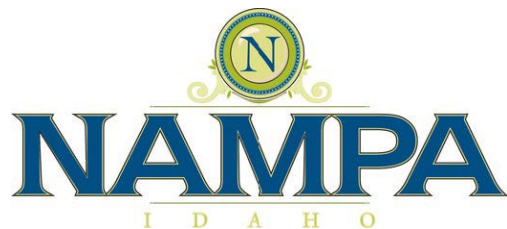


SW Nampa Specific Area Plan

Presentation to Canyon County Board of County Commissioners
and Nampa City Council

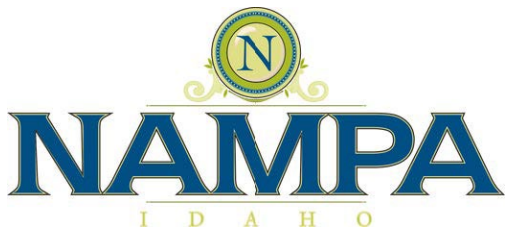
June 26, 2024



Meeting Goals

1. Share the proposed land use designations, concepts, and transportation network for the plan area
2. Provide a summary of the public engagement completed to date, including a review of the completed public questionnaire results
3. Review next steps in the planning process
4. Answer questions and receive feedback and comments from Elected Officials on each of the above

Looking Ahead: Establishing mutual agreement on the vision for the area



SW Nampa Specific Area Plan

WHAT IS A SPECIFIC AREA PLAN?

A Specific Area Plan is a guide for the future development of areas of special interest or concern. The plans focus on land use designations (e.g., industrial, commercial, residential) and potential public infrastructure needs (e.g., roads, sidewalks, parks and pathways) for the area.

WASN'T THIS ALREADY DONE?

The City of Nampa recently added much of this area to the City's *Area of Impact* allowing the City to plan for future development of this area. The Specific Area Plan will define future land uses and transportation needs.



PROJECT PROCESS

WE ARE
HERE

PUBLIC OUTREACH

Gather input from property owners and interested parties to determine how this area should look, feel, and develop out in the coming years.

1

MODIFY THE PROPOSED PLAN

We will modify the proposed plan based on the input we receive from property owners and interested parties.

2

PUBLIC HEARING BEFORE PLANNING & ZONING COMMISSION

A public hearing on the Southwest Nampa Specific Area Plan will take place before the Planning & Zoning Commission, the commission will vote to recommend adoption of the plan to City Council, or not.

3

PUBLIC HEARING BEFORE CITY COUNCIL

A public hearing on the Southwest Nampa Specific Area Plan will take place before Nampa City Council. City Council will vote to either adopt the plan, or not to adopt the plan.

