

## NOTICE OF PUBLIC HEARING BEFORE THE CITY OF NAMPA, IDAHO

**Notice is hereby given that** on February 10, 2026, at 6:00 p.m. (or as soon after 6:00 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 Planning & Zoning Commission.

For detailed information regarding how to participate: <https://www.cityofnampa.us/1612/Public-Meetings>

Pre-annexation and Pre-zoning to BC (Community Business) zoning district at 0 Hwy 20/26 and development agreement, approval for parcel #R34169012, located in the SE 1/4 of Section 22, T4N, R2W, BM, for Steve Thiessen - Hatch Design Architecture representing Machsie Investments LLC (PANN-00002-2025). Original Concept: 22,000 sf commercial building on a 1.84 acre lot.

Annexation and zoning to RS4 and RS6 (Single-Family Residential), RD (Town-Family Duplex Residential), and BN (Neighborhood Business) zoning districts, potential development agreement, and preliminary plat subdivision for Sagewood Subdivision, at 0 & 0 Lewis Ln, parcels #R2952501200 and R2952500000, and necessary right-of-way, in the SW 1/4 of Section 12, T2N, R2W, BM, for Kelli Black representing Moore Family Living Trust & Corey Barton (ANN-00346-2025, SPP-00170-2025). Original Concept: 95 Single-Family detached dwelling units, 83 Single-Family attached dwelling units, 4 Commercial lots, and 18 common lots.

Zoning Map Amendment from RS6 (Single-Family Residential) to BC (Community Business) zoning district at 1111 11th Ave N, parcel #R1298001000, located in the NW 1/4 of Section 23, T3N, R2W, BM, for Raquel Pedraza (ZMA-00209-2025). Original Concept: Noah's Noble Auto - mechanic and auto repair (materials and office for mobile auto repair service and no customers to visit property), on an approximate .46 acre parcel.

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 <https://www.cityofnampa.us/1612/Public-Meetings> on the Thursday prior to the hearing date.

Individuals who require assistance to accommodate physical, vision, and/or hearing impairments, please contact the City Clerk's Office at Nampa City Hall, (208) 468-5415. Requests should be made at least three (3) days prior to the meeting to allow time to arrange accommodation. Requests that require county interpreter services need to be made at least seven (7) business days prior to the meeting.

Rodney Ashby, Planning Director  
PUBLISH: January 23, 2026

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More Information about upcoming public hearings for Planning & Zoning applications can be found on these two additional pages:

- The [Upcoming Public Hearings](#) page includes links to public records available for the applications. The public hearing information on this page also includes any continued hearing items as well as Variance applications which do not require legal notice.
- The [Interactive Public Hearing Map](#) provides a visual of the location of applications currently in the public hearing process. A link to the public records related to the application is available from this view.
- Learn about the [Public Hearing Process](#) and more from our [Citizens Guide to Planning](#) magazine and video series.

We welcome your questions! You can contact the Planning & Zoning Department by email to: [pzall@cityofnampa.us](mailto:pzall@cityofnampa.us) or by phone at 208-468-4430.

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