

NOTICE OF PUBLIC HEARINGS BEFORE THE CITY OF NAMPA, IDAHO

Notice is hereby given that on September 7, 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 1, 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. 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 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 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).
2. Annexation and Zoning to RS6 (Single-family Residential 6,000 sq. ft.) zoning district and development agreement, at 0 E Locust Ln., a small portion of 0 Robinson Rd., 0 & 4417 S Happy Valley Rd (Parcel #'s: R2891801000, R2891700000, R29512010A0, R2951401000) for Harvest Creek Subdivision including two hundred fourteen (214) detached single-family lots on approximately 39 acres and thirty-five (35) common lots on 14.88 acres; for a gross density of 3.05 and a net density of 5.5; a 70.28 acre portion of the proposed 76.2 annexation area, located on the east side of S Happy Valley Rd (NW ¼ of Section 7, T2N, R1W, BM), for Hayden Homes Idaho LLC/Tim Mokwa representing multiple property owners (ANN-199-21).
3. Annexation and Zoning to IL (Light Industrial) zoning district at 0 Madison Blvd. 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).
4. Zoning Text Amendment of Title 10 Planning & Zoning (ZTA 023-21), including changes to the follow sections:

- Amendment of Title 10 Chapters 1 through 34 for formatting, numbering, references, and text changes to improve clarity of adopted codes.
- Amendment of Title 10, Chapter 1, removing Section 13: Reserved, Section 14: Street Widths, Section 15: Annexation Application; Filing of; Fee, and Section 21: Storage of Certain Vehicles and Equipment in Residential Districts (Whether or Not in Association with Home Occupation Operations).
- Amendment of Title 10, Chapter 1: GENERAL PROVISIONS to remove and replace the chapter with policy changes in Section 2: DEFINITIONS; Section 7: MISCELLANEOUS, UNILATERAL HEIGHT, AREA, YARD REGULATIONS INCLUDING STRUCTURE HEIGHT EXCEPTIONS, LOT AREA EXCEPTIONS, STRUCTURE QUANTITY AND LOT SPLITTING CONTROLS, SWIMMING POOL SECUREMENT REQUIREMENTS, SETBACK INTRUSION ALLOWANCES, ETC.; Section 10: HOME OCCUPATIONS; Section 18: FIGURES;
- Amendment of Title 10, Chapter 2, Section 2: 10-2-2: APPLICATION AND PLANS REQUIRED;
- Amendment of Title 10, Chapter 2, Section 5: DEVELOPMENT AGREEMENTS;
- Amendment of Title 10, Chapter 2, Section 7: ADOPTION, AMENDMENT AND REPEAL, OF THE NAMPA COMPREHENSIVE PLAN;
- Amendment of Title 10, Chapter 3, Section 2: SCHEDULE OF DISTRICT/ZONE LAND USE CONTROLS;
- Amendment of Title 10, Chapter 4, Section 2: PERMITTED BUILDINGS AND USES: removing the section;
- Amendment of Title 10, Chapter 4, Section 3: BUILDINGS AND USES PERMITTED CONDITIONALLY: removing the section;
- Amendment of Title 10, Chapter 4, Section 5: PARKING, PARKING LOT LANDSCAPING, PROPERTY LANDSCAPING AND SIGNS;
- Amendment of Title 10, Chapter 4, Section 6: PARKING: removing the section;
- Amendment of Title 10, Chapter 4, Section 7: SIGNS: removing the section;
- Amendment of Title 10, Chapter 4, Section 9: LANDSCAPING;
- Amendment of Title 10, Chapter 5, Section 5: DIMENSIONAL AND BULK REQUIREMENTS;
- Amendment of Title 10, Chapter 5, Section 6.A.8: Trees;
- Amendment of Title 10, Chapter 5, Section 6.A.9: Tree Shade Coverage;
- Amendment of Title 10, Chapter 5, Section 8.C.1: Berming;
