

NOTICE OF PUBLIC HEARING BEFORE THE CITY OF NAMPA, IDAHO

Notice is hereby given that on January 20, 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 City Council Commission.

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

Annexation and Zoning to RMH (Multiple-Family Residential) zoning district, Comprehensive Plan Text Amendment to change the text on the map in the Highway 20/26 Specific Area Plan that restricts high density residential to 8-12 dwelling units an acre to 8+ dwelling units an acre as is allowed in the High Density Residential designation in the Nampa Comprehensive Plan, potential development agreement for the future development of a project known as Prescott Creek at 0, 18290 Prescott Ln, 18319 11th Ave N, a total of 80.81 acres in three parcels #R343860000, R3438601000 & R343820000, located in the SE 1/4 of Section 35, T4N, R2W, BM, for Ryan Cutler representing Prescott Farm LLC (ANN-00333-2025 & CTA-00020-2025). Original Concept: Future development of 380 townhouses and 760 multifamily units in 24-plex & 88-plex buildings.

Annexation and Zoning to RS4 (Single Family Residential) and potential development agreement for a future residential subdivision (Shadow Creek at Lake Lowell) at 1408 Lake Lowell Ave, a 2.06 acre parcel #R3201900000 located in the SE 1/4 of Section 29, T3N, R2W, BM, for Kylie Canaday of Cole Architects (ANN-00335-2025) Original Concept: 12 buildable lots for single family detached dwelling units and 4 common lots.

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 2, 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 or by phone at 208-468-4430.

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