4

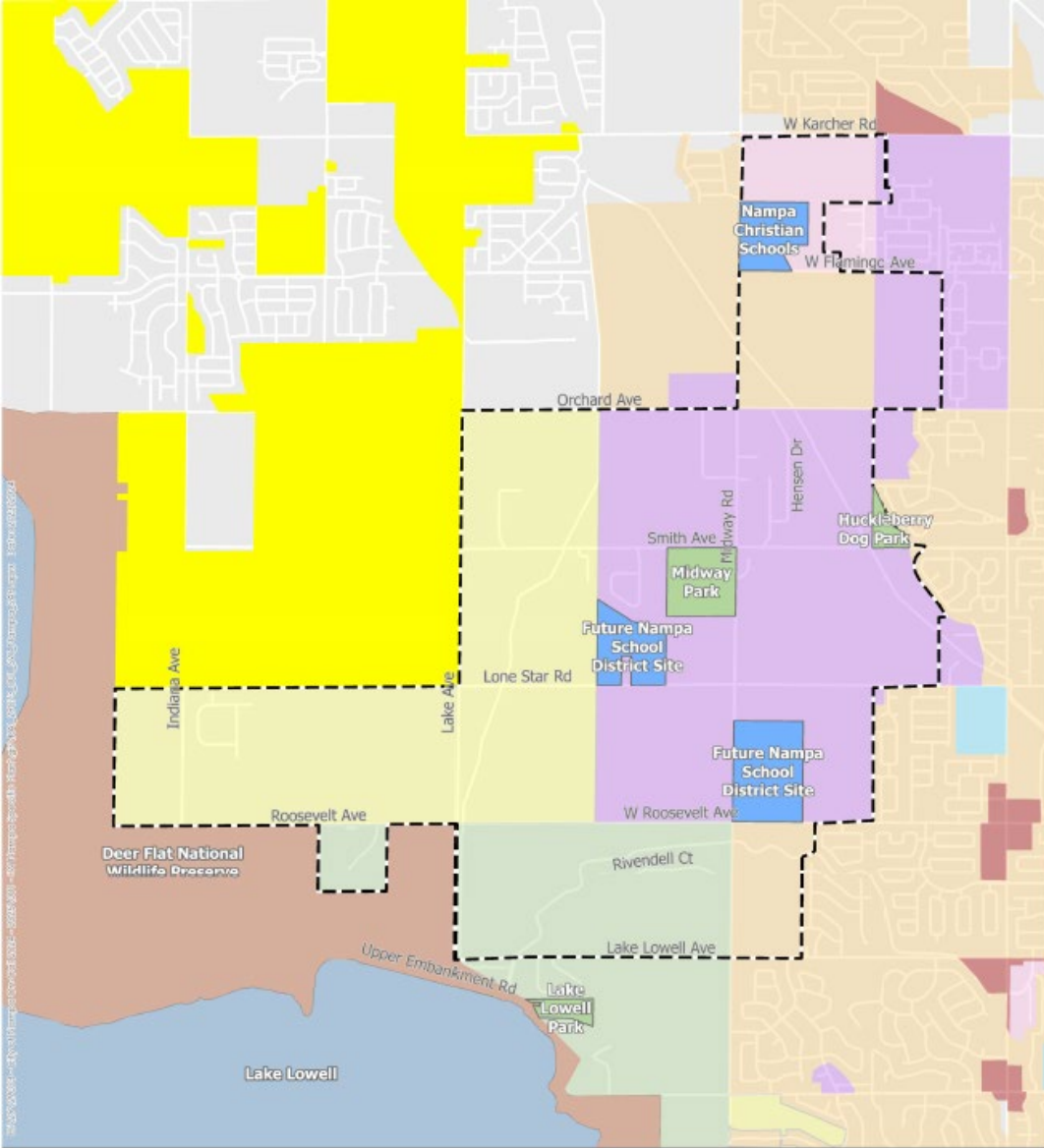
IMPLEMENTATION

If the Nampa City Council votes to adopt the Southwest Nampa Specific Area Plan, the Planning & Zoning Department will use the plan to guide development in this area. The Comprehensive Plan and Zoning Ordinance go through a separate public hearing process.

5

Current Future Land Use Designations

- ▶ Reviewed and approved by Nampa City Council in February 2023
- ▶ Area of Impact Expansion reviewed and approved by BOCC in September 2023



City of Nampa Future Land Use

- Commercial
- Community Mixed Use
- Education/Institutions
- Residential Mixed Use
- Medium Density Residential
- Low Density Residential
- Very Low Density Residential

