

NOTICE OF PUBLIC HEARING BEFORE THE CITY OF NAMPA, IDAHO

Notice is hereby given that on February 13, 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>

Conditional Use Permit for a Home Occupation Online Firearm Sales office in a RS7 (Single-Family Residential) zoning district at 17463 N Flagstaff Way (a .16 acre parcel #R3073816000, located in the SE 1/4 of Sec. 01 T3N, R2W, BM) for Randall Kohler (CUP-00330-2023).

Conditional Use Permit for a Home Occupation Online Firearm Sales office in a RS7 (Single-Family Residential) zoning district at 17443 N Flagstaff Way (a .16 acre parcel #R3073815400, located in the SE 1/4 of Sec. 01 T3N, R2W, BM) for Nick Berry (CUP-00332-2024).

Annexation and Zoning and potential development agreement for 37.74 acres to RP (Residential Professional) zoning district for a future mixed-use development for Valente Subdivision at 0 Ustick Rd (Parcel #R3083300000 located in the SW 1/4 of the NW1/4 of Sec. 3, T3N, R2W, BM) for Kelli Black/Bailey Engineering representing Endurance Holdings LLC (ANN-00298-2023). Original concept: 63 single-family detached residential lots, 98 single-family attached lots, 4 commercial lots, and 19 common lots.

Nampa City Comprehensive Plan Future Land Use Map Amendment to change the Residential Mixed Use, Community Mixed Use and Medium Density Residential designations to High Density Residential, Commercial and Industrial Designations in the area north of the Railroad tracks, south of I-84, east of Northside Blvd and west of the railroad tracks; and Nampa City Code Text Amendment to make changes to Title 10 Planning and Zoning, Chapter 1 to remove references to guesthouses, change bonding language, revise the definition for building/structure height and add Figure 9 to demonstrate building/structure height; Chapter 2 to clarify zoning map amendment criteria and add time limits on changes to the Comprehensive Plan; Chapter 3 to add a paragraph about dual zoned properties, change paragraph regarding ambiguous uses, clarify note regarding commercial daycares, remove Mobile/Manufactured Home/RV sales as an allowed use in the RP zone; Chapter 8 to remove an unnecessary reference to Chapter 1; Chapter 11 & 12 to add a 5 foot rear setback unless adjacent to existing residential; Chapter 13 to add an 8 foot rear setback unless adjacent to existing residential; Chapter 15 to add fencing language for commercial uses in the DB Zone; Chapter 16 to add the words Building and Parking to the setbacks section; Chapter 19 to clarify height limitations; Chapter 22 to add language regarding the width of an access to be able to require landscaping and a new parking formula for health clubs; Chapter 24 to clarify the granting of a variance permit and removal of the criteria in 10-24-2.B.4.d as repetitive and remove 10-24-2.C for Parking Reductions; **Chapter 25 Conditional Use Permits, adherence to approved plan to define the effective date of the permit**; Chapter 26 to fix the numbering for the Density & Lot Size section; Chapter 27 add procedure language for cemeteries and collumbariums and change required landscape buffer width to twenty-five feet (25'); Chapter 31 to add the Midland Corridor Study section, Chapter 33 to define Zeroscape and to include the BC zone specific landscape buffer width in the table; and Chapter 34 to clarify the reference to wing wall fencing, for the City of Nampa. CMA-00057-2024 & ZTA-00039-2024

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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