

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

**Notice is hereby given that** on March 20, 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 City Council.

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. 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.
2. 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 3-Establishment of Districts and Provisions for Nonconforming Uses to include 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).
3. 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 (ZTA-00028-2022).

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 <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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