Canyon County Future Land Use 2030

- Conservation/Open Space
- Rural Residential

Parks and Schools

- Park
- School



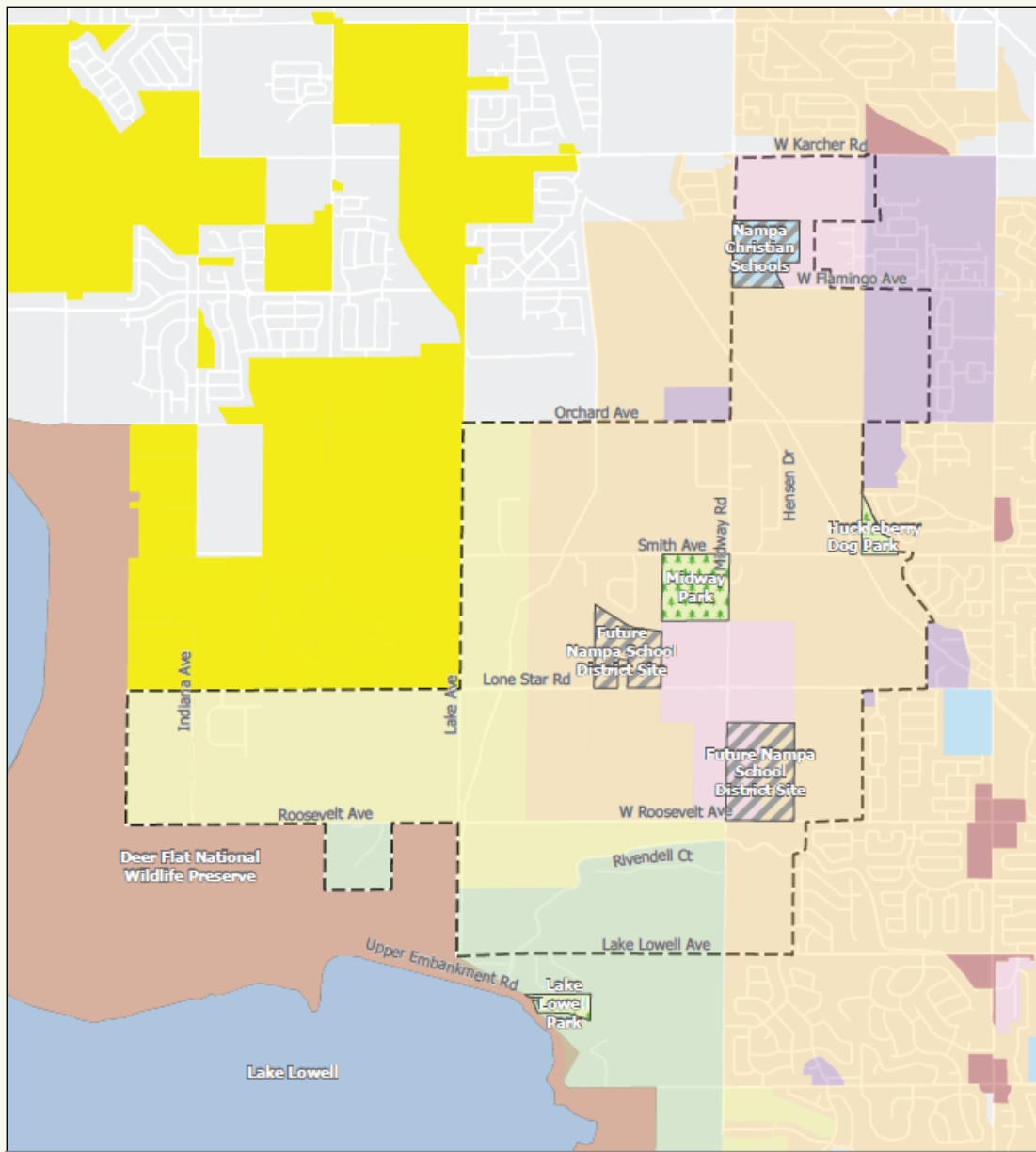
Figure 2

City of Nampa and Canyon County
Future Land Use Designations
SW Nampa Specific Area, Idaho

