

- 10-3. Action Item: 1st reading of Ordinance for Zoning Map Amendment from RD (Two-Family Residential) to BN (Neighborhood Business) zoning district and potential Development Agreement for 605 13th Ave N, a 0.32 acre parcel #R0858400000, located in the NW 1/4 of Section 23, T3N, R2W, BM for Randy Haverfield/Architecture Northwest, PA representing Benito & Angelita Martinez (ZMA-00194-2024).

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF NAMPA, IDAHO DETERMINING THAT CERTAIN LANDS COMMONLY KNOWN AS 605 13th AVENUE N; PARCEL #R0858400000, LOCATED IN THE NW 1/4 OF SECTION 23, T3N, R2W, BM, TOTALING 0.32 ACRES, MORE OR LESS, IS CURRENTLY ZONED RD (TWO FAMILY RESIDENTIAL) IN THE LIMITS OF THE CITY OF NAMPA, CANYON COUNTY, STATE OF IDAHO AND THAT SAID LAND SHOULD BE REZONED BN (NEIGHBORHOOD BUSINESS) ZONING DISTRICT ON 0.32 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 REZONING 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 TO THE CITY OF NAMPA, AND TO DESIGNATE SAID PROPERTY AS BN (NEIGHBORHOOD BUSINESS) 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 REZONED 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 re-zoning application in Case No. ZMA-00194-2024 at a public hearing held on Monday, February 3, 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 are contiguous to the City of Nampa, Canyon County, Idaho, commonly known as 605 13th Avenue N., PARCEL #R0858400000, LOCATED IN THE NW 1/4 of Section 23, T3N, R2W, BM, TOTALING 0.32 ACRES, more or less, should be re-zoned from RD (Two Family Residential) into the City of Nampa and be zoned BN (Neighborhood Business) 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 re-zoned into the corporate limits of the City of Nampa and zoned BN (Neighborhood Business). Said property 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 BN (Neighborhood Business).

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.

SECTION 7. This ordinance is severable; should any portions hereof to be found unlawful the remaining portions shall remain in full force and effect.

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 re-zoned, 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 DESCRIPTIONS AND MAPS

See Following Page

EXHIBIT A

LEGAL DESCRIPTION OF THE PREMISES

Lots 4 and 5, Block 13 of Grumbling and Fulmer's Addition to Nampa, Canyon County, Idaho, more particularly described as follows:

Beginning at a point 50 feet Northeast of the Southeast corner of the East one-half (1/2) of Block 13 in Grumbling and Fulmer's Addition to Nampa, on the East boundary line thereof and proceeding thence as follows:

140 feet in a generally Northwesterly direction, on a line parallel with the South or 6th Street boundary of the East one-half (1/2) of Block of said Block 13, to a point; thence

