

NOTICE OF PUBLIC HEARINGS BEFORE THE CITY OF NAMPA, IDAHO

Notice is hereby given that on July 13, 2021 at 7:00 p.m. (or as soon after 7:00 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. Interested parties wishing to view the proceedings remotely, but not provide public testimony, may watch the live stream at <https://livestream.com/cityofnampa>. Commissioners and interested parties can participate (provide public testimony) in-person or remotely through electronic means.

Interested parties not wanting to testify during the public hearing, but wishing to provide comments and questions to be considered by the Commission for a particular hearing, must submit them in writing to the Planning Department at the address listed above or send to pzall@cityofnampa.us. In order to include written testimony or questions in the staff report to the Commission, testimony must be received by 12:00 noon on Wednesday, July 7, 2021. Testimony or questions received up to the day prior to the hearing will be forwarded to the Commission. Interested parties may participate remotely through electronic means, by calling in to the meeting, or by attending in person.

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. The sign-up form is located at: <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 verbal testimony, must submit such physical evidence, via email, to pzall@cityofnampa.us by 1:30 p.m. on the day of the meeting.

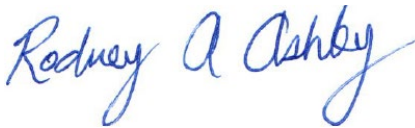
Individuals who require language interpretation or special assistance to accommodate physical, vision or hearing impairments, or who lack the ability to access the meeting by way of the internet or other means listed above, should please contact the Planning Department at (208) 468-5484 by 12:00 noon 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 IL (Light Industrial) zoning district at 0 Madison Blvd. (Parcel #:) in order to develop property with light industrial land uses (a 20.06 acre parcel #R3104100000, located in NW ¼ of Section 10, T3N, R2W, BM), for LDK Ventures, LLC representing NXEdge, Inc. (ANN-201-21).
2. Conditional Use Permit for a Daycare/Nursery Preschool in an RML (Limited Multiple Family Residential) zoning district at 0, 0, 407 & 411 W Orchard Ave. (parcel #'s R3153300000, R3153701000, R3153400000, R3153700000) a total of 2.11 acres including construction of a 15,644 sq. ft. building (located in the NW 1/4 of Section 21, T3N, R2W, BM) for Mike Mussell representing Nampa Christian Schools, Inc. (CUP-231-21).
3. 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).
4. Subdivision Preliminary Plat for Indian Creek Estates for 9 residentially zoned parcels totaling 87.7 acres and 1 commercially zoned 4.9 acre parcel, for a future mixed use development (parcel #'s R3239201100, R3239200000, R32394010D0, R32394010C0, R32394010F0, R3239501200, and R3239500000 - all addressed as 0 E Railroad St.; and, 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 (SPP-078-21, ZMA-145-21).

5. 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).

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

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