

NOTICE OF PUBLIC HEARINGS BEFORE THE CITY OF NAMPA, IDAHO

Notice is hereby given that on October 26, 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 20, 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) Comprehensive Plan Map Amendment from Commercial and Medium Density Residential to Residential Mixed Use designation, Zoning Map Amendment to adjust the boundaries of the BC (Community Business), RMH (High Density Residential), and RS6 (Single Family Residential 6,000 sq. ft.) zoning districts, Development Agreement Modification to remove requirements related to: design guidelines, minimum home sizes, Article VI. Use and Building Restrictions; and Subdivision, Preliminary Plat for a mixed use development - Franklin Village North subdivision at 0, 7354, & 7882 Cherry Ln. (parcel #s R2093901000, R2094000000, & R2093900000, located in the SW 1/4 of Section 2, T3N, R2W, BM) for Providence Properties (Patrick Connor) representing Donald Brandt (CMA 049-21, ZMA 150-21, DAMO 049-21, SPP 092-21). Original Concept: 66 single-family lots averaging 4,500 sf, 42 averaging 6,000 sf, 43 averaging 6,600 sf, 73 averaging 7,150 sf, 90 averaging 9,000 sf; 17 multi-family lots with a fourplex on each - totaling 68 units; 16 common lots (including 13.5 acres, or 14.5% of usable open space); and 6 shared driveway lots; for a 3.7 gross density and a 6.5 net density.
- 2) Annexation and Zoning to RMH (Multiple-Family Residential) zoning district and potential development agreement at 4618 Airport Rd and 325 N. Happy Valley Rd, for a four-plex development to be subdivided at a future date (totaling 4.57 acres on two parcels in NE ¼ of Section 24, T3N, R2W, BM, Nampa, Canyon County), for Blake Wolf/Wolf Building Co. representing Gene and Mary Hazen/Paintbrush Enterprises LLC (ANN 217-21). - Original Concept: 12-16 fourplexes each on a unique lot - totaling 48-64 units), a professional office lot, and a common lot.

- 3) Zoning Map Amendment from BC (Community Business) to RP (Residential Professional) zoning district, potential Development Agreement, and Subdivision Preliminary Plat for DIAMOND PEAK Townhouses at 7 6th St N - Parcel #R126500000; and Zoning of the abutting right-of-way totaling 1.08 acres (located in the SW 1/4 of Section 15, T3N, R2W, BM) for Jake Woodward representing Mark Engstrom and Mountain Star Partners, LLC. (ZMA 153-21 and SPP 084-21). - Original Concept: for 16 single-family attached dwellings in 3 three-story buildings for a gross and net density of 22.
- 4) Annexation and Zoning to RD (Two-Family Residential - Duplex) zoning district, potential development agreement, and Subdivision Preliminary Plat for Magnolia Estates Subdivision at 0 and 18189 Northside Blvd. (Parcels #R3435700000 and #R343570100 totalling 23.6 acres in SE 1/4 of Section 33, T4N, R2W, BM, Nampa, Canyon County), for Trilogy Development, representing Corey Barton and Melodee Barrus (ANN 215-21 & SPP 091-21). - Original Concept: 38 single family lots, 14 fourplex lots (56 units), 13 common lots (totaling 6.2 acres), and ROW (totaling 2.17 acres); for a gross density of 4.24 and a net density of 8.44.
- 5) Annexation and Zoning to RS7 (Single-Family Residential 7,000 sq. ft) zoning district, potential development agreement, and Subdivision Preliminary Plat for Fenway Subdivision at 0 Alma Ln (Parcel #R2952901200, a 28.25 acre parcel in NE 1/4 of the SW 1/4 of Section 12, T2N, R2W, BM, Nampa, Canyon County), for Trilogy Idaho (Shawn Brownlee) representing Endurance Holdings LLC (ANN 208-21 & SPP 085-21). - Original Concept: 85 single family lots (totaling 16.08 acres), 18 common lots (totaling 5.68 acres), and 6.49 in ROW and other; for a gross density of 3.01 and a net density of 5.28.
- 6) Annexation and Zoning to RS6 (Single-Family Residential 6,000 sf) zoning district, potential, development agreement, and Subdivision Preliminary Plat for Locust Grove Subdivision at 0, 0, 2306, 2414, & 2418 E Locust Ln (Parcels #R2911900, R2911600, R2911700, R2912000, & R29121010) totaling 25.06 acres in the SE 1/4 of Section 2, T2N, R2W, BM, Canyon County), for Sawtooth Land Acquisition LLC (ANN 213-21 & SPP 090-21). Original Concept: 90 single family lots (totaling 16.3 acres), 9 common lots (totaling 2.77 acres), and ROW (totaling 6 acres); for a gross density of 3.59 and a net density of 5.52.
- 7) Conditional Use Permit for a City of Nampa Wastewater Treatment Plant equipment and capacity expansion with potentially hazardous materials in a IL (Light Industrial) zoning district at 340 W Railroad St (Parcel R3130000000) to provide Class A Recycled Water and a new pipeline, meet phosphorus limits, and increase capacity to meet flow and loads in 2040 (located in the SE 1/4 of Section 16, T3N, R2W, BM) for Gregg Thompson representing City of Nampa/Nate Runyan (CUP 236-21).

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

PUBLISH: October 8, 2021