

NOTICE OF PUBLIC HEARING BEFORE THE CITY OF NAMPA, IDAHO

Notice is hereby given that on January 9, 2024 at 6:00 p.m. (or as soon after 6:00 p.m. as each matter may be heard), in the Council Chambers at City Hall, 411 3rd Street South, Nampa, Canyon County, Idaho, public hearings for the items listed below will be held before the Nampa Planning and Zoning Commission.

For detailed information regarding how to participate: <https://www.cityofnampa.us/1612/Public-Meetings>

Zoning Map Amendment from IP (Industrial Park) to BC (Community Business) zoning district, for a 2.94 acre parcel R0754051100 at 823 Parkcentre Way (located in the NW 1/4 of Section 16, T3N, R2W, BM) for Benjamin Polyakov, representing Bielec Properties, Inc/ Paul Bielec (ZMA-00185-2023). Original Concept: Rezone to allow a church to be located in the building.

Subdivision Short Plat Approval for Kings Commerce Center Subdivision in the IP (Industrial Park) zoning district; a 25 acre Parcel #R3114500000 (located in SE 1/4 of Section 14, T3N, R2W, BM) addressed as 2302 E Comstock Ave., for Kimley-Horn/Abbey Hahn PE representing 2800 E Comstock, LLC (SPS-00054-2023). Original Concept: divide the parcel into three lots for the existing 3 industrial buildings.

Conditional Use Permit for a home occupation daycare for up to 12 children, in a RS6 (Single-Family Residential) zoning district at 80 N Grant St (a .20 acre parcel #R1527400000, located in the SE 1/4 of Section 23, T3N, R2W, BM) for Rita Ballesteros (CUP-00326-2023).

Annexation and Zoning to RS4 (Single-Family Residential) zoning district and potential development agreement; Conditional Use Permit to allow for 2-unit townhouses in the RS4 zoning district; and Subdivision Preliminary Plat for Baylor Subdivision for a 1.21 acre property at 11236 Lone Star Rd (parcel #R3146100000 located in the SE 1/4 of the SE 1/4 Section 19, T3N, R2W, BM) for The Land Architect LLC representing Jesse Vanderlinden (ANN-00292-2023, CUP-00323-2023, SPP-00133-2023). Original Concept: 6 single-family attached dwelling units in 3 buildings (2-unit townhouses), 1 new single-family detached dwelling unit, one existing single-family detached dwelling unit, and 2 common lots, for a total of 8 dwelling units. A portion of the existing single-family dwelling unit will be removed to accommodate access to the remaining units and maintain a 5' side yard setback.

Zoning Map Amendment to IL (Light Industrial) zoning district at 76, 100, 240, 250, and 290 6th St. N (parcel #3123700000, 43.85 acres at located in the S 1/2 of Section 15, T3N, R2W, BM) for City of Nampa (ZMA-00186-2023). Original Concept: To apply an IL zoning description to a currently unzoned city property for the Kohlerlawn Cemetery, railroad, and ITD right of way.

Copies of staff reports on each application will be available upon request for public review or available online for download through the staff reports link at <https://www.cityofnampa.us/1612/Public-Meetings> on the Thursday prior to the hearing date.

Individuals who require assistance to accommodate physical, vision, and/or hearing impairments, please contact the City Clerk's Office at Nampa City Hall, (208) 468-5415. Requests should be made at least three (3) days prior to the meeting to allow time to arrange accommodations. Requests that require county interpreter services need to be made at least seven (7) business days prior to the meeting.

Rodney Ashby, Planning Director

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