

RESOLUTION NO. 26-131

A RESOLUTION AMENDING THE CANYON COUNTY COMPREHENSIVE
PLAN MAP FROM “RESIDENTIAL” TO “COMMERCIAL” FOR PARCELS
NO. R23913012A, R23913012, AND R23913, APPROXIMATELY 3.02 ACRES,
SEE ATTACHED EXHIBIT “A”

The following Resolution was considered and adopted by the Canyon County, Idaho
Board of County Commissioners (the “Board”) on the 11th day of June,
2026.

Upon the motion of Commissioner Van Boek and the second by
Commissioner Horton, the Board resolves as follows:

WHEREAS, on or about June 16, 2025, (the “Applicant”) made application to Canyon
County requesting an amendment of the 2030 Canyon County Comprehensive Plan Map from a
“Residential” designation to a “Commercial” designation for that certain property (the
“property”) described in the attached Exhibit “A” which is incorporated by reference herein; and

WHEREAS, on February 19, 2026, the Canyon County Planning and Zoning
Commission conducted a public hearing on the application and voted to recommend denial of it;
and

WHEREAS, on March 5, 2026, the Canyon County Planning and Zoning Commission
issued its Order recommending denial of the application; and

WHEREAS, on May 27, 2026, the Board conducted a public hearing on the application
and at the end of the hearing voted to approve the application to amend the Canyon County
Comprehensive Plan Map from a “Residential” designation to a “Commercial” designation for
property; and

WHEREAS, on June 11th, 2026, the Board issued its Findings of Fact,
Conclusions of Law and Order amending the 2020 Canyon County Comprehensive Plan Map as
requested by the Applicant.

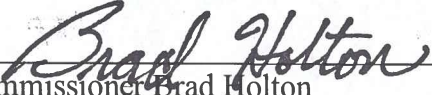
NOW THEREFORE, pursuant to the authority conferred by Canyon County Zoning
Ordinance No. 16-007, Chapter 7, Article 6; the Idaho Constitution, Article 17, Section 11; and
Idaho Code §§67-6509, 31-714, 31-801, and 31-828; the 2023 Canyon County Comprehensive
Plan Map, as amended, shall be and is hereby amended as follows:

The 2030 Canyon County Comprehensive Plan Map, as amended,
shall be and is amended from a “Residential” designation to a
“Commercial” designation for the approximate 3.02 acres
described in the attached Exhibit “A” which is incorporated by
reference herein.

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IT IS FURTHER ORDERED that this Resolution shall be effective the 11th day of June, 2026.

✓ Motion Carried Unanimously
_____ Motion Carried/Split Vote Below
_____ Motion Defeated/Split Vote Below

	Yes	No	Did Not Vote
 _____ Commissioner Leslie Van Beek	<u>/</u>	_____	_____
 _____ Commissioner Brad Holton	<u>/</u>	_____	_____
<u>Unavailable for signature</u> _____ Commissioner Zach Brooks	_____	_____	_____

Attest: Jess Urresti, Clerk

By: J Ross
Deputy

Date: 06.11.20

EXHIBIT "A"

LEGAL DESCRIPTIONS

R23913012

Parcel C:

This parcel is a portion of Lot 37 of Lemp Park Urban Tracts as shown in Book 4 of Plats at Page(s) 33 in the office of the recorder for Canyon County, Idaho, lying in the SE 1/4 NW 1/4 of Section 10 in Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of said SE 1/4 NW 1/4, (CN 1/16 corner, Section 10), a found 5/8 inch diameter rebar; thence
South 00°06'24" East along the East boundary of the SE 1/4 NW 1/4 a distance of 185.03 feet to a 1/2 X 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence
South 88°55'22" West, parallel with the North boundary of the SE 1/4 NW 1/4, a distance of 140.69 feet to the TRUE POINT OF BEGINNING; thence
South 00°04'55" East a distance of 290.22 feet to a point on the Northerly right of way of State Highway 44, a 1/2 X 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence
Along said right of way, Northwestery a distance of 142.99 feet along the arc of a curve to the left having a radius of 8654.33 feet, a central angle of 00°56'48" and a long chord which bears North 71°09'01" West a distance of 142.98 feet to a point on the West boundary of Tract 37, a found 1/2 inch diameter rebar; thence
North 00°07'23" West along said West boundary a distance of 241.48 feet to a 1/2 X 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence
North 88°55'22" East, parallel with the North boundary of the SE 1/4 NW 1/4, a distance of 135.44 feet to the TRUE POINT OF BEGINNING.