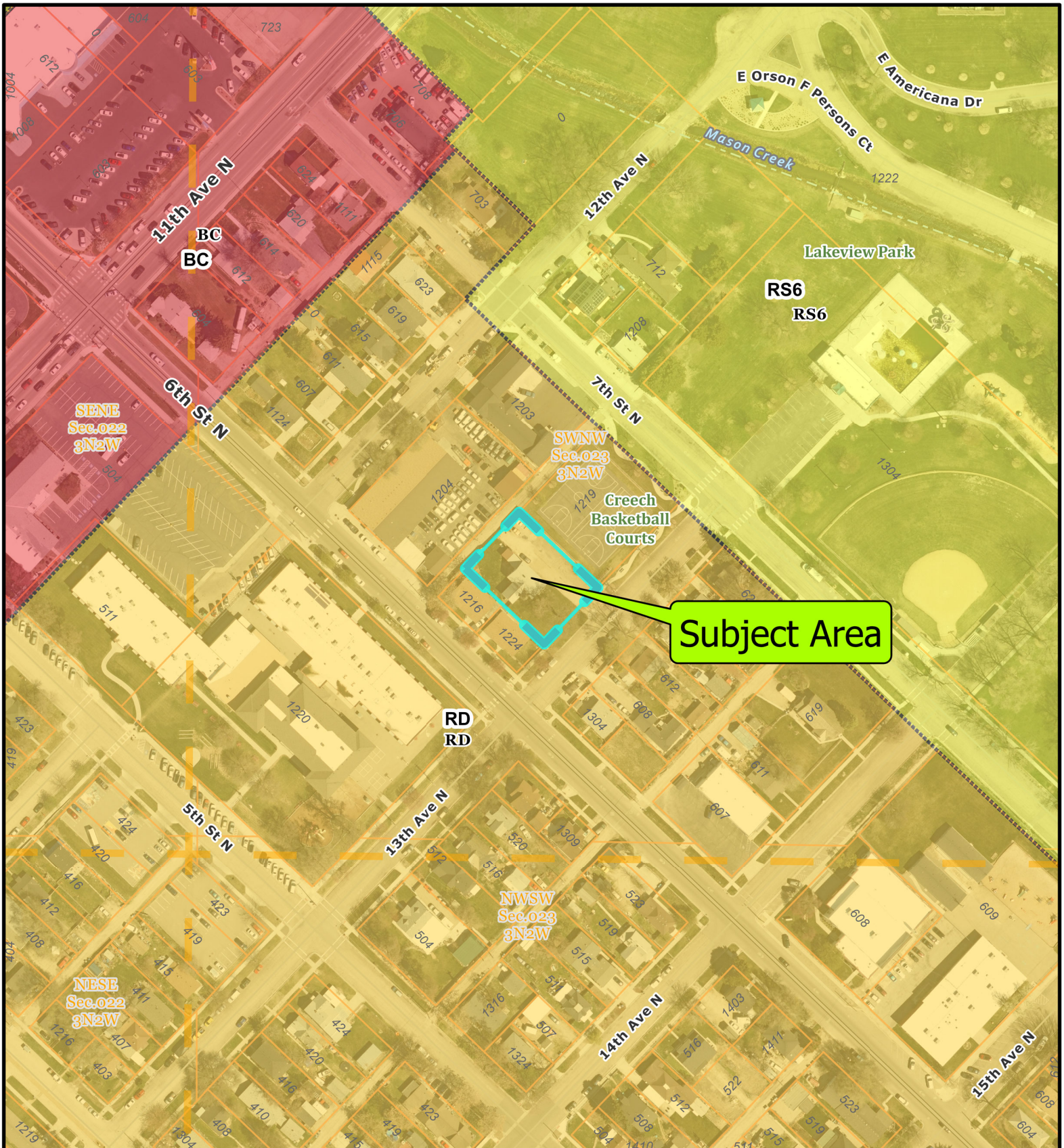
in a generally Northeasterly direction along the West boundary line of said East 1/2 of Block 13, a distance of 100 feet to a point; thence

in a generally Southeasterly direction on a line parallel to the South or 6th Street boundary of said East one-half (1/2) of Block 13, a distance of 140 feet to a point; thence

Southwesterly along the East boundary line of said East one-half (1/2) of Block 13, a distance of 100 feet to the Place of Beginning.

EXHIBIT B – EXHIBIT / MAP

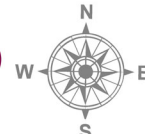
See Following Page



605 13th Ave N Rezone from RD (Two-Family Residential) to BN (Neighborhood Business)

Rezone RD to BN

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



0 40 80 120 160 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

ZMA-00194-2024

4/29/2025

For illustrative purposes only.

EXHIBIT C – CONDITIONS OF APPROVAL

The following conditions were offered at the time of the Nampa City Council public hearing for this application.

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 or septic systems 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. The project is subject to all required building codes and related permits based on the requirements of City Ordinance -Title 4 – Building Regulations.
4. Owner shall enter into a development agreement with the City for the proposed improvements prior to adoption of the Comprehensive Plan Map Amendment resolution and Zoning Map Amendment ordinance.

