

NOTICE OF PUBLIC HEARINGS BEFORE THE CITY OF NAMPA, IDAHO

Notice is hereby given that on October 12, 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, October 6, 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 RD (Two-Family Residential - Duplex) zoning district, potential development agreement, and Subdivision Preliminary Plat for Valente Subdivision at 0 Ustick Rd. (Parcel #R3083300000, a 37.72 acre parcel in SW ¼ of the NW ¼ of Section 3, T3N, R2W, BM, Nampa, Canyon County), for Jarom Wagoner & Trilogy Development, representing Corey Barton/Endurance Holdings LLC (ANN 205-21 & SPP 083-21). Original Concept: 115 single family lots (totaling 19.44 acres), 18 common lots (totaling 6.25 acres), and ROW (totaling 9.02 acres); for a gross density of 3.05 and a net density of 5.9.
- 2) Annexation and Zoning to BC (4.5 acres), IL (3.66 acres), RMH (16.15 acres), & RS6 (22.09 acres) - all located within four parcels numbered: #R3078101100, R3078100000, R3078301100, & R3078300000 (addressed as 7755, 0, 0, & 0 Ustick Rd), and potential development agreement, for Trestle Creek Subdivision (to be subdivided at a future date), a mixed-use development including commercial, industrial, multi-family, single-family attached and detached, and open space land uses (located in the NW 1/4 of Section 2, T3N, R2W, BM, Canyon County) for Jane Suggs/Gem State Planning representing Endurance Holdings LLC (ANN 212-21).
- 3) Conditional Use Permit for a Commercial Kennel License for up to 8 dogs in a RS6 (Single-family Residential 6,000 sq. ft.) zoning district at 407 S. Banner St. (a .09 acre, or approximately 3920 sq. ft. parcel of land in the SE 1/4 of Section 27, T3N, R2W, BM, Canyon County) in the Kurtz Addition Subdivision, for Jennifer Susan Maul (CUP 237-21).
- 4) Annexation and Zoning to RS6 (Single-Family Residential 6,000 sq. ft.) zoning district to connect to city utilities for an existing single family home and future lot split at 907 W Greenhurst Rd (a .98

acre parcel #R2928500000 in the NW ¼ of Section 4, T2N, R2W, BM) for Jose L and Martha Diaz (ANN 214-21).

- 5) Conditional Use Permit for Duplex - Two Family Attached Residential Dwelling in an RS6 (Single-Family Residential 6,000 sq. ft) zoning district at 1119 10th Ave S. (Parcel R1590700000 located in the NW 1/4 of Section 27, T3N, R2W, BM) for Joshua Morrison (CUP 238-21).
- 6) Conditional Use Permit for a home-occupation Firearms Business in an RS6 (Single-Family Residential 6,000 sq. ft) zoning district at 6489 E Monroe St (Parcel R3073835300 located in the SE 1/4 of Section 1, T3N, R2W, BM) for Jason Bjoralt representing Meredith Bjoralt (CUP 239-21).

Copies of staff reports and the full text of the proposed zoning text amendment, 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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