

NOTICE OF PUBLIC HEARING BEFORE THE CITY OF NAMPA, IDAHO

Notice is hereby given that on January 13, 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>

Annexation and Zoning for 37.74 +/- acres into BC (Community Business), RD (Two-Family Residential), RS 4 (Single-Family Residential), and RS6 (Single-Family Residential) zoning districts with corresponding right-of-way, potential development agreement, and Subdivision Preliminary Plat approval for Regatta Crossing Subdivision at 0 Ustick Rd, parcels #R3083300000, located in the NW 1/4 of Section 03, T3N, R2W, BM, for Endurance Holdings LLC (ANN-00341-2025, SPP-00164-2025). Original Concept: 58 single-family attached townhouse dwelling units, 100 single-family detached dwelling units, 4 commercial lots, and 22 common lots.

Conditional Use Permit for an Existing RV Park Expansion at Mason Creek RV Park 807 N Franklin Blvd in an RA (Suburban Residential) zoning district, (A portion of a 14.58 acre or 635,105 sq. ft. parcel #R1503823600 located in the SE ¼ of Section 15, T3N, R2W, BM for Matt Stevens (CUP-00396-2025). Original Concept: Approval of a previously expired Conditional Use Permit to expand the RV park increasing the total number of RV sites from 76 to 120.

Annexation and zoning to RS 6 (Single-Family Residential), and Conditional Use Permit for an Assisted Living Facility with 9+ beds, at 3023 S Happy Valley Rd. parcel #R2907600000 in the NE 1/4 of Section 1, T2N, R2W, BM, for Jeff Likes representing Singh Navjot, Kaur Jaskaran (ANN-00340-2025, CUP-00395-2025). Original Concept: for "Summer Breeze" Assisted Living Facility for up to 11 rooms and 13 beds.

Subdivision Preliminary Plat Approval for Greenhurst Cottages Subdivision in a RMH (Multi-Family Residential) zoning district, on parcel #R2016200000, addressed as 2321 Sunny Ridge Rd located in the NW 1/4 of Section 03, T2N, R2W, BM, for Marcel Lopez, Conger Group representing Sunny Acre Partners LLC (SPP-00165-2025). Original concept: 43 cottage style single family detached dwelling units on 3.06 acres +/-.

Zoning Text Amendment to repeal and replace city code Title 10, Chapter 23 Signs, to eliminate redundant language, remove unnecessary definitions, provide clarify, reorganize the chapter, align standards with Building Code for when a licensed design professional is required, add language restricting placement of temporary signs on city properties, and add language for when additional sign code is required to be followed in city planning areas (ZTA-00036-2023).

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: December 26, 2025

* * * * *

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 or by phone at 208-468-4430.

* * * * *