

2 March 2021

**LAVA SPRINGS OWNERS ASSOCIATION CORPORATION
8919 W ARDENE ST
BOISE ID 83709**

NOTICE OF PUBLIC HEARINGS BEFORE THE CITY OF NAMPA, IDAHO

Notice is hereby given that on March 15, 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. The items listed may not be held in the order they appear in below.

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 remotely through electronic means. Based on current state and/or local health and safety directives and guidelines, the City may limit the number of persons that may be present in the public meeting room at any one time.

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 below or sent to pzall@cityofnampa.us. If an individual wishes only to provide written comments for a hearing, those must be included in the Council packet and must be submitted by the methods described above. All written questions and comments must be submitted no later than 12:00 noon on Wednesday, March 10, 2021. 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 in other ways. Written communication allows decision makers to thoroughly consider the comments before the public hearing.


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 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) Variance of Section 10-1-19.A.2 requiring any public storage facility building to be located a minimum distance of 100' from any RS or RD zoning district; for a 19.93 acre parcel (R2953001000) at 0 Locust Ln (Located in the NW ¼ of Section 12, T2N, R2W, BM) for Linda Claiborne (VAR 100-21).


NAMPA
I D A H O
PLANNING & ZONING

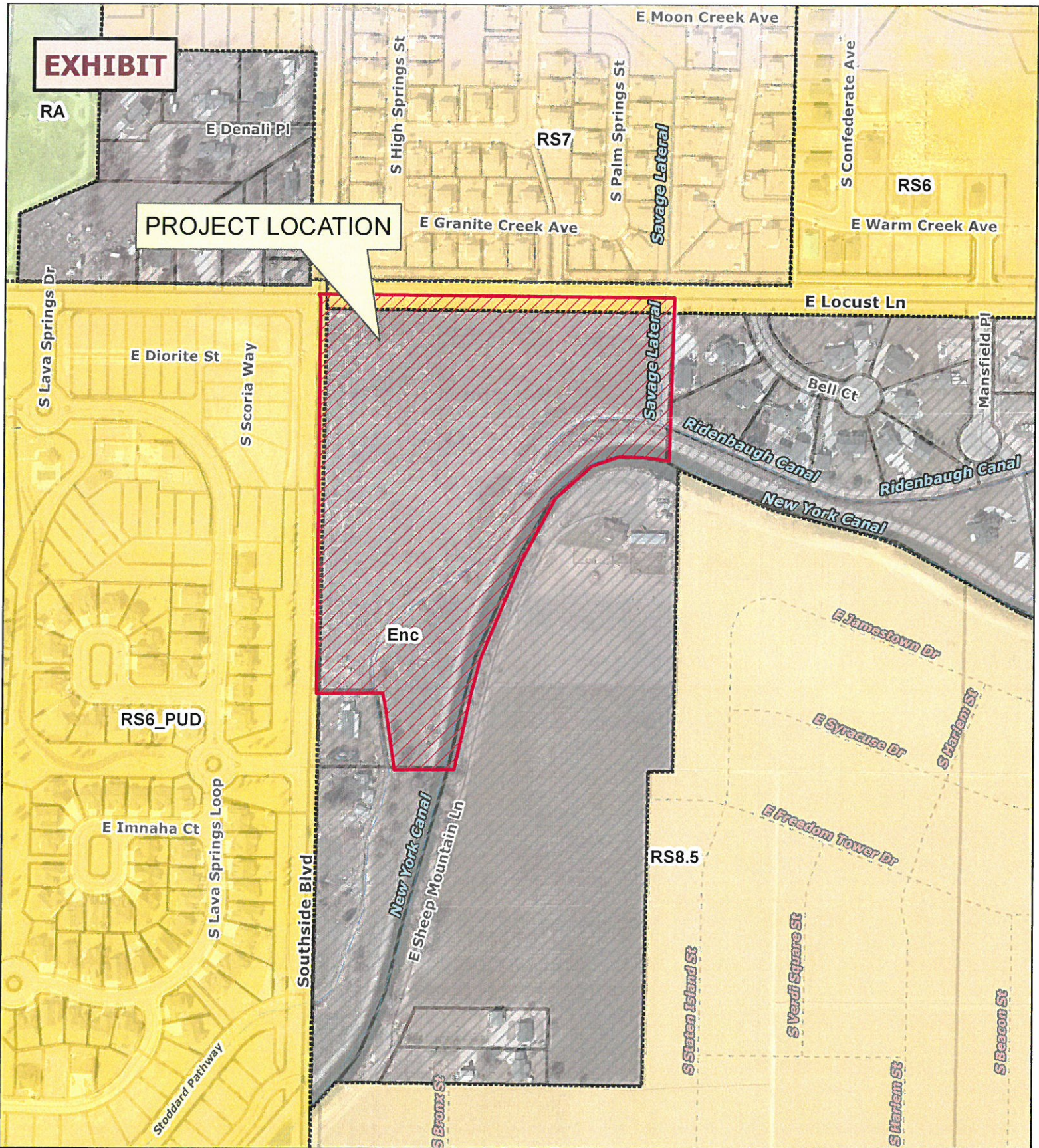
- 2) Development Agreement Modification originally recorded for Lakebrook Subdivision - Ordinance No. 3610, modifying the site plan, eliminating the proposed church to be replaced with additional single-family residential, removal of narrow private streets and gated neighborhoods, and revising the dimensional standards; Zoning Map Amendment from RSPUD to RS6 (Single-Family Residential 6,000 sf minimum), for Middlebury Subdivision in an RS6 zoning district (334 buildable lots, 1 existing home, and 36 common lots on 105.78 acres); located at 12246 Orchard Ave - County Parcel #s - R3280300000, R328001100, & R3279901000b(located in S 1/2 of Section 13, T3N, R3W, BM) for Jane Suggs - Gem State Planning representing Clinton R. Wissel (DAMO 040-20, ZMA 129-20).