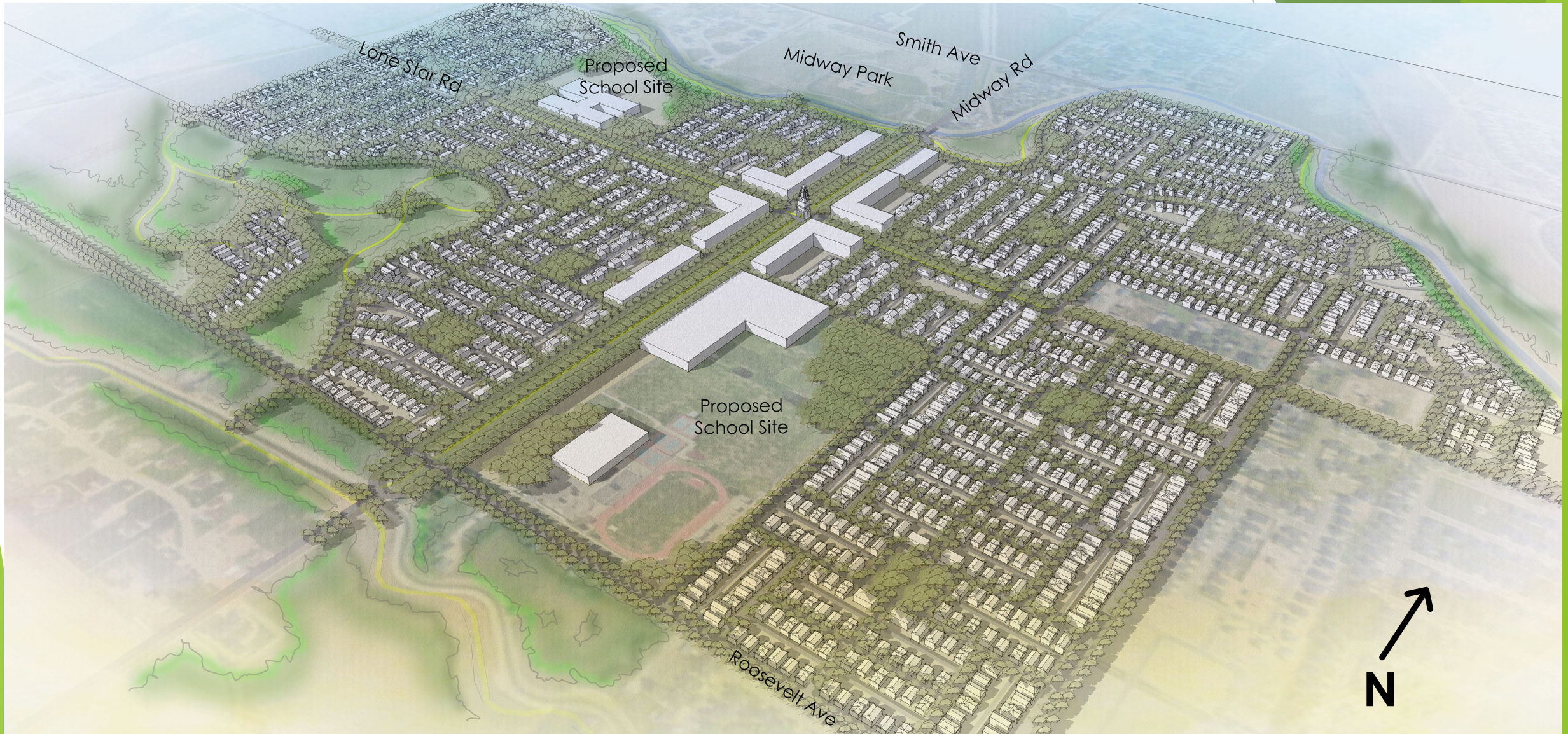


Proposed Future Land Use Designations

- ▶ Proposed changes were based upon individual property owner interviews.
- ▶ Shown to the public during the in person and virtual open houses.



