

## NOTICE OF PUBLIC HEARINGS BEFORE THE CITY OF NAMPA, IDAHO

**Notice is hereby given that** on February 28, 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. Subdivision Short Plat Approval of Northside Logistics Center Subdivision in a IL (Light Industrial) zoning district - a 35.216 acre parcel #R3129700000 at 216 Shannon Dr (located in the NE 1/4 of Section 16, T3N, R2W, BM) for T-O Engineers, representing LDK Ventures (SPS-00048-2022). Original Concept: 3 industrial lots.
2. Subdivision Short Plat Approval of Madison Logistics Center Subdivision in an IL (Light Industrial) zoning district - a 19.51 acre parcel #R3104100000 at 16677 Madison Rd (located in the NW 1/4 of Section 10, T3N, R2W, BM) for T-O Engineers, representing LDK Ventures (SPS-00047-2022). Original Concept: 3 industrial lots.
3. Annexation and Zoning to RS6 (Single-Family Residential) zoning district and potential development agreement at 0 & 4101 Alma Ln (parcel #'s R2952100000 & R2951800000 totaling 100.36 acres); Subdivision Preliminary Plat for Brookhaven Subdivision at 4101 Alma Ln (a 24.72 acre portion of parcel #R2952100000); all land located in the SE ¼ of Section 12, T2N, R2W, BM), for Patrick Connor - Providence Properties, representing James Smith (ANN-00258-2022 & SPP-00116-2022). Original Concept: 99 single-family detached dwelling units and 19 common lots.
4. Conditional Use Permit for a Multiple Family Development in a BC (Community Business) Zoning District on 10 acres addressed as 11364 W Karcher Rd (Parcel #R3095100000 located in the SE 1/4 of Section 7, T3N, R2W, BM), and potential development agreement for the Karcher Ranch Residences development for Kelly Kitchens, representing Ron Platt (CUP-00305-2023). Original Concept: Mixed Use Development with 1 commercial building and 192 residential dwelling units in 9 apartment buildings.
5. Nampa City Code Text Amendment to change Title 5, Chapter 2, Tree Service to add definitions, add references to the Treasure Valley Tree Selection Guide, add where signs and other items can be located, clarify permit requirements, describe Heritage Trees, clarify licensing and safety procedures, add suspension authority, describe front yard trees, add a section for utilities and tree mitigation for new development; Title 10 Planning and Zoning, Chapter 1-General Provisions to include new language for mobile food vendors; Chapter 3-Establishment of Districts and Provisions for Nonconforming Uses to include adding Mobile Food Vendors to Table and changing footnotes for Cluster Developments; Chapter 6-AG Agriculture District for changes to density requirements; Chapter 7-RA Suburban Residential for changes to density requirements; Chapter 8-RS Single-Family Residential District for changes to density requirements; Chapter 10-RD Two-Family Residential District for changes to density requirements; Chapter 11-RML Limited Multiple Family Residential District for changes to density requirements; Chapter 12-RMH Multiple Family Residential District for changes to density requirements; Chapter 13-RP Residential Professional for changes to density requirements; Chapter 22-Off Street Parking and Loading for drought tolerant landscaping requirements; Chapter 26-Planned Unit Developments and Master Planned Communities in regards to density, lot sizes, open space calculations, ratio of land uses in mixed use developments, add section for Cottage/Cluster developments; Chapter 27-Subdivisions in regards to density, lot sizes, open space calculations, remove Cottage/Cluster developments; Chapter 31-Airport Zoning to rescind the entire chapter and adopt a new specific area plan chapter that includes the airport overlay district, the State Highway 16 Specific Area Plan, State Highway 20/26 Specific Area Plan and reserves space for future Specific Area and Corridor Plans; Chapter 33-Landscaping and Corridor Beautification to include drought tolerant landscaping provisions, for the City of Nampa (ZTA-00030-2022)

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  
PUBLISH: February 10, 2023