

## NOTICE OF SPECIAL NAMPA CITY COUNCIL MEETING FOR PUBLIC HEARINGS

**Notice is hereby given that** on November 1, 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>. interested parties can participate in-person but we strongly encourage remote participation through electronic means due to limited seating and to ensure safety.

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, October 27, 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. Development Agreement Modification to modify the concept plan (Exhibit B) and conditions of approval (Exhibit C) of Ordinance No. 3584, changing the site plan, the number of buildings, associated parking, and conditions, and Subdivision Preliminary Plat for the Falcon Townhouses Subdivision on 3 parcels addressed as 0 Lake Lowell Ave. - parcel #'s R32045000, R32045012, & R32045013 in a RD (Two-Family Residential) zoning district (three parcels totaling 7.8 acres in the SE 1/4 of Section 30, T3N, R2W, BM, Nampa, Canyon County) for Delta LLC./M Ataul Karim (DAMO 048-21 & SPP 087-21). - Revised Concept: 48 single-family attached townhouse units in 12 buildings (4.3 acres), 28 multi-family units in 7 buildings (2.5 acres), and 1 common lot (.96 acres); for a gross and net density of 9.74.
2. Annexation and Zoning to RD (Two-Family Residential - Duplex) zoning district, potential development agreement, and Subdivision Preliminary Plat for Wood Poppy Subdivision at 0 Northside Blvd. (Parcel #R34373011, a 9.51 acre parcel in SW ¼ of the SW ¼ of Section 34, T4N, R2W, BM, Nampa, Canyon County), for Jarom Wagoner & Trilogy Development, representing Corey Barton/Endurance Holdings LLC (ANN 204-21 & SPP 083-21). - Original Concept: 72 multi-family units on 18 buildable lots (totaling 6.94 acres) and 7 common lots/ROW (totaling 2.57 acres); for a gross density of 7.57.
3. Zoning Map Amendment from RS8.5 (Single-Family Residential 8,500 sq. ft.) to RS7 (Single-Family Residential 7,000) zoning district, Development Agreement Modification Ordinance No. 3564, and Subdivision Preliminary Plat to allow for 226 residentially zoned parcels totaling 41.7 acres, 32 common lots totaling 17.2 acres (9.91 of open space), and 5 common drive lots totaling 17 acres (parcel #'s R343710100 and R343710000 - addressed as 0 and 8620 Ustick Rd.) a sum

total of 75.9 acres (located in the SW 1/4 of Section 34, T4N, R2W, BM) Sweetwater Glen Subdivision for Toll Bros, Inc. representing Louie M. Asumendi (ZMA 148-21, DAMO 047-21, & SPP 086-21).

4. Vacation of a 2' x 36' portion of the 5' public utility easement along the west property line and 2' x 25' portion of the 5' public utility easement along the southern property (both originating from the southwest corner of the property and totaling 126 sf); and variance of Nampa City Code 10-1-7.F.5 requiring a minimum 5' setback from the property line for any permanent swimming pool, and in order to construct a swimming pool within 3' of the rear and side property lines and 3' from the existing home at 2711 E Rhyolite Ct. (a 0.17 acre Parcel #R2945419600) in an RS6PUD (Single Family Residential 6,000 sq. ft.) zoning district (located in the SE 1/4 of Section 28, T3N, R2W, BM, Nampa, Canyon County) for Diana and Chris Carswell (VAC 054-21 & VAR 111-21).

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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