Midway Rd/Lone Star Rd Area Concept



Midway Rd/Lone Star Rd Area Concept



Recommended Transportation Network

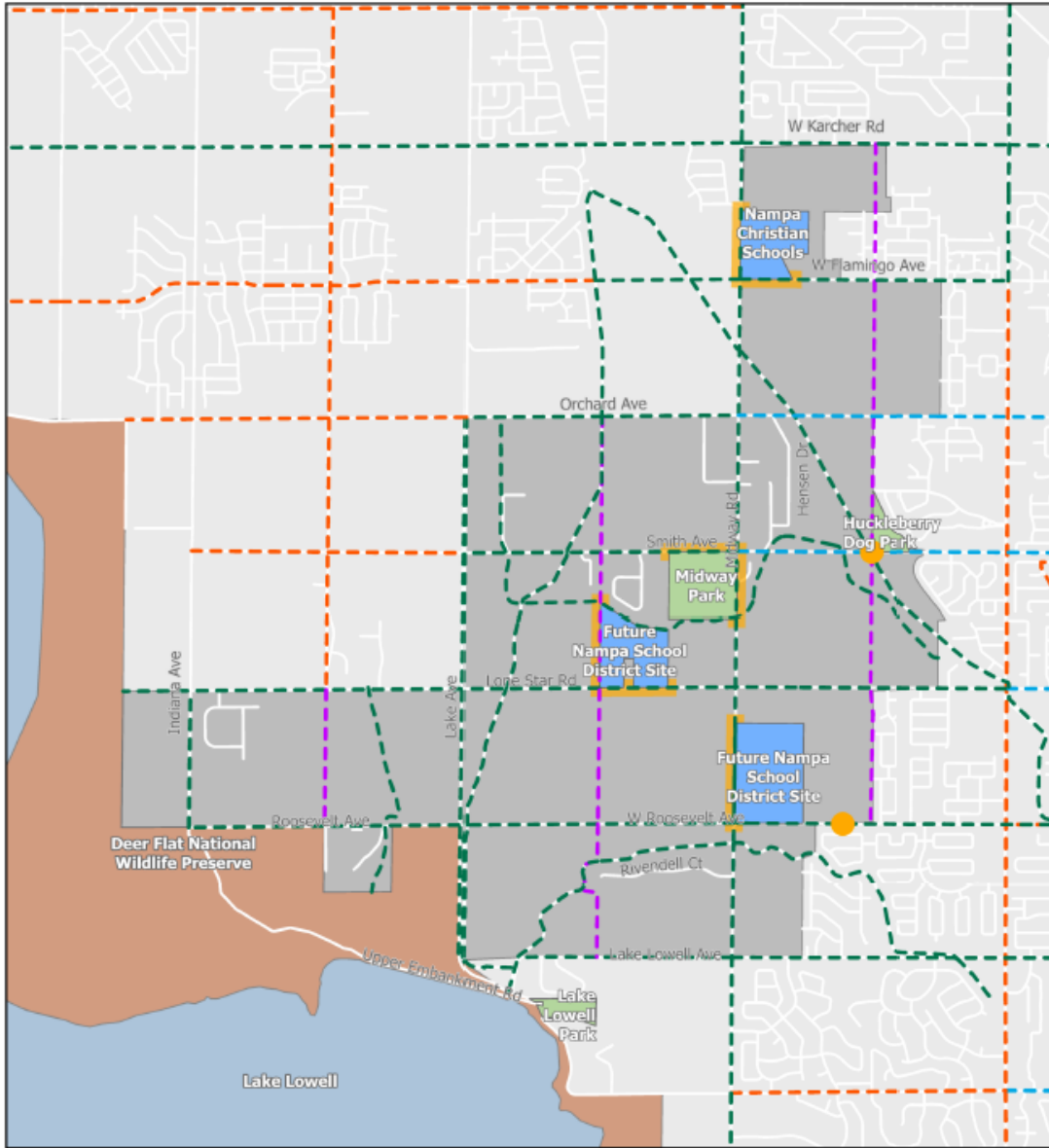


Figure 2

City of Nampa
Recommended Biking and Walking Network
SW Nampa Specific Area, Idaho



Public Engagement Methods:

March 13, 2024 through May 29, 2024

Information was shared and feedback collected through:

- ▶ Property Owner Meetings
 - ▶ Mailed invitations to property owners of parcels 10+ acres in size
