

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

**Notice is hereby given that** on August 29, 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. Zoning Map Amendment from IL (Light Industrial) to BC (Community Business) for 7.92 acres of an 11.89 acre parcel (R3118700000) at 2200 E Chisholm Dr (located in the NW 1/4 of Section 14, T3N, R2W, BM) for Jeff Hatch - Hatch Design Architecture representing Brivan Idaho LLC (ZMA-00177-2023). Original Concept: Maintain the IL zoning for the existing Bath Fitter building and the ITD retention pond, and rezone remaining property to BC for construction of the LaQuinta Hotel and future land uses permitted in the BC zoning district. Rezone to precede property boundary adjustment (lot split) to align with new zoning boundaries.
2. Zoning Map Amendment from DV (Downtown Village) to DH (Downtown Historic) zoning district for eight parcels (R13607, R13608, R13609, R13610, R13613, R13607010, R13607011, R13613010) addressed as 1015 3rd St S, 315 11th Ave S, 309 11th Ave S, 313 11th Ave S, 323 11th Ave S, 0 3rd St S, & 0 11th Ave S., totaling 0.96 acres, and right-of-way fronting these properties along 3rd St. S, 11th Ave S., and 4th St S specifically described in the legal description on file and totaling 0.61 acres for Mussell Construction Inc. representing Old Towne Nampa, LLC (ZMA-00181-2023). Original Concept: Rezone property in order to conduct land uses without minimum parking requirements.
3. Zoning Map Amendment from BC (Community Business) and RP (Residential Professional) zoning districts to only RP (Residential Professional) zoning district for three parcels (R321220000, R3212101000, & R321210000) addressed as 310 W Iowa Ave, 315 W Georgia Ave, and 223 W Georgia Ave, for a total of 4.79 acres (located in the NE 1/4 of Section 33, T3N, R2W, BM) for Gem Prep Nampa, Inc. (ZMA-00178-2023). Original Concept: Rezone and property boundary adjustment to combine three parcels into one for the existing school and future bus drop-off/pick-up area.
4. Zoning Map Amendment from RA (Suburban Residential) zoning district to RML (Limited Multiple-Family Residential) zoning district at 1157 S Powerline Rd (a .92 acre parcel - R1174201000 located in the NE 1/4 of Section 34, T3N, R2W, BM) for Aislinn Mangan (ZMA-00180-2023). Original Concept: Rezone to allow future development (Timbercreek) of 10 single-family attached (townhouse) unit lots in 3 buildings, 1 existing single-family detached lot, and one common lot.

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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