- Amendment of Title 10, Chapter 5, Section 8.C.3: General Landscape Standards;
- Amendment of Title 10, Chapter 6, Section 2: PERMITTED BUILDINGS AND USES;
- Amendment of Title 10, Chapter 6, Section 3: BUILDINGS AND USES PERMITTED CONDITIONALLY;
- Amendment of Title 10, Chapter 6, Section 5: PROPERTY AREA, WIDTH AND YARD REQUIREMENTS;
- Amendment of Title 10, Chapter 7, Section 2: PERMITTED BUILDINGS AND USES;
- Amendment of Title 10, Chapter 7, Section 3: BUILDINGS AND USES PERMITTED CONDITIONALLY;
- Amendment of Title 10, Chapter 7, Section 5: DETACHED ACCESSORY STRUCTURES;
- Amendment of Title 10, Chapter 8, Section 2: PERMITTED BUILDINGS AND USES;
- Amendment of Title 10, Chapter 8, Section 3: BUILDINGS AND USES PERMITTED CONDITIONALLY;
- Amendment of Title 10, Chapter 8, Section 5: DETACHED ACCESSORY STRUCTURES;
- Amendment of Title 10, Chapter 8, Section 6: PROPERTY AREA, WIDTH, DEPTH, FRONTAGE AND SETBACK AND DENSITY REQUIREMENTS;
- Amendment of Title 10, Chapter 8, Section 8: PLATTED CORNER LOTS;
- Amendment of Title 10, Chapter 8, Section 10: SIGNS;
- Amendment of Title 10, Chapter 8, Section 11: SIGNAGE, PARKING AND PARKING LOT LANDSCAPING AND PROPERTY LANDSCAPING, AND OPEN SPACE;
- Amendment of Title 10, Chapter 9, Section 6: SIGNS: removed;
- Amendment of Title 10, Chapter 9, Section 7: PARKING;

- Amendment of Title 10, Chapter 9, (New Section 6): PARKING, PARKING LOT LANDSCAPING, PROPERTY LANDSCAPING AND SIGNS;
- Amendment of Title 10, Chapter 10, Section 2: PERMITTED BUILDINGS AND USES;
- Amendment of Title 10, Chapter 10, Section 3: BUILDINGS AND USES PERMITTED CONDITIONALLY, removed;
- Amendment of Title 10, Chapter 10, Section 4 (proposed as 3): BUILDING HEIGHT REGULATIONS;
- Amendment of Title 10, Chapter 10, Section 5 (proposed as 4): DETACHED ACCESSORY STRUCTURES;
- Amendment of Title 10, Chapter 10, Section 6 (proposed as 5): PROPERTY AREA, WIDTH, AND YARD SETBACK AND DENSITY REQUIREMENTS;
- Amendment of Title 10, Chapter 10, Section 8 (proposed as 7): MAXIMUM PROPERTY COVERAGE;
- Amendment of Title 10, Chapter 10, Section 9 (proposed as 8): CORNER LOTS;
- Amendment of Title 10, Chapter 10, Section 11 (proposed as 9): DESIGN REVIEW, PARKING, PARKING LOT LANDSCAPING, SIGNAGE, AND PROPERTY LANDSCAPING, AND OPEN SPACE;
- Amendment of Title 10, Chapter 10, Section 10: AREA OF INTERIOR "FLAG" PROPERTIES, removed;
- Amendment of Title 10, Chapter 11, Section 2: PERMITTED BUILDINGS AND USES;
- Amendment of Title 10, Chapter 11, Section 3: BUILDINGS AND USES PERMITTED CONDITIONALLY, removed;
- Amendment of Title 10, Chapter 11, Section 4 (proposed 3): STRUCTURAL HEIGHT AND ACCESSORY STRUCTURE SETBACK REGULATIONS;
- Amendment of Title 10, Chapter 11, Section 5 (proposed 4): PROPERTY AREA, WIDTH SETBACK AND DENSITY REQUIREMENTS;
- Amendment of Title 10, Chapter 11, Section 6 (proposed as 5): MAXIMUM PROPERTY COVERAGE BY BUILDINGS;
- Amendment of Title 10, Chapter 11, Section 7 (proposed as 6): CORNER LOTS;
- Amendment of Title 10, Chapter 11, Section 8 (proposed as 7): DESIGN REVIEW, PARKING, PARKING LOT LANDSCAPING, SIGNAGE AND PROPERTY LANDSCAPING, AND OPEN SPACE;
- Amendment of Title 10, Chapter 12, Section 2: PERMITTED BUILDINGS AND USES
- Amendment of Title 10, Chapter 12, Section 3: BUILDINGS AND USES PERMITTED CONDITIONALLY, removed;