- ▶ In-Person Open House
 - ▶ Mailed invitations to property owners within the plan area and within 300' of the plan boundary
 - ▶ Press release and social media posts
- ▶ Questionnaires (in-person & electronic)
- ▶ Project webpage visited by 368 people



Public Engagement Outcomes:

Individual Property Owner Meetings

March through April 2024

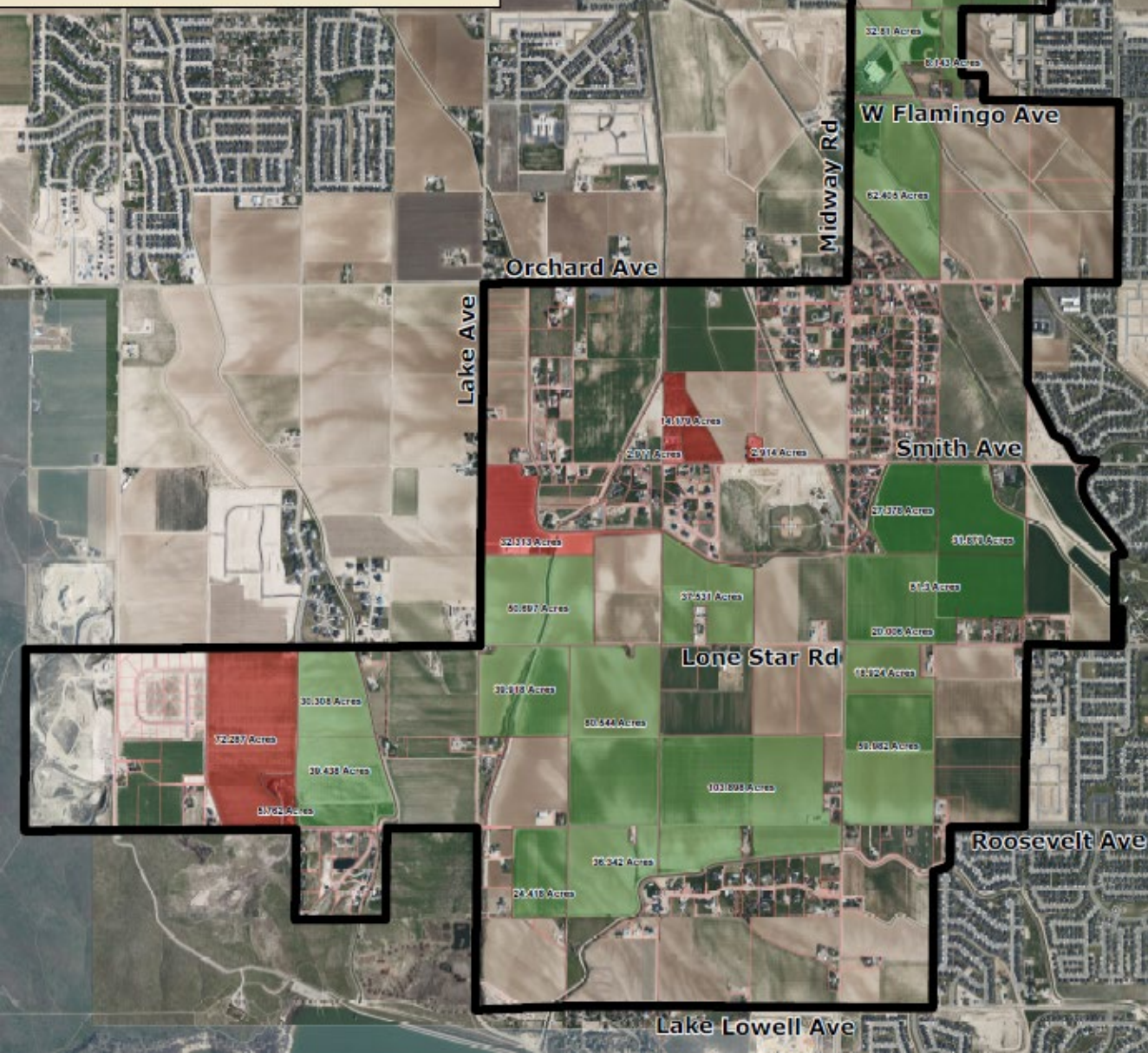
Comments were collected through:

