

NOTICE OF PUBLIC HEARINGS BEFORE THE CITY OF NAMPA, IDAHO

Notice is hereby given that on April 17, 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. Reconsideration request for Annexation and Zoning to BC (Community Business) zoning district for 4.69 acres addressed as 2522 & 2508 N Middleton Rd (Parcel #R244560040 & #R2445600600 located in the SW 1/4 of Section 8, T3N, R2W, BM), Conditional Use Permit for a Multiple Family Development in a BC (Community Business) Zoning District on 12.48 acres addressed as 2440 & 0 Karcher Rd, 2522 & 2508 N Middleton Rd (Parcel #R2445600700, #R24456007B1, #R244560040 & #R2445600600 located in the SW 1/4 of Section 8, T3N, R2W, BM), and potential development agreement for the Northwest Village development for Randy Haverfield, representing TV Holdings, LLC & Zion Ventures, LLC (ANN-00253-2022 & CUP-00295-2022). Original Concept: Mixed Use Development with 1 commercial building and 264 dwelling units in 11 apartment buildings.
2. Vacation of a 30' wide right-of-way easement that no longer serves a city or agency purpose, in order to build an accessory building on the property at 2634 Wagon Wheel Rd (parcel #R2754300000 located in the Lot 1, Block 4 of Valley Ranch Estates Subdivision in the NW 1/4 of Section 2, T2N, R2W, BM) for John Hess (VAC-00060-2023).
3. Variance from NCC 10-11-4.E for minimum side and rear yard setbacks to vary the 5 foot setback requirement and allow a 3.4 foot setback for a structure and a 1.1 foot setback for a concrete block retaining wall located at 1805 Checola St (#R3215900000 in the SE 1/4 of Section 33, T3N, R2W, BM) for Tealeys Land Surveying representing Samuel Jorgenson (VAR-00140-2023).
4. Variance to the lot size requirement in NCC 10-10-5.H to create a buildable lot for a house and shop in the RD (Two-Family Residential-Duplex) zoning district, on a .5 acre parcel at 0 E Sherman #R3183401300 and a .76 acre parcel at 0 E Sherman Ave #R3183400000 (located in the SW 1/4 of Section 26, T3N, R2W, BM) for Jerry Boyce (VAR-00141-2023). Original Concept: Allow for larger lot sizes to provide for septic systems when constructing a single-family residence and shop.

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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