- Amendment of Title 10, Chapter 12, Section 4 (proposed as 3): STRUCTURAL HEIGHT AND ACCESSORY STRUCTURE SETBACK REGULATIONS;
- Amendment of Title 10, Chapter 12, Section 5 (proposed as 4): PROPERTY AREA, WIDTH AND YARD SETBACK AND DENSITY REQUIREMENTS;
- Amendment of Title 10, Chapter, 12, Section 6 (proposed as 5): MAXIMUM PROPERTY COVERAGE;
- Amendment of Title 10, Chapter 12, Section 7 (proposed as 6): CORNER LOTS;
- Amendment of Title 10, Chapter 12, Section 8 (proposed as 7): DESIGN REVIEW, PARKING, PARKING LOT LANDSCAPING, SIGNAGE AND PROPERTY LANDSCAPING, AND OPEN SPACE;
- Amendment of Title 10, Chapter 13, Section 2: PERMITTED BUILDINGS AND USES;
- Amendment of Title 10, Chapter 13, Section 3: BUILDINGS AND USES PERMITTED CONDITIONALLY, removed;
- Amendment of Title 10, Chapter 13, Section 4 (proposed as 3): BUILDING HEIGHT REGULATIONS;
- Amendment of Title 10, Chapter 13, Section 5 (proposed as 4): PROPERTY AREA, WIDTH AND YARD SETBACK AND DENSITY REQUIREMENTS;
- Amendment of Title 10, Chapter 13, Section 7 (proposed as 6): CORNER LOTS;

- Amendment of Title 10, Chapter 13, Section 8 (proposed as 7): DESIGN REVIEW, PARKING, PARKING LOT LANDSCAPING, SIGNAGE, AND PROPERTY LANDSCAPING, AND OPEN SPACE;
- Amendment of Title 10, Chapter 14, Section 2: PERMITTED BUILDINGS AND USES, removed;
- Amendment of Title 10, Chapter 14, Section 3: BUILDINGS AND USES PERMITTED CONDITIONALLY, removed;
- Amendment of Title 10, Chapter 14, Section 4 (proposed as 2): BUILDING HEIGHT REGULATIONS;
- Amendment of Title 10, Chapter 14, Section 7: PARKING, removed;
- Amendment of Title 10, Chapter 14, Section 8: SIGNS, removed;
- Amendment of Title 10, Chapter 14, Section 5.C: Fabrication Repair, removed;
- Amendment of Title 10, Chapter 14, Section 10: LANDSCAPING, removed;
- Amendment of Title 10, Chapter 14, Section 6 (newly proposed): DESIGN REVIEW, PARKING, PARKING LOT LANDSCAPING, SIGNAGE, PROPERTY LANDSCAPING, AND OPEN SPACE;
- Amendment of Title 10, Chapter 15, Section 4: APPLICABILITY;
- Amendment of Title 10, Chapter 15, Section 4 (proposed as 5): DB DOWNTOWN BUSINESS SUBDISTRICT;
 - 1) 10-15-5.B: Building and Site Design Regulations; 10-15-5.C: Lighting Standards; 10-15-5.D: Setbacks; 10-15-5.G: ~~Fencing~~/Screening; 10-15-5.H (newly proposed): Fencing; 10-15-5.H (proposed as I): Trash Receptacles; 10-15-5.J (proposed as K): Signage; 10-15-5.K (proposed as L): Landscaping;
- Amendment of Title 10, Chapter 15, Section 5 (proposed as 6): DV DOWNTOWN VILLAGE SUBDISTRICT;
 - 1) 10-15-6.B.5: Overhead Doors; 10-15-6.C: Lighting Standards; 10-15-6.D: Setbacks; 10-15-6.G: ~~Fencing~~/Screening; 10-15-6.H: Fencing (newly proposed); 10-15-6.K.2: Business signs shall be attractively illuminated without excessive spillage of light upward or outward, removed; 10-15-6.K (proposed as L): Landscaping; 10-15-6.L (proposed as M): Parking; 10-15-7.B: Applicability; 10-15-7.C: Dimensional Standards; 10-15-7.D: Building and Site Design Standards; 10-15-7.E.2: Lighting; 10-15-7.F: Signs; 10-15-7.G: Parking; 10-15-7.H: Landscaping, Street Amenities and Fencing;
- Amendment of Title 10, Chapter 15, Section 6 (proposed as 7): DH DOWNTOWN HISTORIC SUBDISTRICT;
- Amendment of Title 10, Chapter 15, Section 7 (proposed as 8): DESIGN STANDARDS APPLICATION PROCEDURES;
- Amendment of Title 10, Chapter 16, Section 2: PERMITTED AND NONPERMITTED BUILDINGS AND USES;