- ▶ 7 meetings (9 owners attended)
- ▶ 3 additional meetings held following the completion of the individual property owner feedback phase (3 owners)

Public Engagement Outcomes:

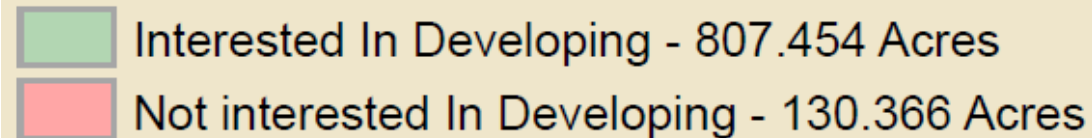
Property Owner Feedback

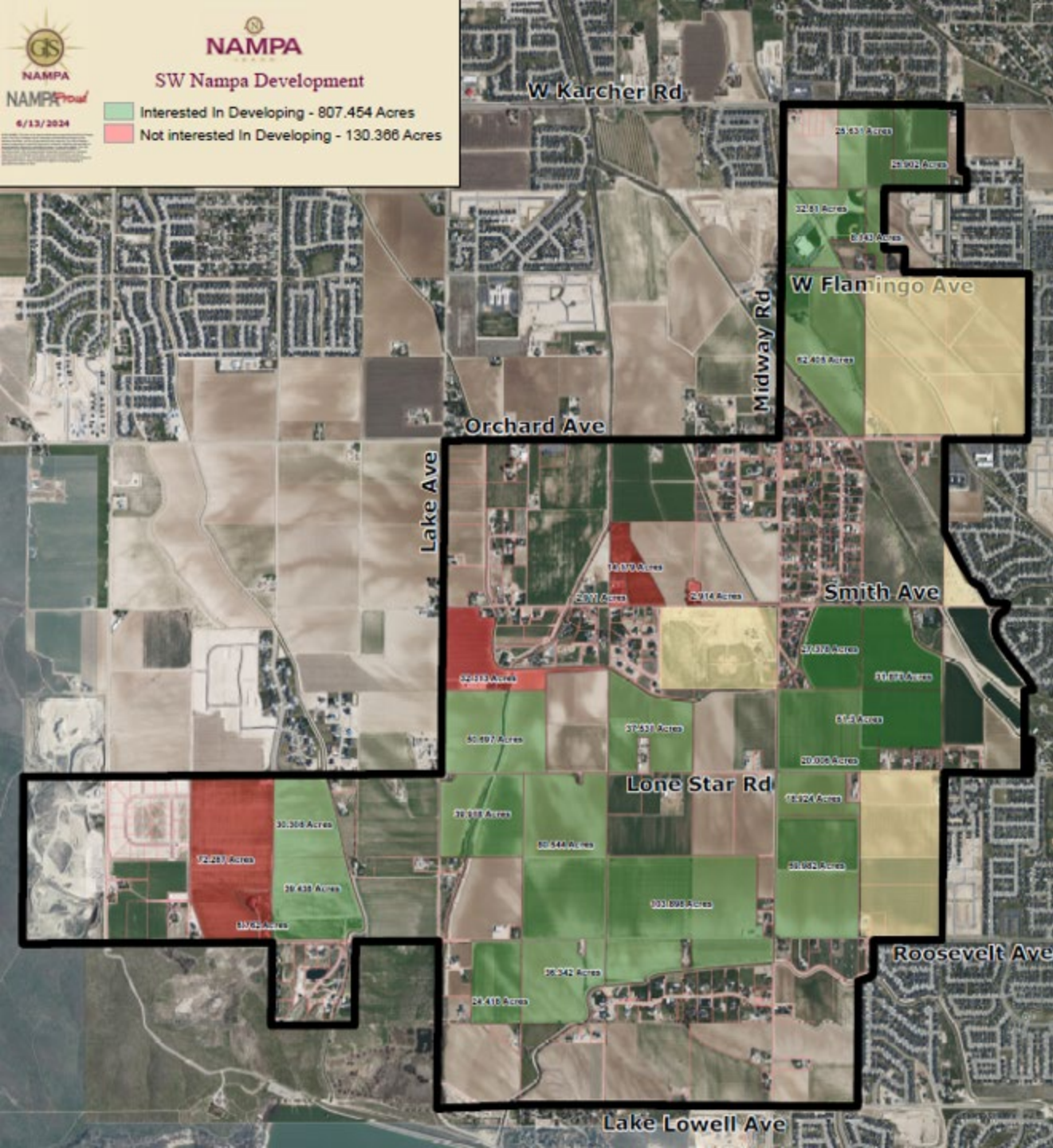
- ▶ Concern over the potential for higher traffic speeds and traffic volumes due to wider road (53%)
- ▶ Expectation that the plan will require additional right-of-way (50%)
- ▶ Concern over potential conflicts between people walking and biking on the sidepaths (18%)



