

NOTICE OF PUBLIC HEARING BEFORE THE CITY OF NAMPA, IDAHO

Notice is hereby given that on April 28, 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>

Comprehensive Plan Text Amendment to remove language recommending developments 5 dwelling units per acre or more be required to get approval of a Planned Unit Development or a Master Planned Community for the City of Nampa (CTA-00023-2026).

Comprehensive Plan Map and Text Amendment to change Residential Mixed Use to Medium Density Residential and Commercial to Medium Density Residential on the future land use map; Regional Commercial and Residential Mixed Use to Medium Density Residential in the Hwy 20/26 Specific Area Plan; Annexation to BC (Community Business) and RS6 (Single-Family Residential) zoning districts; and Preliminary Plat for Madison Ranch Estates subdivision, at 0 Madison Rd and 0 Hwy 20/26, parcel #R3423400000 & R3425800000, located in the NE 1/4 of Section 27, T4N, R2W, BM, for Mason & Associates, Inc. representing Boise Valley Land Holdings LLC. (CMA-00066-2026, CTA-00025-2026, ANN-00351-2026 & SPP-00173-2026). Original Concept: RMU to MDR, Commercial to MDR, 1 Commercial lot, 323 detached single-family residential lots, and 51 common lots.

Comprehensive Plan Map Amendment from Low Density Residential to Medium Density Residential at 5601 E Locust Ln, parcel #R2887700000, located in the NE 1/4 of Section 7, T2N, R1W, BM, for Ray Bolinger (CMA-00069-2026). Original Concept: Future Annexation and Zoning to RS4 or RD for cottage-style townhouses.

Comprehensive Plan Map Amendment from Industrial to Commercial for a 2.6 acre portion, Annexation and Zoning to IL (Light Industrial) zoning district for 15 acres, and BC (Community Business) zoning district for 2.6 acres, and Subdivision Preliminary Plat for Elite Industrial Subdivision at 4300 E Victory Rd and 0 N Picard Ln, parcels #R3174501100 & R3174501800, located in the SE 1/4 of Section 24, T3N, R2W, BM, for Jeff Hatch with Hatch Design Architecture representing MWSS NAMPA LLC (CMA-00067-2026, ANN-00352-2026, SPP-00175-2026). Original Concept: 1 commercial lot for RV & Boat Storage & 31 industrial lots.

Comprehensive Plan Map Amendment from Commercial to Medium Density Residential and Comprehensive Plan Text Amendment to change land use map in the SH16 Plan from High Density Residential/Neighborhood Commercial to Medium Density Residential at 17403 Star Rd (Parcel #R3037400000), located in the SE 1/4 of Section 6, T3N, R1W, BM for Trilogy Development (CMA-00068-2026, CTA-00024-2026). Original Concept: Future annexation and subdivision Spring Hollow South.

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: April 10, 2026

* * * * *

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.

* * * * *