

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

**Notice is hereby given that** on July 19, 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](mailto: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, July 14, 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](mailto: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 RS6 (Single-Family Residential 6,000 sq. ft) zoning district for Spyglass Ridge Subdivision, at 11544 and 11642 Iowa Ave, for forty eight (48) single-family attached (townhome) lots, fourteen (14) single-family detached residential lots, and seventeen (17) common (pathways, open space, storm drain & buffers) lots, for a gross density of 7.43 and a net density of 13.17; (an 8.88 acre portion of the NW ¼ of Section 31, T3N, R2W, BM), for Copium Investment LLC (ANN-194-21).
2. Zoning Map Amendment from RS6 (Single-Family Residential 6,000 sq. ft) to RD (Duplex Residential) zoning district, and Preliminary Plat approval for Smith Townhomes, at 0, 336, & 322 Smith (County Parcel #s: R1614450100, R16142010, R161420100), for twenty (20) single-family zero-lot line attached lots (seven 2-unit buildings and two 3-unit buildings), for a gross density of 12.42 and a net density of 14.84; (a 1.61 acre portion of the NW ¼ of Section 21, T3N, R2W, BM), for Mateo Echeverria representing Trifecta Development (ZMA-142-21 & SPP-075-21).
3. Comprehensive Plan Map Amendment from Medium Density Residential to Residential Mixed Use; and Zoning Map Amendment from RS 8.5 (Single-Family Residential, 8,500 sq. ft.) zoning district to BN (Neighborhood Business) to allow additional structures on a 3.78 acre parcel currently operating as a wedding and event venue (The Vintage Rose), located at 14095 N Nana Ln (in the SE 1/4 of Section 19, T3N, R2W, BM) for Kristen Lawrence (CMA-048-21, ZMA-135-21).
4. Zoning Map Amendment from RA to RS6 (Single-Family Residential 6,000 sq. ft) zoning district and Short Plat approval for Lion's View Estates Subdivision, at 707 Davis Ave (County Parcel

#RS1615700000), for 4 single-family home detached dwelling units, for a gross density of 3.85 and a net density of 5.21; (a 1.04 acre portion of the NW ¼ of Section 21, T3N, R2W, BM, for Kenneth B. Moore (ZMA-141-21 & SPS-039-21).

5. Annexation and Zoning to RS7 (Single-Family Residential 7,000 sq. ft) zoning district for East Canyon Elementary, at 18408 Northside Blvd, in order to connect the school to utility services; (a 10 acre portion of the SW ¼ of Section 34, T4N, R2W, BM), for Kristen McNeill (The Land Group, Inc) representing Vallivue School District No. 139 (ANN-197-21).

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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