGINEER AND PLANNING AND ZONING DIRECTOR TO ADD SAID PROPERTY TO THE OFFICIAL ZONING MAPS OF THE CITY OF NAMPA, AND TO DESIGNATE SAID PROPERTY AS RS8.5 (SINGLE FAMILY RESIDENTIAL) 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-00307-2024 at a public hearing held on September 16, 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 1158 S. POWERLINE ROAD, NAMPA, IDAHO (COUNTY PARCEL R3236500000, LOCATED IN THE NW ¼ OF SECTION 35, T3N, R2W, BM) COMPRISING APPROXIMATELY 1.01 ACRES, more or less, should be annexed into the City of Nampa and be zoned RS8.5 (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 RS8.5 (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 RS8.5 (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 portions hereof to be found unlawful the remaining portions shall remain in full force and effect.

**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 DESCRIPTIONS AND MAPS

## Legal Description

This parcel is situated in the SW1/4 of the NW1/4 of Section 35, T3N, R2W, of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

Commencing at the Southwest corner of said SW1/4NW1/4 and bearing N 0°38'00" E 459.00 feet along the Western boundary of said SW1/4NW1/4 to the true point of beginning;

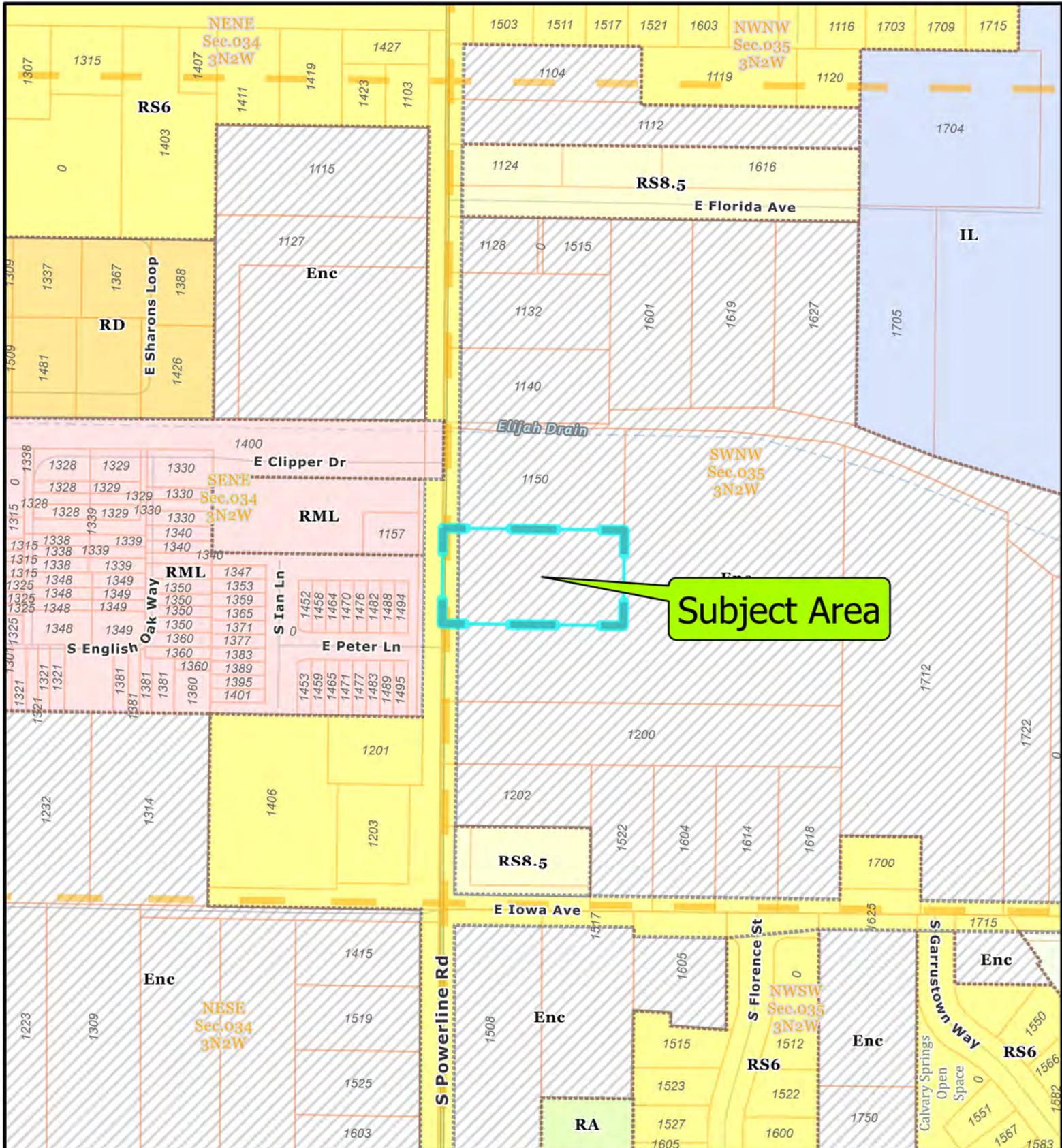
Thence continuing N 0°38'00" E 153.00 feet along the Western boundary of said SW1/4NW1/4;

