

NOTICE OF PUBLIC HEARINGS BEFORE THE CITY OF NAMPA, IDAHO

Notice is hereby given that on September 20, 2021 at 6:30 p.m. (or as soon after 6:30 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. Due to the Covid-19 pandemic, we invite interested parties to watch the proceedings live at <https://livestream.com/cityofnampa>. Council members and interested parties can participate in-person or remotely through electronic means.

Interested parties wishing to provide comments and questions, either about the hearing procedures, or to be considered by the City Council for a particular hearing, must submit them in writing to the Planning Department at the address listed above or sent to pzall@cityofnampa.us. In order for written comments or questions to be included in the Council packet, the city must receive those comments no later than 12:00 noon on Wednesday, September 15, 2021. Any comments received by the day before the Public Hearing, will be passed on to the decision makers. Interested parties may participate remotely through electronic means, by calling in to the meeting, or by attending in person. If you have a cough, fever, or are not feeling well, please contact Planning staff to arrange to participate remotely.

An individual wishing to actively participate remotely in the meeting rather than just observe the meeting via live stream must sign up to do so prior to the meeting to receive the invitation link and/or phone number they will use to participate. If desiring to participate remotely, please use the following sign-up form: <https://www.cityofnampa.us/1339/Public-Hearing-Sign-Up>.

Those wishing to participate in the meeting remotely must sign up by 12:00 noon the day of the meeting, and any individual who wishes to provide any physical evidence (pictures, tables, drawings, maps, written letters, or any other visual aid) to accompany their testimony, must submit such physical evidence, via email, to pzall@cityofnampa.us by 1:30 p.m. on the day of the meeting.

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.

1. Annexation and Zoning to RS8.5 (Single-Family Residential 8,500 sq. ft.) zoning district to connect to city utilities and construct a single family home; and Variance of Nampa City Code 10-8-6 requiring 22' of roadway frontage, at 0 Madison Rd (a .69 acre parcel #R34370010B0 in the SE ¼ of Section 34, T4N, R2W, BM) for Matthew Richardson (ANN-200-21, VAR-107-21).
2. Zoning Map Amendment of lots created in the Indian Creek Estates Preliminary Plat including: Parcel 1 Block 1 (20.4 acres) from BC (Community Business), IL (Light Industrial), and IH (Heavy Industrial) zoning districts to RS6 (single-family residential 6,000 sq. ft) zoning district, Parcel 1 Block 2 (6.7 acres) from IH to RS6 zoning district, Parcel 2 Block 1 from IL & IH (7.8 acres) to RS4 (Single-Family Residential 4,000 sq. ft.) zoning district, Parcel 2 Block 2 (7.4 acres) from IL & IH to RS4 zoning district, Parcel 3 Block 1 less Right of Way (3.5 acres) from BC & IL to RP (Residential Professional) zoning district, Parcel 3 Block 2 (11.7 acres) from IL & IH to RS7 (Single-Family Residential 7,000 sq. ft.) zoning district, Parcel 4 Block 2 (6.6 acres) from IL to RS4, Parcel 5 Block 2 (7.7 acres) from IL to RS4 zoning district, Parcel 6 Block 2 less Right of Way (8.6 acres) from BC to RS6 zoning district, Parcel 7 Block 2 (4.6 acres) from IL & BC to BC zoning district; (located in the NE 1/4 of Section 36, T3N, R2W, BM) for Landmark Pacific Development Inc. representing David Washburn and Troy Summers (ZMA-145-21). The Nampa Planning & Zoning Commission recommended adoption of a Development Agreement to define residential design guidelines for the future development.
3. Development Agreement Modification to modify the site plan Ordinance No. 3983, "Exhibit B" to allow construction of Elevate Charter School, a non-profit public school, instead of future phases

- of the existing church; at 11437 and 0 W Orchard Ave. (parcel #R3145400000 & R3145401100) in a RS6 (Single Family Residential 6,000 sq. ft.) zoning district (located in NE 1/4 of Section 19, T3N, R2W, BM) for Cole Coba representing Harvest Life Church/David Whaley (DAMO 046-21).
4. Development Agreement Modification to modify the concept plan (Exhibit B) and conditions of approval (Exhibit C) of Ordinance No. 3631, changing the use from commercial buildings and associated parking to a concept plan for 3 multiple-family residential buildings; and, Conditional Use Permit for Multi-Family Residential in a BC (Community Business) zoning district, for 60 residential units on 3.09 acres for 19.41 gross lot density; located at 3211, 3217, 3225, and 3255 E Greenhurst Rd - County Parcel #s - R2113800000, R2113900000, R2114001000, & R2114000000 (located in NW 1/4 of Section 1, T2N, R2W, BM) for Vertical Equity, LLC representing Jones Development, LLC (DAMO 044-21 & CUP 232-21).

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.



Rodney Ashby, Planning Director

PUBLISH: September 3, 2021