Property Owners Interest in Development

- ▶ 7 meetings, 9 owners attended
- ▶ 3 additional meetings held following the completion of the individual property owner feedback phase





Property Owners Interest in Development

- ▶ The plan area includes 296.65 acres of land that is actively pursuing or under development (yellow highlighted areas).
- ▶ Of all highlighted areas on the map, **89%** of this land is in the process of or looking to be developed.

Public Engagement Outcomes:

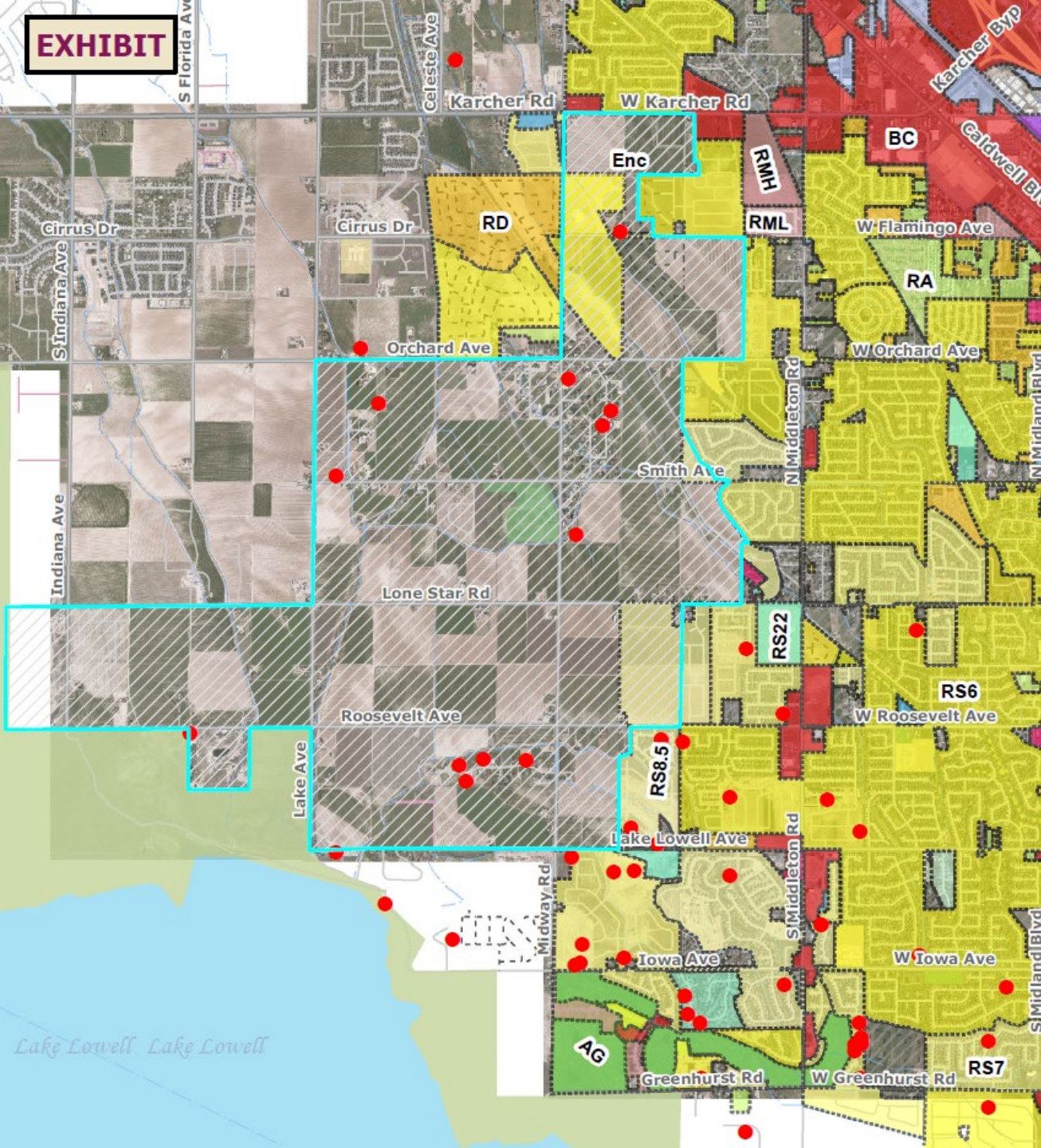
General Public Feedback

May 15, 2024 through May 29, 2024

Public comments were collected through:

- ▶ In-Person Open House (108 attendees)
- ▶ Questionnaires (175 participants)
 - ▶ 39 in-person questionnaires were completed
 - ▶ 136 online questionnaires were completed

EXHIBIT



Location of Questionnaire Respondents

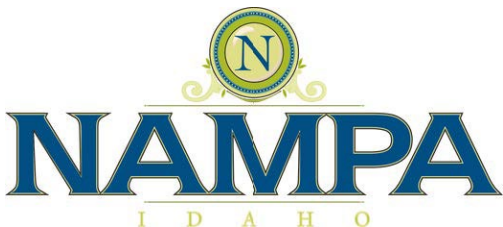
- ▶ Of the 175 questionnaire participants, 60 provided their home address.
- ▶ Of those 60, 12 (20%) live within the plan area and 48 (80%) live outside of the plan area.

Public Engagement Outcomes:

Do You Support the Proposed Land-Use Designations?

► Yes: **26%**

► No: **74%**



Public Engagement Outcomes:

General Public Top Concerns

- ▶ Traffic congestion and safety.
- ▶ Concern that the rural feel and environment of the area would be degraded. Respondents commented on the abundant wildlife and rich soil in the area and their desire to preserve those facets of the land.
- ▶ The potential for water shortages from further development. Some property owners indicated they're already experiencing some depletion in their wells.

Public Engagement Outcomes:

General Public Top Likes

- ▶ Preserving the integrity of Deer Flat.
- ▶ People want to see transportation improvements, including safer roads and more separated places for walking and biking.
- ▶ The proposed location of commercial uses.

Public Engagement Outcomes:

Desired Transportation Improvements

- ▶ Intersection Safety Improvements: **14%**
- ▶ Sidepaths for People Walking & Bicycling: **16%**
- ▶ Separated Walking and Bicycling Paths: **20%**
- ▶ Upgrade Existing Streets: **21%**

Discussion and Questions

Next Steps

- ▶ Joint City/County Staff Meeting: Early July
- ▶ Draft Specific Plan for City Staff Review: July
- ▶ Coordination Meeting with Canyon County & City of Caldwell: Late August/Early September
- ▶ Revised Draft Specific Plan for Joint Planning & Zoning/Nampa City Council Meeting: September
- ▶ Final Specific Plan for Adoption: September/October

Looking Ahead for the County

- ▶ Collaborate with City to identify solutions & mechanisms the County can utilize to implement the City's vision
- ▶ Adopt City's Specific Area Plan as an addendum to Area of Impact agreement.
- ▶ Update Joint Powers Agreement with regard to City/County development review processes