

NOTICE OF PUBLIC HEARINGS BEFORE THE CITY OF NAMPA, IDAHO

Notice is hereby given that on February 14, 2023 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 & Zoning Commission.

Please visit the City of Nampa Planning & Zoning Department webpage for detailed information regarding how to participate: <https://www.cityofnampa.us/1433/Upcoming-Public-HearingsMeetings>

1. Annexation and Zoning to RD (Two-Family Residential - Duplex) zoning district and potential development agreement for 0, 0, & 1121 Southside Blvd (Parcels #R3230700000, R3230800000, R3230701000, totaling 3.39 acres and located in the NE ¼ of Section 35, T3N, R2W, BM, Nampa), for Centurion Engineers, representing Francis Pearce (ANN-00259-2022). Original Concept: Annex all three parcels for a subdivision to be applied for at a future date.
2. Comprehensive Plan Map Amendment from Commercial to Industrial designation, Zoning Map Amendment from BC (Community Business) to IL (Light Industrial) zoning district, & potential Development Agreement at 1508 & 1510 W Karcher Rd. (parcel #s R2446800000 & R2446900000, located in the SE 1/4 of Section 8, T3N, R2W, BM) for Tyler Delay representing Doris Young (CMA-00055-2022 & ZMA-00170-2022). Original Concept: Obtain the correct zoning for the existing land use of outdoor storage of equipment for Young's Equipment addressed at 1502 W Karcher Rd and in order to construct a chain link security fence around the property.
3. Conditional Use Permit for Concrete Batching & Mixing for Classic Ready-Mix in an IL (Light Industrial) zoning district at 1904 E Sherman Ave (a 1.16 acre parcel #R31832000 0 located in the SW ¼ of Section 26, T3N, R2W, BM) for BSM Properties LLC representing Brian & Shala McDonald (CUP-00304-2022).
4. Annexation and Zoning to RD (Two-Family Residential - Duplex) zoning district and potential development agreement for 905 N Midland Blvd (a 1.33 acre parcel #R3136000000 located in the SE ¼ of Section 17, T3N, R2W, BM, Nampa), for Blake Wolf, representing Lance & Racheal Givens (ANN-00264-2022). Original Concept: Annex for a future subdivision to 2-unit townhomes in 6 buildings - for a total of 12 units.
5. Conditional Use Permit for Concrete Batching & Mixing for Sunroc Corporation in an IL (Light Industrial) zoning district at 39 N Picard Ln (a 7.83 acre parcel #R3174500000 located in the SE ¼ of Section 24, T3N, R2W, BM) for Sunroc Corporation, representing Thomas V Hines (CUP-00303-2022).
6. Nampa City Code Text Amendment to change Title 10 Planning & Zoning, Chapter 34 Design Review and adopt the associated Design Review Guideline document. Changes to Chapter 34 include: Reference to the new guideline document; add the IP (Industrial Park), IL (Light Industrial) and IH (Heavy Industrial) zoning districts to the applicability of the chapter; clarify multiple-family units; add exception for IL and IH zoned projects to be reviewed by staff; add that significant IL and IH design exception requests shall go to Design Review Committee; reorder paragraphs in 10-34-10.A for clarity; change primary wall facades to 3 materials, leaving other walls with 2 materials; add requirements for metal sided structures; change wall lengths on standard commercial structures to 50' for jogs and offsets; add durable materials to description of trash enclosures; add section 10-34-10B with all new requirements for IL and IH zoned properties, for the City of Nampa (ZTA-00028-2022).

Copies of staff reports on each application will be available upon request for public review or available online for download at <http://www.cityofnampa.us/agendacenter> on the Thursday prior to the hearing date.

Individuals who require language interpretation or special assistance to accommodate physical, vision or hearing impairments, or who lack the ability to access the meeting by way of the internet or other means listed above, should please contact the Planning Department at (208) 468-5484 by 12:00 noon on the day of the meeting. The City will make accommodations for those not able to participate in the process as described above.

Rodney Ashby, Planning Director

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