

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

**AN ORDINANCE OF THE CITY OF NAMPA, IDAHO DETERMINING THAT CERTAIN LANDS, COMMONLY KNOWN AS 16989 & 0 MADISON RD., NAMPA, IDAHO, (COUNTY PARCELS R3104700000 & R3100900000) COMPRISING APPROXIMATELY 20.71 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 227-21 at a public hearing held on April 19, 2022.

**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 16989 & 0 MADISON RD., NAMPA, IDAHO, (COUNTY PARCELS R3104700000 & R3100900000), comprising approximately 20.71 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 \_\_\_\_\_, 2023.

**APPROVED BY THE MAYOR OF THE CITY OF NAMPA, IDAHO,** this \_\_\_ day of \_\_\_\_\_, 2023.

Attest:

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

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

**EXHIBIT A LEGAL DESCRIPTION FOR ANNEXATION  
CITY OF NAMPA, IDAHO**

**16989 & 0 MADISON RD (Parcel No. R3104700000 & R3100900000)**

A description for annexation of property located in the NE 1/4 of the NW 1/4 and the NW 1/4 of the NE 1/4 of Section 10, Township 3 North, Range 2 West, Boise Meridian, City of Nampa, Canyon County, Idaho, more particularly described as follows:

**COMMENCING** at the northeast corner of the NE 1/4 of the NW 1/4 (North 1/4 Corner) of said Section 10, which bears N 00°14'32" W a distance of 1324.25 feet from the southeast corner of the NE 1/4 of the NW 1/4 (North Center 1/16 Corner) of said Section 10;

Thence S 00°14'32" E a distance of 25.00 feet along the East boundary of the NE 1/4 of the NW 1/4 to the **POINT OF BEGINNING**;

Thence S 00°14'32" E a distance of 332.61 feet continuing along the East boundary of the NE 1/4 of the NW 1/4 to a point;

Thence N 89°45'28" E a distance of 311.14 feet to a point;

Thence N 00°14'32" W a distance of 140.00 feet to a point;

Thence N 89°45'28" E a distance of 260.82 feet to a point;

Thence S 9°48'32" E a distance of 274.43 feet to a point;

Thence S 1°9'30" W a distance of 92.41 feet to a point;

Thence S 89°45'28" W a distance of 615.31 feet to a point on the East boundary of the NE 1/4 of the NW 1/4;

Thence S 00°14'32" E a distance of 250.51 feet along the East boundary of the NE 1/4 of the NW 1/4 to a point;

Thence N 89°50'40" W a distance of 265.00 feet to a point;

Thence S 00°14'32" E a distance of 493.13 feet to a point;

Thence N 89°50'40" W a distance of 396.50 feet to a point;

Thence N 00°14'11" W a distance of 1296.43 feet to a point 25' south of the north boundary of the NE 1/4 of the NW 1/4;

Thence N 89°54'40" E a distance of 661.35, being parallel to the North boundary of the NE 1/4 of the NW 1/4, to the **POINT OF BEGINNING**.

This description was prepared from record information including property deeds and the "Madison Industrial Park" subdivision plat on file with the Canyon County Recorder in Book 45, Page 28; no field survey has been done.

EXHIBIT B – Exhibit/MAP

**Exhibit**

SESW  
Sec.003  
3N2W

**Subject Area**

Cherry Ln

Madison Rd

SWSE  
Sec.003  
3N2W

RS6

Enc

NENW  
Sec.010  
3N2W

NWNE  
Sec.010  
3N2W

Mason Creek

N Waterford Way

IL

SENW  
Sec.010  
3N2W

SWNE  
Sec.010  
3N2W



**NAMPA** Proud

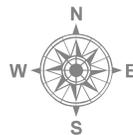
# 0 & 16989 Madison Rd Annexation

Annexation & Zoning to IL (light industrial)

ANN-00227-2021

3/28/2023  
For illustrative purposes only.

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



0 75 150 225 300 Feet

	Subject Area		DV		RD_PUD		RS12
	County Parcels		Enc		RMH		RS12_PUD
	PLSS		GB1		RML		RS15
	AG		GB2		RML_PUD		RS15_PUD
	BC		IH		RP		RS18
	BC_PUD		IL		RP_PUD		RS18_PUD
	BF		IL_PUD		RS6		RS22
	BN		IL_RS		RS6_PUD		RS22_PUD
	BN_PUD		IP		RS7		U
	DB		IP_RS		RS7_PUD		UnZoned
	DH		RA		RS8.5		
			RD		RS8.5_PUD		

## EXHIBIT C – Conditions

1. Applicant/Owner(s) shall provide an irrigation plan to the Pioneer Irrigation District.
2. Any onsite wells shall be abandoned and/or removed in accordance with Local and State regulations at the time of property development/redevelopment and prior to connection to City services.
3. Properties shall be annexed in the Nampa Municipal Irrigation District at the time of property development and prior to being served by the City's pressure irrigation system. Applicant/ Owner(s) shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel.
4. Applicant/Owner(s) shall comply with all City Codes, Policies, and Standards in place at the time of property development/redevelopment.
5. Applicant/Owner(s) shall dedicate the follow public road right-of-way:
  - a. 40' from Section Line along Madison Road;
  - b. 50' from Section Line along Cherry Lane frontages; and,
  - c. 25' chamfer at the intersection of Madison Ave and Cherry Lane
6. Applicant/Owner of the 16989 Madison LLC property shall obtain the necessary building permits from the City of Nampa to obtain a Certificate of Occupancy for the existing building.