- Amendment of Title 10, Chapter 16, Section 3: BUILDINGS AND USES PERMITTED CONDITIONALLY, removed;
- Amendment of Title 10, Chapter 16, Section 4.C: Front Yard/Street Side (Setback);
- Amendment of Title 10, Chapter 16, Section 4.D: Interior Yards Side And Rear Property Setbacks, removed;
- Amendment of Title 10, Chapter 16, Section 7: PARKING, removed;
- Amendment of Title 10, Chapter 16, Section 8: SIGNS, removed;
- Amendment of Title 10, Chapter 16, Section 6.A: Setback from Residential Districts;
- Amendment of Title 10, Chapter 16, Section 10: LANDSCAPING, removed;
- Amendment of Title 10, Chapter 16, Section 11: DESIGN STANDARDS, removed;
- Amendment of Title 10, Chapter 16, Section 7 (newly proposed): DESIGN REVIEW, PARKING, PARKING LOT LANDSCAPING, SIGNAGE, PROPERTY LANDSCAPING, AND OPEN SPACE;
- Amendment of Title 10, Chapter 17: BF FREEWAY BUSINESS DISTRICT/ZONE, removing and replacing with statement saying the BC (Community Business) zoning district standards apply in the zone;
- Amendment of Title 10, Chapter 18, Section 3: BUILDINGS AND USES PERMITTED CONDITIONALLY;
- Amendment of Title 10, Chapter 18, Section 8: SITE SCREENING, removed;
- Amendment of Title 10, Chapter 18, Section 9: PARKING AND LANDSCAPING, removed;

- Amendment of Title 10, Chapter 18, Section 10: SIGNS, removed;
- Amendment of Title 10, Chapter 18, Section 10 (newly proposed): SITE SCREENING, PARKING, PARKING LOT LANDSCAPING, SIGNAGE AND PROPERTY LANDSCAPING;
- Amendment of Title 10, Chapter 19, Section 2: PERMITTED AND NONPERMITTED BUILDINGS AND USES;
- Amendment of Title 10, Chapter 19, Section 3: BUILDINGS AND USES PERMITTED CONDITIONALLY;
- Amendment of Title 10, Chapter 19, Section 7: OTHER REQUIRED CONDITIONS, removed;
- Amendment of Title 10, Chapter 19, Section 8: SIGNS, removed;
- Amendment of Title 10, Chapter 19, Section 9: PARKING, removed;
- Amendment of Title 10, Chapter 19, Section 8 (newly proposed): SITE SCREENING, PARKING, PARKING LOT LANDSCAPING, SIGNAGE AND PROPERTY LANDSCAPING;
- Amendment of Title 10, Chapter 20, Section 2: PERMITTED AND NONPERMITTED BUILDINGS AND USES;
- Amendment of Title 10, Chapter 20, Section 3: SPECIAL HAZARDOUS USES REQUIRING CONDITIONAL USE PERMITS;
- Amendment of Title 10, Chapter 20, Section 4: BUILDINGS AND USES PERMITTED CONDITIONALLY, removed;
- Amendment of Title 10, Chapter 20, Section 8: OTHER REQUIRED CONDITIONS, removed;
- Amendment of Title 10, Chapter 20, Section 9: SIGNS, removed;
- Amendment of Title 10, Chapter 20, Section 10: PERFORMANCE STANDARDS, removed;
- Amendment of Title 10, Chapter 20, Section 8 (newly proposed): SITE SCREENING, PARKING, PARKING LOT LANDSCAPING, SIGNAGE AND PROPERTY LANDSCAPING;
- Amendment of Title 10, Chapter 21, Section 3: AGRICULTURAL ANIMALS AS PETS;
- Amendment of Title 10, Chapter 21, Section 4: APIARIES;
- Amendment of Title 10, Chapter 22, Section 1.C. Position Of Uncovered Residential Parking, removed;
- Amendment of Title 10, Chapter 22, Section 1.D: Secondary/Auxiliary Parking Pads and Driveways Recreational And Hobby Vehicle Storage in Residential Zones;
- Amendment of Title 10, Chapter 22, Section 3: PARKING AREA DESIGN;
- Amendment of Title 10, Chapter 22, Section 4: COMMON/SHARED PARKING FACILITIES AND OFF-SITE PARKING ALLOWANCE;
- Amendment of Title 10, Chapter 22, Section 5: PARKING AREA IMPROVEMENTS AND PLANS;
