

NOTICE OF PUBLIC HEARINGS BEFORE THE CITY OF NAMPA, IDAHO

Notice is hereby given that on December 14, 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, December 8, 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 RS8.5 (Single-Family Residential 8,500 sf.) zoning district, potential Development Agreement, and Subdivision Preliminary Plat for Terrace Falls Subdivision at 0 E Locust Lane (parcel # R2886601100, located in the SE 1/4 of the SW 1/4 and the SW 1/4 of the SE 1/4 of Section 6, T2N, R1W, BM) for Cleve & Murvelle Cushing Trust representing Cushing Family Trust (CMA 050-21, ANN 219-21, & SPP 094-21). Original Concept: 97 single-family lots; and 21 common lots; for a 2.12 gross density and a 3.58 net density.
2. Annexation and Zoning to RA (Suburban Residential) zoning district, and potential development agreement, at 11255 Greenhurst Rd and 11968 Meredith Ct. (Parcels #R2930326600 and R29303265A0 totaling 4.16 acres in NE ¼ of Section 6, T2N, R2W, BM, Canyon County), for David and Anne Martin (ANN 221-21). Original Concept: 1 existing single family home and construction of 1 additional single family home.
3. Annexation and Zoning to RS12 (Single-Family Residential 12,000 sf) zoning district, and potential development agreement, at 345 W Dooley Ln (Parcel #R2924201100 totaling 1.25 acres) in order to connect existing single-family home to city water utilities; (located in SE ¼ of Section 4, T2N, R2W, BM, Canyon County), for Jean Hennis (ANN 222-21).
4. Conditional Use Permit for a Commercial Kennel License for up to 4 dogs in a IL_RS (Light Industrial/Single-Family Residential) zoning district at 301 E Carol St. (a .19 acre parcel of land in the SW 1/4 of Section 15, T3N, R2W, BM, Canyon County) for Travis Jackman (CUP 244-21).
5. Zoning Map Amendment from BC_PUD (Community Business Planned Unit Development) to IL (Light Industrial) zoning district, and potential Development Agreement, at 0 Shannon Dr - Parcel #R3129700000 (a 42.47 acre parcel located in the NE 1/4 of Section 16, T3N, R2W, BM) for LDK

Ventures, LLC representing Northside Logistic Center LLC. (ZMA 155-21). - Original Concept: for light manufacturing, warehousing, and distribution facility(ies).

6. Conditional Use Permit for Utility owned building, structure or use - a TDS Metrocomm Telecomm Utility Bldg; in an RP (Residential Professional) zoning district at 7 5th St N. (Parcel R1265600000); a .17 acre parcel located in the SW 1/4 of Section 15, T3N, R2W, BM) for Ryan Cutler representing TDS Metrocom LLC (CUP 243-21).
7. Conditional Use Permit to allow 8 residential units above an existing 4400 sf commercial space in a BC (Community Business) zoning district at 519 Caldwell Blvd (also addressed as 523 Caldwell Blvd) a .53 acre parcel #R3132000000, located in the SW 1/4 of Section 16, T3N, R2W, BM) for Gaven King representing Susan & Edward Wonnacott (CUP 246-21).
8. Zoning Map Amendment from BC (Community Business) to RS8.5 (Single-Family Residential 8,500 sf) zoning districts; and Subdivision Preliminary Plat for Steven's Place Subdivision at 0 Iowa Ave (Parcel #R32065012A0); located on a 6.24 acre portion of the SE ¼ of the SE ¼ of Section 31, T3N, R2W, BM) for Patrick Colwell (T-O Engineers) representing Blackhawk Investments Idaho LLC (ZMA 158-21 & SPP 098-21). Original Concept: 17 single family lots (3.44 acres), 2 commercial lots (1.08), 4 common lots (.49 acres), and 1.23 acres in right-of-way.

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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