Parcel C1:

TOGETHER WITH AND SUBJECT TO an ingress/egress and utility easement described as follows:

This easement lies in a portion of Lot 37 of Lemp Park Urban Tracts as shown in Book 4 of Plats at Page(s) 33 in the office of the recorder for Canyon County, Idaho, lying in the SE 1/4 NW 1/4 of Section 10 in Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of said SE 1/4 NW 1/4, (CN 1/16 corner, Section 10), a found 5/8 inch diameter rebar; thence
South 00°06'24" East along the East boundary of the SE 1/4 NW 1/4 a distance of 185.03 feet to a 1/2 X 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence
South 88°55'22" West, parallel with the North boundary of the SE 1/4 NW 1/4, a distance of 85.70 feet to the TRUE POINT OF BEGINNING; thence
South 88°55'22" West, a distance of 17.48 feet; thence
Southwesterly 43.50 feet along the arc of a curve to the left, having a radius of 28.00 feet a central angle of 89°00'17", and long chord which bears South 44°25'14" West a distance of 39.25 feet; thence
South 00°04'55" East a distance of 266.40 feet to a point on the Northerly right of way of State Highway 44; thence
Northwesterly 31.80 feet along the arc of a curve to the left having a radius of 8654.33 feet, a central angle of 00°12'38", and a long chord which bears North 70°42'43" West a distance of 31.80 feet; thence
North 00°04'55" West a distance of 254.36 feet; thence
Northwesterly 44.47 feet along the arc of a curve to the left, having a radius of 28.00 feet a central angle of 90°59'43", and long chord which bears North 45°34'46" West a distance of 39.94 feet; thence
South 88°55'22" West a distance of 16.51 feet; thence
North 00°04'55" West a distance of 20.00 feet; thence

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Parcel A

This parcel is a portion of Tract 37 of Lemp Park Urban Tracts as shown in Book 4 of Plats at Page 33 in the Office of the Recorder of Canyon County, Idaho, lying in the SE ¼ NW ¼ of Section 10 in Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

BEGINNING at the Northeast corner of said SE ¼ NW ¼ (CN1/16 Corner, Section 10), a found 5/8 inch diameter rebar;

thence South 00°06'24" East along the East boundary of SE ¼ NW ¼ a distance of 185.03 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 88°55'22" West parallel with the North boundary of the SE ¼ NW ¼, a distance of 276.14 feet to a point on the West boundary of Tract 37, a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 00°07'23" West along said West boundary a distance of 185.03 feet to a point on the North boundary of the SE ¼ NW ¼, a found 5/8 inch diameter rebar;

thence North 88°55'22" East along said North boundary a distance of 276.19 feet to the POINT OF BEGINNING.

Parcel A1

TOGETHER WITH AND SUBJECT TO an Ingress/Egress and Utility Easement described as follows:

This Easement lies in a portion of Lot 37 of LEMP PARK URBAN TRACTS as shown in Book 4 of Plats at Page 33 in the Office of the Recorder for Canyon County, Idaho, lying in the SE ¼ NW ¼ of Section 10 in Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of said SE ¼ NW ¼, (CN1/16 Corner, Section 10), a found 5/8 inch diameter rebar, thence

South 00°06'24" East along the East boundary of the SE ¼ NW ¼ a distance of 185.03 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence

South 88°55'22" West, parallel with the North boundary of the SE ¼ NW ¼, a distance of 85.70 feet to THE TRUE POINT OF BEGINNING; thence

South 88°55'22" West, a distance of 17.48 feet; thence

Southwesterly 43.50 feet along the arc of a curve to the left, having a radius of 28.00 feet a central angle of 89°00'17", and long chord which bears South 44°25'14" West a distance of 39.25 feet; thence