- 3) Annexation and Zoning to RS6 (Single-family Residential 6,000 sf) at 0 Middleton Rd - Parcel #R3145601200 (A 32.92 acre portion of land located in the NE ¼ of Section 19, T3N, R2W, BM, Canyon County, Idaho, for Schultz Development (ANN 190-20).
- 4) Zoning Map Amendment from RD (Two-Family Duplex Residential) to RP (Residential Professional) for a portion of Parcel # R1177900000; for Multi-Family Residential apartments at 411 and 515 E Hawaii and 0 Constitution Way - county parcels R11767600000, R1177900000, & R1681700000, for a gross and net density of 20.37 on 18.65 acres (located on a portion of Lots 1 through 5 and all of Lots 6 through 10 of Block 187 of the Amended Plat of Kurtz Addition to Nampa Idaho as on file in Book 2 of Plats at Page 37 in the Office of the Recorder for Canyon County, Idaho, situated in the NW 1/4 of Section 34, T3N, R2W, BM) for Patrick Stoffregen - Pedcor representing Saint Alphonsus/Trinity Health (ZMA 131-20).
- 5) Zoning Map Amendment from RS6 (Single Family Residential – 6,000 sq. ft.) to RMH (Multiple-Family Residential), and Variance of Section 10-22-6B requiring 2 parking stalls per dwelling unit (plus ADA spaces), instead proposing 1.52 parking spaces per unit; both at 916 E. Colorado Ave., 915 E. Bird Ave. and 908 and 912 S. Elder St. (Parcels R11455011, R11455010, R11451012, R11451013 totally an approximate 3.936 acre portion of the NE ¼ of Section 34, T3N, R2W, BM, Nampa, Canyon County, Idaho) for 3-story multi-family apartments, for Brandon Whallon representing Kennedy Family Ventures, LLC for Broadstone Apartments (ZMA-130-20, VAR-097-20).

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 A Ashby

Rodney Ashby AICP, Planning Director

*Your property, located at R2945460000, is within 300' of the subject property.



**0 LOCUST LN
REDUCTION OF 100'
SETBACK OF PUBLIC
STORAGE FACILITY**

VARIANCE

VAR-00100-2021 3/2/2021 For illustrative purposes only.

Visit Planning & Zoning
at cityofnampa.us
for more info.



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|--------|--------|---------|-----------|
| AG | GB2 | RD_PUD | RS8.5 |
| BC | GBE | RMH | RS8.5_PUD |
| BC_PUD | HC | RML | RS12 |
| BF | IH | RML_PUD | RS12_PUD |
| BN | IL | RP | RS15 |
| BN_PUD | IL_PUD | RP_PUD | RS15_PUD |
| DB | IL_RS | RS4 | RS18 |
| DH | IP | RS6 | RS18_PUD |
| DV | IP_RS | RS6_PUD | RS22 |
| Enc | RA | RS7 | RS22_PUD |
| GB1 | RD | RS7_PUD | U |
| | | | UnZoned |

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