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RICK HOGABOAM  
CANYON COUNTY RECORDER  
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ORDINANCE  
CANYON COUNTY

**Canyon County**  
**Recorder's Office**  
**Document**  
**Cover Sheet**



ORDINANCE NO.

24007

ORDINANCE DIRECTING AMENDMENTS TO THE  
CANYON COUNTY ZONING MAP  
(Lurre Ln LLC – Zoning Map Amendment – RZ2023-0001)

An ordinance of Canyon County, Idaho directing amendments to the Canyon County Zoning Map (Ordinance No. 12-021); providing for title, structure, purpose and authority clauses; rezone; severability; and an effective date.

Be It Ordained by the Board of County Commissioners of Canyon County, Idaho:

SECTION 1. TITLE.

This Ordinance shall be known as the “Ordinance Directing Amendments to Canyon County Zoning Map (for approximately 27.16 acres of R36386).

SECTION 2. STRUCTURE.

Titles and subtitles of this Ordinance are only used for organization and structure and the language in each paragraph of this Ordinance should control with regard to determining the legislative intent and meaning of the Board of County Commissioners.

SECTION 3. PURPOSE.

The purpose of this Ordinance is to authorize the rezone of the property described in Section 5 of this Ordinance from “A” (Agricultural) to “M-1” (Light Industrial). The purpose of this Ordinance also authorizes amendments to the Official Maps of Canyon County to reflect the rezone authorized by this Ordinance.

SECTION 4. AUTHORITY.

This Ordinance amending the Official Zoning Maps of Canyon County (is enacted pursuant to the authority conferred by Canyon County Zoning Ordinance 7, Chapter 7, Article 6; and Idaho Code § 67-6511, 67-6511A, 31-714, 31-801 and 31-828.

SECTION 5. REZONE.

The subject property shall be and is rezoned from A” (Agricultural) to “M-1” (Light Industrial), as specifically identified and described in the attached Exhibit “A”, pursuant to the Findings of Fact, Conclusions of Law and Order issued on May 9, 2024, the Board of Canyon County Commissioners as authorized by Canyon County Zoning Ordinance, Chapter 7, Article 6; the Idaho Constitution; and Idaho Code § 67-6511, 67-6511A.

SECTION 6. SEVERABILITY CLAUSE.




Should any provision of this Ordinance be declared by a court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of this Ordinance in whole or in part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 7. EFFECTIVE DATE.

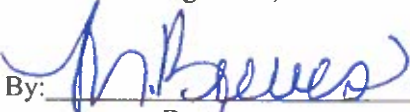
This Ordinance shall be in full force and effect on May 16, 2024.

ADOPTED AND APPROVED this 9 day of May, 2024.

BOARD OF COUNTY COMMISSIONERS  
CANYON COUNTY, IDAHO

	Yes	No	Did Not Vote
 _____ Commissioner Leslie Van Beek	_____	_____	_____
 _____ Commissioner Bard Holton	X	_____	_____
 _____ Commissioner Zach Brooks	X	_____	_____

Attest: Rick Hogaboam, Clerk

By:   
\_\_\_\_\_  
Deputy

Date: 5 9 24



Publication Date: May 16 2024, Idaho Press-Tribune

**EXHIBIT "A"**

All of the Southwest Quarter of the Northwest Quarter of Section 24, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM that part thereof contained in the following:

BEGINNING at the Southwest corner of the Northwest Quarter of said Section 24; thence North along the Section Line 1,927 feet; thence East 75 feet; thence Southeasterly to a point on the South line of said Northwest Quarter 500 feet East of the POINT OF BEGINNING; thence West 500 feet to the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:

A parcel of land being on both sides of the centerline of State Highway No. 19, Project No. RS-3712 (8) Highway Survey as shown on the plans thereof now on file in the office of the Idaho Transportation Department, Division of Highways, and being a portion of the Southwest Quarter of the Northwest Quarter, of Section 24, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho, described as follows, to-wit:

COMMENCING at the West Quarter corner of Section 24, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho; thence Easterly (shown of record to be East) along the South line of the Southwest Quarter of the Northwest Quarter of said Section 24, a distance of 500.0 feet, more or less, (shown of record to be 500.0 feet) to the Southeast corner of the tract of land as described in that certain Quitclaim Deed dated January 26, 1960, recorded October 29, 1963, in Book 287 of Deeds at Page 248, as Instrument No. 540567, records of Canyon County, Idaho, and being the REAL PLACE OF BEGINNING; thence North 12° 38' 58" West (shown of record to be Northwesterly) along the Easterly line of said tract of land 122.0 feet, more or less, to a point in a line parallel with and 60.0 feet Northerly from the centerline of said State Highway No. 19 Project No. RS-3712 (8) Highway Survey; thence South 89° 09' 21" East along said parallel line 845.0 feet, more or less, to a point in the East line of said Southwest Quarter of the Northwest Quarter; thence Southerly along said East line 120.0 feet, more or less, to the Southeast corner of said Southwest Quarter of the Northwest Quarter; thence Westerly along the South line of said Southwest Quarter of the Northwest Quarter, a distance of 820.0 feet, more or less, to the REAL PLACE BEGINNING.