

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

**Notice is hereby given that** on November 14, 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 and Zoning Commission.

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

Development Agreement Modification to Ordinance No. 3683 and Master Planned Community for a mixed use development with commercial, single-family detached and attached residential uses; Zoning Map Amendment from RS8.5 (Single-Family Residential) to 2.76 acres of BC (Community Business), 25.63 acres of RML (Limited Multiple Family Residential), 18.54 acres of RS4 (Single Family Residential), and 26.99 acres of RS6 (Single Family Residential) zoning districts; Subdivision Preliminary Plat for Haltom Heritage Subdivision on 3 parcels (R3422700000, R3422701200, & R3437700000) and addressed as 0 Prescott Ln, 7825 E Elm Ln, & 7851 E Elm Ln, totaling 73.92 acres (located in the NW 1/4 of Section 35, T4N, R2W, BM), for Trilogy Development - Shawn Brownlee (DAMO-00061-2023, MPC-00000-2023, ZMA-00176-2023, & SPP-00126-2023). Original Concept: 286 single-family detached and attached (townhouse) dwelling units, 1 commercial lot, and 46 common lots. Linden Road will also be extended through the site providing an east/west connection between Franklin Boulevard and Prescott Lane

Subdivision Preliminary Plat approval for Trestle Creek Subdivision at 0, 0, & 0 Ustick Rd, three parcels #R3078101100, R3078100000, and R3078301100 totaling 42.28 acres in the BC, RS6 & RMH zoning districts (located in the NE 1/4 of the NW 1/4 of Section 2, T3N, R2W, BM) for Kent Brown representing Endurance Holdings (SPP-00122-2023). Original concept: 1 Commercial lot, 29 common lots, and 235 residential dwelling units in single-family detached, single-family attached, and multiple family buildings on 163 residential lots.

Annexation and Zoning to RMH (Multiple-Family Residential) zoning district on 4.6 acres, and BN (Neighborhood Business) zoning district on 3.45 acres, development agreement, and Planned Unit Development, for 0 & 617 E Greenhurst Rd and 2321 Sunny Ridge Rd; three parcels #R2016201200, R2016200000 & R2016201400 and the abutting ROW to centerline of Sunny Ridge Rd and E Greenhurst Rd, totaling 8.05 acres, for Greenhurst Crossing, a cottage cluster development (located in the NW 1/4 of Section 3, T2N, R2W, BM) for Sunny Acre Partners LLC. representing Entrust Group FBO Patricia A Schultz (ANN-00286-2023 & PUD-00013-2023). Original Concept: 42 single-family DUs in a cottage cluster alignment fronting common open space; and commercial development fronting the roadway.

Conditional Use Permit for an "Unlisted Land Use" (NCC 10-3-2.B) for rental or sale of storage containers in a BC (Community Business) zoning district at 0, 3602, & 3610 Garrity Blvd (parcels #R15238500, R31784011, & R31132000) totaling 1.39 (located in the NW ¼ of Section 24, T3N, R2W, BM) for Chase Hiday, representing Sunshower Holdings LLC - William T Brown (CUP-00325-2023). Original concept: storage of empty storage containers for rent/sale on approximately back half of the site, with one technician on the property. Manufactured home sales anticipated for the front half of the property - a permitted use in the BC zone.

Comprehensive Plat Text and Future Land Use Map Amendment to change Agriculture Land Use title to Very Low-Density Land Use title for the City of Nampa (CTA-00024-2023 & CMA-00056-2023).

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

Rodney Ashby, Planning Director  
PUBLISH: October 27, 2023