

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

**Notice is hereby given that** on July 27, 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](mailto: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 21, 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](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. 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).
2. Zoning Map Amendment from DH (Downtown Historic) to DV (Downtown Village); in order to build the Old Towne Nampa concept plan under the streetscape requirements of the DV zoning district, at 309 11th Ave S., 1015 3rd St S., 311 11th Ave S., 315 11th Ave S., 323 11th Ave S., 304 10th Ave S., and 316 10th Ave. S. - parcel #'s R1360900000, R1360700000, R1360800000, R1361000000, R1361300000, R1361100000, and R1361101000 (a total of 1.94 acres located in the SW ¼ of Section 22, T3N, R2W, BM, Nampa, Canyon, Idaho) for Mussell Construction Inc., representing self, Latimer Investments LLC, and International Church of the Foursquare Gospel (ZMA 147-2021).
3. Zoning Map Amendment from GB1 (Gateway Business) to IL (Light Industrial) zoning district and Development Agreement; in order to build a Ditch Witch of the Rockies equipment dealership and rental location with garage for the "Equipment or implement sales, large or heavy equipment" land use category at 0 E Hunt Ave - Parcel #R3106712800 (a 5.04 acre parcel located in the SE ¼ of

Section 12, T3N, R2W, BM, Nampa, Canyon, Idaho) for Dru Bridwell representing Orange Power Group LLC (ZMA 146-2021).

4. Subdivision Preliminary Plat for Locust Lane Subdivision for 14 single family residential parcels and 4 common lots in an RS8.5 (single-family residential, 8,500 sq. ft. minimum) zoning district at 3999 E Locust Ln - parcel #R2950100000; for a gross density of 1.19 and a net density of 1.58; (located in the NE 1/4 of Section 12, T2N, R2W, BM) for Alec Egurrola representing Lance Thueson / Thueson Construction Inc. (SPP 079-21).
5. Subdivision Preliminary Plat for Banner Park Subdivision for 10 single family attached residential parcels (townhomes) in an RD (two-family duplex residential) zoning district at 516 20th Ave. N. - parcel #R1428561900; for a gross density of 10.4 and a net density of 12.4; (a .959 acre property located in the SE 1/4 of the SW 1/4 of Section 23, T3N, R2W, BM) for Larry Jacobson representing Banner Park, LLC (SPP 080-21).
6. Conditional Use Permit for an Automobile and Truck Repair business in a BC (Community Business) zoning district for an approximate 5,000 sq. ft. portion of parcel #R2446400000 at 1813 Caldwell Blvd (located in the SW 1/4 of Section 8, T3N, R2W, BM) for Ray's Diesel & Automotive Repair representing Hawkins Companies, LLC (CUP 233-21).

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: July 9, 2021