

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

AN ORDINANCE OF THE CITY OF NAMPA, IDAHO DETERMINING THAT CERTAIN LANDS COMMONLY KNOWN AS 8615 CHERRY LANE; PARCEL #R3104601000 LOCATED NW 1/4 OF SECTION 10, T3N, R2W, BM, TOTALING 2.0 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 2.0 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 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 PROPERTIES TO THE OFFICIAL ZONING MAPS OF THE CITY OF NAMPA, AND TO DESIGNATE SAID PROPERTIES AS IL (LIGHT INDUSTRIAL) 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-00312-2024 at a public hearing held on Monday, November 18, 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 properties, which is contiguous to the City of Nampa, Canyon County, Idaho, commonly known as 8615 CHERRY LANE; PARCEL #R3104601000 LOCATED NW 1/4 OF SECTION 10, T3N, R2W, BM, TOTALING 2.0 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 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). 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 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 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 DESCRIPTION

Real property in the County of Canyon, State of Idaho, described as follows:

PARCEL I:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER, SECTION 10, TOWNSHIP 3 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO; THENCE RUNNING SOUTH 89°50'30" EAST ALONG THE NORTH BOUNDARY OF SAID SECTION 10 A DISTANCE OF 1983.79 FEET TO A POINT; THENCE RUNNING

SOUTH 00°00'25" WEST ALONG THE EAST BOUNDARY OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 264.72 FEET TO THE REAL POINT OF BEGINNING; THENCE CONTINUING TO RUN

SOUTH 00°00'25" WEST A DISTANCE OF 348.48 FEET TO A POINT; THENCE RUNNING

NORTH 89°59'40" WEST A DISTANCE OF 250.00 FEET TO A POINT; THENCE RUNNING

NORTH 00°00'25" EAST A DISTANCE OF 348.48 FEET TO A POINT; THENCE RUNNING

SOUTH 89°59'40" EAST A DISTANCE OF 250.00 FEET TO THE REAL POINT OF BEGINNING.

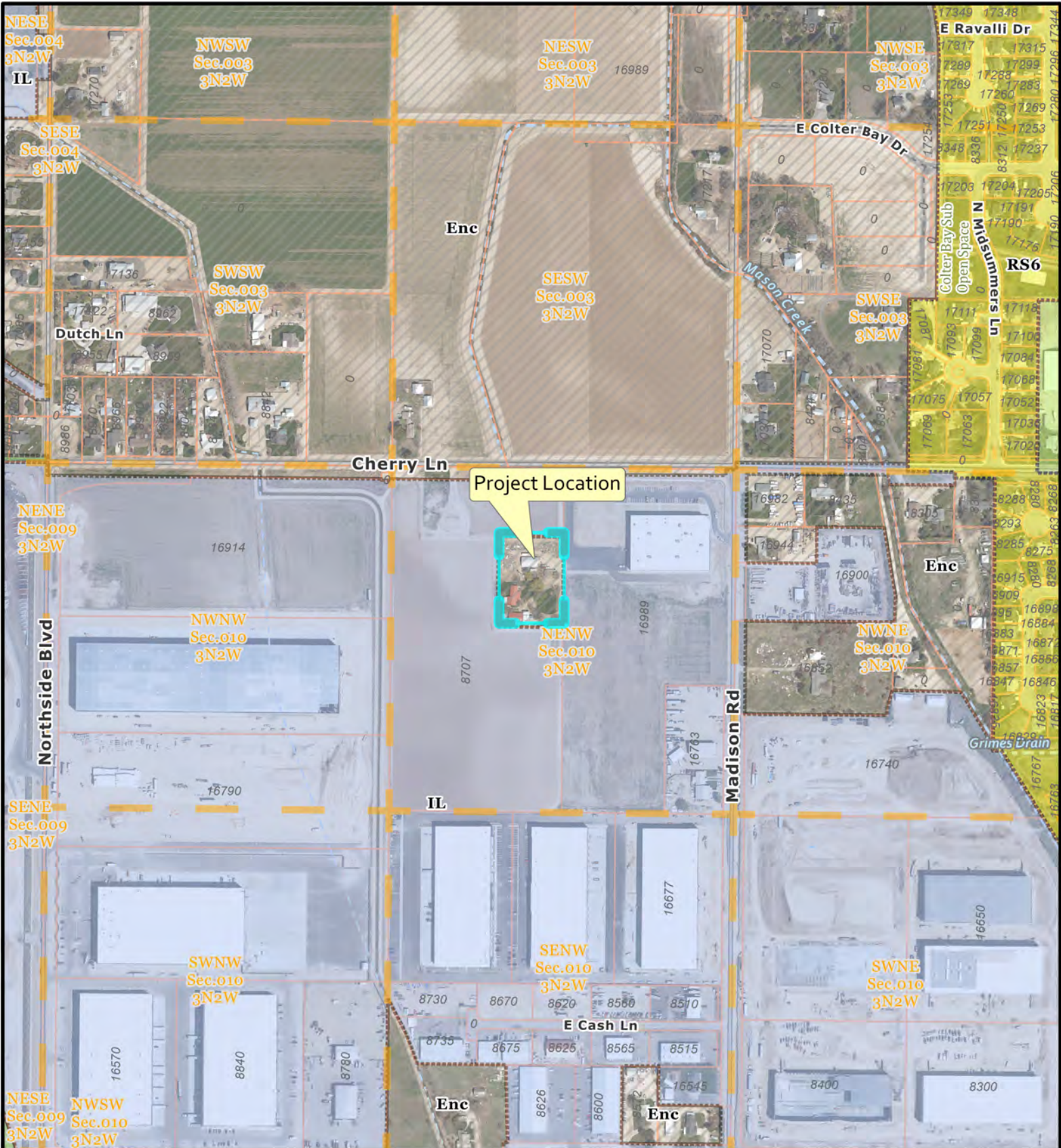
PARCEL II:

TOGETHER WITH A 30 FOOT ROAD RIGHT OF WAY ALONG THE EAST BOUNDARY OF THE WEST ONE HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO.

APN: 31046010 0

EXHIBIT B – Exhibit/MAP





**8615 Cherry Ln**

**Annexation and Zoning to IL**

Annexation

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



**NAMPA**Proud

ANN-00312-2024

**12/27/2024**

For illustrative purposes only.

0 130 260 390 520 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

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