South 00°04'55" East a distance of 266.40 feet to a point on the Northerly right of way of State Highway 44; thence

Northwesterly 31.80 feet along the arc of a curve to the left having a radius of 8654.33 feet, a central angle of 00°12'38", and a long chord which bears North 70°42'43" West a distance of 31.80 feet; thence

North 00°04'55" West a distance of 254.36 feet; thence

Northwesterly 44.47 feet along the arc of a curve to the left, having a radius of 28.00 feet a central angle of 90°59'43", and long chord which bears North 45°34'46" West a distance of 39.94 feet; thence

South 88°55'22" West a distance of 16.51 feet; thence

North 00°04'55" West a distance of 20.00 feet; thence

North 88°55'22" East a distance of 120.00 feet; thence

South 00°04'55" East a distance of 20.00 feet to the TRUE POINT OF BEGINNING.

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R23913

Parcel B:

This parcel is a portion of Lot 37 of Lemp Park Urban Tracts as shown in Book 4 of Plats at Page(s) 33 in the office of the recorder for Canyon County, Idaho, lying in the SE 1/4 NW 1/4 of Section 10 in Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of said SE 1/4 NW 1/4, (CN1/16 corner, Section 10), a found 5/8 inch diameter rebar; thence
South 00°06'24" East along the East boundary of the SE 1/4 NW 1/4 a distance of 185.03 feet to the TRUE POINT OF BEGINNING, a 1/2 X 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence continuing
South 00°06'24" East along said East boundary a distance of 343.64 feet to a point on the Northerly right of way of State Highway 44, a found 1/2 inch diameter rebar; thence along said right of way, Northwestery a distance of 149.77 feet along the arc of a curve to the left having a radius of 8654.33 feet, a central angle of 00°59'30" and a long chord which bears North 70°10'51" West a distance of 149.77 feet to a 1/2 X 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence
North 00°04'55" West a distance of 290.22 feet to a 1/2 X 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence
North 88°55'22" East, parallel with the North boundary of the SE 1/4 NW 1/4, a distance of 140.69 feet to the TRUE POINT OF BEGINNING.

Parcel B1:

TOGETHER WITH AND SUBJECT TO an Ingress/Egress and Utility Easement described as follows:

This easement lies in a portion of Lot 37 of Lemp Park Tracts as shown in Book 4 of Plats at Page(s) 33 in the office of the recorder for Canyon County, Idaho, lying in the SE 1/4 NW 1/4 of Section 10 in Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of said SE 1/4 NW 1/4, (CN1/16 corner, Section 10), a found 5/8 inch diameter rebar; thence
South 00°06'24" East along the East boundary of the SE 1/4 NW 1/4 a distance of 185.03 feet to a 1/2 X 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence
South 88°55'22" West, parallel with the North boundary of the SE 1/4 NW 1/4, a distance of 85.70 feet to the TRUE POINT OF BEGINNING; thence
South 88°55'22" West, a distance of 17.48 feet; thence
Southwesterly 43.50 feet along the arc of a curve to the left, having a radius of 28.00 feet a central angle of 89°00'17", and long chord which bears South 44°25'14" West a distance of 39.25 feet; thence
South 00°04'55" East a distance of 266.40 feet to a point on the Northerly right of way of State Highway 44; thence
Northwesterly 31.80 feet along the arc of a curve to the left having a radius of 8654.33 feet, a central angle of 00°12'38", and along chord which bears North 70°42'43" West a distance of 31.80 feet; thence
North 00°04'55" West a distance of 254.36 feet; thence
Northwesterly 44.47 feet along the arc of a curve to the left, having a radius of 28.00 feet a central angle of 90°59'43", and long chord which bears North 45°34'46" West a distance of 39.94 feet; thence
South 88°55'22" West a distance of 16.51 feet; thence
North 00°04'55" West a distance of 20.00 feet; thence
North 88°55'22" East a distance of 120.00 feet; thence
South 00°04'55" East a distance of 20.00 feet to the TRUE POINT OF BEGINNING.