

NOTICE OF PUBLIC HEARINGS BEFORE THE CITY OF NAMPA, IDAHO

Notice is hereby given that on August 15, 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.

For detailed information regarding how to participate: <https://www.cityofnampa.us/1612/Public-Meetings>

1. Annexation and zoning to RML (Limited Multiple Family Residential) and subdivision preliminary plat approval for the Wilson Landing Subdivision located at 0 Wilson Lane (a 3.74 acre parcel, #R3243401000, NW 1/4, Section 36, T3N, R2W, BM) for Becky Yzaquirre at Ardurra representing Wilson Landing LLC (ANN-00281-2023 & SPP-00124-2023). Original Concept: 30 single-family attached lots (townhouses) and 2 common lots.
2. Subdivision Preliminary Plat approval for the Townhomes at the Ranch located at 905 N Midland Blvd (a 1.3 acre parcel #R3136000000, SE 1/4, Section 17, T3N, R2W, BM) for Blake Wolf with Wolf Building Co. (SPP-00127-2023) Original Concept: 12 single-family attached lots and 4 common lots.
3. Annexation and zoning to RS7 (Single-Family Residential) and subdivision preliminary plat approval for the Bentley Meadows Subdivision located at 0 S Grays Lane (a 5.69 acre parcel, #R3179101500, NE 1/4, Section 25, T3N, R2W, BM) for Ted Burke at EDM Partners representing Rob Nash, owner (ANN-00277-2023 & SPP-00121-2023). Original Concept: 23 single-family lots and 2 common lots.
4. Nampa City Code Text Amendment to change Title 2, Chapter 18 - Nampa Bicycle and Pedestrian Advisory Committee to remove the position of secretary and designated as a staff liaison; Title 10 Planning and Zoning, Chapter 1 to clarify Hotel/Motel/Bed and Breakfast/Boarding House, remove caretaker unit definition, add to parking lot expansion to describe required parking spaces, add a new section to 10-1-6.E for Bonding, Financial Security or Guarantee for improvements on commercial projects, change zoning language regarding when a property can have two or more accessory buildings, add pool gate safety language, remove auto repair from home occupations, clarify height of storage structures near RS, RD & RP zones; Chapter 2 to add language to the Neighborhood Meeting guidance, remove reference to Annexation A, B & C and refer to Title 50 in Idaho, clarify parameters for pre-annexation criteria, simplify language regarding Findings of Fact and Conclusions of Law, State Code; Chapter 3 to add reference to specific plan areas, remove agricultural footnotes, remove repetitive residential footnotes and renumber and add where multi-family is allowed based on the future land use map in the Comprehensive Plan, clarify Commercial and Service footnotes, remove PUD subdistricts 10-3-3, clarify non-conforming use approval 10-3-9.G.2; Chapter 4 to add minimum lot area and reference drought tolerant landscaping guidance; Chapter 5 to rewrite the description and purpose, remove permitted uses and conditionally permitted use sections, edit detached structure section, edit bulk requirements section, edit and remove portions of the parking section, edit exterior uses, edit and remove a portion of the landscaping requirements and renumber the section; Chapter 6 to rewrite the description and purpose and add density language for cluster developments; Chapter 7 to clarify urban services, add how to measure principal building height and add density language for cluster developments; Chapter 8 to edit the description and purpose and edit a code section reference; Chapter 10 to rewrite the description and purpose, add chart for bulk requirements and change the charts for lot sizes and future land use map references (and all footnotes); Chapter 11 to rewrite the description and purpose, add chart for bulk requirements and change the charts for lot sizes and future land use map references (and all footnotes); Chapter 12 to add chart for bulk requirements and change the charts for lot sizes and future land use map references (and all footnotes); Chapter 13 to rewrite the description and purpose, add chart for bulk requirements and change the charts for lot sizes and future land use map references (and all footnotes); Chapter 15 to edit the description and purpose and add residential fencing language to the DB, DV and DH zone sections; Chapter 16 to edit the description and purpose; Chapter 19 to edit the description and purpose and remove the term 'visible from any public street' from the exterior storage section; Chapter 20 to remove the term 'visible from any public street' from the exterior storage section; Chapter 22 to remove dates for parking recreation vehicles, add language for safety of parking recreational vehicles, revise the chart for setbacks, and add tree canopy shade parking lot coverage requirements; Chapter 23 to add and remove various definitions, add and remove exempt sign types, add off-premise sign regulations, add motor vehicle sign restrictions, edit sign

program requirements, add allowances for signs near I-84; Chapter 24 to add the term 'or his/her designee' to the appeal section and the rebuild letter section; Chapter 25 to rewrite the approval criteria; Chapter 26 to add PUD requirements to create an industrial park for industrial level design review; Chapter 27 to clarify extensions for preliminary and final plats, correct lot size compatibility numbers, add large play and picnic areas by acreage of project, when an exception can be requested, remove landscape plan language and only reference Chapter 33; Chapter 31 to add a section regarding not allowing a stretch of the future land use designation in specific plan areas; Chapter 33 to add definitions and change each section based on new language from the city forester and the drought task force and require irrigation plans with landscape plan submittals; Chapter 34 to show specific requirements for the DH (Downtown Historic) zoning district, add that a fence requires staff level review, add that revised elements shall be re-reviewed, review landscaping language to match water-wise language in Chapter 33; for the City of Nampa (ZTA-00033-2023).

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 3 days prior to the meeting to allow time to arrange accommodations. Requests that require county interpreter services need to be made at least 7 business days prior to the meeting.

Rodney Ashby, Planning Director
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