Thence S 89°19'20" E (formerly stated as S 89°37' E) 290.00 feet and parallel with the Southern boundary of said SW1/4NW1/4;

Thence S 0°38'00" W 153.00 feet and parallel with the Western boundary of said SW1/4NW1/4;

Thence N 89°19'20" W 290.00 feet and parallel with the Southern boundary of said SW1/4NW1/4 to the true point of beginning.

EXHIBIT B – Exhibit/MAP



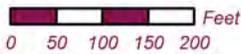
**Subject Area**

## 1158 S Powerline Rd Annexation and Zoning to RS8.5

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



Annexation



- Subject Area
  - County Parcels
  - PLSS
- |  |  |   |
|--|--|---|
| <p><b>Zoning</b></p> <ul style="list-style-type: none"> <li><span style="background-color: #c8e6c9; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> AG</li> <li><span style="background-color: #e8f5e9; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> BC</li> <li><span style="background-color: #e91e63; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> BF</li> <li><span style="background-color: #e91e63; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> BN</li> <li><span style="background-color: #e91e63; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> DB</li> <li><span style="background-color: #e91e63; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> DH</li> <li><span style="background-color: #e91e63; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> DV</li> <li><span style="background-color: #e91e63; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Enc</li> </ul> | <ul style="list-style-type: none"> <li><span style="background-color: #e91e63; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> GB1</li> <li><span style="background-color: #e91e63; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> GB2</li> <li><span style="background-color: #e91e63; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> GBE</li> <li><span style="background-color: #e91e63; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> HC</li> <li><span style="background-color: #e91e63; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> IH</li> <li><span style="background-color: #e91e63; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> IL</li> <li><span style="background-color: #e91e63; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> IL_RS</li> <li><span style="background-color: #e91e63; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> IP</li> <li><span style="background-color: #e91e63; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> IP_RS</li> <li><span style="background-color: #e91e63; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> RA</li> <li><span style="background-color: #e91e63; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> RD</li> <li><span style="background-color: #e91e63; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> RMH</li> </ul> | <ul style="list-style-type: none"> <li><span style="background-color: #e91e63; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> RML</li> <li><span style="background-color: #e91e63; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> RP</li> <li><span style="background-color: #e91e63; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> RS4</li> <li><span style="background-color: #e91e63; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> RS6</li> <li><span style="background-color: #e91e63; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> RS7</li> <li><span style="background-color: #e91e63; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> RS8.5</li> <li><span style="background-color: #e91e63; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> RS12</li> <li><span style="background-color: #e91e63; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> RS15</li> <li><span style="background-color: #e91e63; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> RS18</li> <li><span style="background-color: #e91e63; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> RS22</li> <li><span style="background-color: #e91e63; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> U</li> <li><span style="background-color: #e91e63; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> Unzoned</li> </ul> |
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NAMPA Proud

ANN-00307-2024

10/30/2024

(For illustrative purposes only.)

EXHIBIT C – Conditions of Approval

## Conditions of Approval

1. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development/redevelopment.
2. The applicant/owner will be required to pay utility connection and impact fees at time of connection and shall obtain a right-of-way permit from the Nampa Engineering Division and any other applicable City issued permits required for connection to City utilities.
3. Legal description for the right of way dedication of 40' from Section Line along S Powerline Rd frontage shall be prepared by Nampa Engineering Division prior to recording the annexation.
4. The project is subject to all required building codes and related permits based on the requirements of City Ordinance -Title 4 – Building Regulations.
  - Specifically, new residential buildings, structures, sheds, accessory structures and dwellings, additions, and interior remodels are required to obtain a building permit with associated sub-permits prior to starting construction.
  - Site drainage from the foundation wall of each building shall be approved by the Building Official per section R401.3 of the 2018 International Residential Code