- Amendment of Title 10, Chapter 22, Section 6.B: Number Of Spaces Required;
- Amendment of Title 10, Chapter 22, Section 7: LOADING SPACES;
- Amendment of Title 10, Chapter 22, Section 9: ACCESSIBLE PARKING SPACES, LOADING/UNLOADING AISLES, SIGNS, RAMPS AND ACCESSIBLE ROUTES, removed;
- Amendment of Title 10, Chapter 24, Section 2.D (newly proposed): Limited Variance Approval Authority Granted to the Planning and Zoning Department;
- Amendment of Title 10, Chapter 25, Section 6: CONDITIONAL USE PUBLIC HEARINGS;
- Amendment of Title 10, Chapter 25, Section 7: ACTION BY COMMISSION OR CITY COUNCIL;
- Amendment of Title 10, Chapter 25, Section 8: CONDITIONS;
- Amendment of Title 10, Chapter 25, Section 13: ACTION ON APPEALS BY COUNCIL;
- Amendment of Title 10, Chapter 26: PLANNED UNIT DEVELOPMENTS AND MASTER PLANNED COMMUNITIES, removing all content and replacing with the following (newly proposed) sections:
 - 1) 10-26-1: PURPOSE:
 - 2) 10-26-2: USE REQUIREMENTS:
 - 3) 10-26-3: OWNERSHIP/AREA REQUIREMENTS:
 - 4) 10-26-4: EXCEPTIONS TO DISTRICT REGULATIONS:
 - 5) 10-26-5: OPEN SPACE REQUIREMENTS:
 - 6) 10-26-6: PRIVATE STREETS:
 - 7) 10-26-7: CRITERIA FOR APPROVAL:
 - 8) 10-26-8: PROCEDURE FOR PUD PLAN APPROVALS:

- 9) 10-26-9: SUBDIVISION REGULATIONS:
- 10) 10-26-10: EXPIRATION AND EXTENSION OF APPROVAL PERIODS:
- 11) 10-26-11: CONFLICT WITH OTHER LAWS:
- 12) 10-26-12: FEES:
- Amendment of Title 10, Chapter 27: SUBDIVISIONS, removing all content and replacing with the following (newly proposed) sections:
 - 1) 10-27-1: GENERAL SUBDIVISION POLICY, JURISDICTION STATEMENT AND ADMINISTRATIVE AUTHORITY
 - 2) 10-27-2: PRELIMINARY PLAT APPLICATION FORM, CONTENT AND PROCESS
 - 3) 10-27-3: FINAL PLAT APPLICATION FORM, CONTENT AND PROCESS
 - 4) 10-27-4: SPECIAL SUBDIVISIONS AND DEVELOPMENTS
 - 5) 10-27-5: APPEALS OF ACTIONS ON PLATS
 - 6) 10-27-6: GENERAL DEVELOPMENT AND IMPROVEMENTS; REQUIREMENTS
 - 7) 10-27-7: CONSTRUCTION OBSERVATION
 - 8) 10-27-8: SUBDIVISION IMPROVEMENT AGREEMENT
 - 9) 10-27-9: POSTPLATTING CONSTRUCTION
 - 10) 10-27-10: FINANCIAL SECURITY AND GUARANTEE
 - 11) 10-27-11: DEDICATIONS
 - 12) 10-27-12: CORRECTING/VACATING/AMENDING PLATS
 - 13) 10-27-13: RESERVED
 - 14) 10-27-14: FEES
- Amendment of Title 10, Chapter 28, Section 5: GENERAL CONDITIONS AND LIMITATIONS;
- Amendment of Title 10, Chapter 28, Section 10: PLAN REVIEW AND APPROVAL;
- Amendment of Title 10, Chapter 28, Section 11: SITE IMPROVEMENTS;
- Amendment of Title 10, Chapter 29, Section 2: DEFINITIONS, removed;
- Amendment of Title 10, Chapter 29, Section 3 (proposed as 2): DEVELOPMENT STANDARDS;
- Amendment of Title 10, Chapter 32, Section 5: PROCEDURES FOR RECREATIONAL VEHICLE PARK APPROVAL;
- Amendment of Title 10, Chapter 33: LANDSCAPING AND CORRIDOR BEAUTIFICATION, removing all content and replacing with the following (newly proposed) sections:
 - 1) 10-33-1: DESCRIPTION AND PURPOSE
 - 2) 10-33-2: GENERAL LANDSCAPE REQUIREMENTS - APPLICATION, PLANS, PLANT SELECTION AND FIELD REQUIREMENTS
 - 3) 10-33-3: RESIDENTIAL DEVELOPMENT TREE REQUIREMENTS
 - 4) 10-33-4: CORRIDOR LANDSCAPING REQUIREMENTS
 - 5) 10-33-5: VARIATIONS IN CORRIDOR LANDSCAPING REQUIREMENTS
- Amendment of Title 10, Chapter 34, Section 10: DESIGN STANDARDS/REQUIREMENTS;

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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