

PLANNING & ZONING DEPARTMENT
Before the PLANNING AND ZONING COMMISSION
Meeting of May 13, 2025

PUBLIC HEARING ITEM
STAFF REPORT

Rodney Ashby, AICP - Director

Zoning Map Amendment from RD (Two Family -Duplex- Residential) to RS6 (Single Family Residential) zoning district and potential development agreement for a 0.26 parcel #R117980000 at 1423 S Elder Street (NE 1/4 of Section 34, T3N, R2W, BM) for Celida Herrera (**ZMA-00202-2025**).

Original concept: Zoning map amendment for building an addition to the existing home.

(Action: *Recommend Approval or Denial*)



PROPERTY DETAILS

HISTORY: Part of the Kurtz Addition subdivision

Utility Services: The City currently maintains the following utilities in the area:

- Domestic water – 6" main in west side of S Elder St.
- Sewer – 12" main in S Elder St at approx. +/- 10' depth. 10" main in E Iowa Ave at approx. +/- 10' depth.
- Pressure Irrigation – 6" main in east side of S Elder St.

STAFF NOTE - PURPOSE

The current zoning district on the parcel is primarily RD (Two-Family Duplex Residential), but includes a smaller portion on the southern end of the property that is zoned RS6 (Single-Family Residential). The property owner wishes to construct an addition onto the dwelling, but keep it as single family residential. Since the primary zoning district is RD, the property size is limited to 10,000 sq. ft. for a single-family detached dwelling unit. The rezone to RS6 is intended to "clean up" the property by having only the RS6 zoning standards apply to the property and allowing the addition to be constructed, since the RS6 zoning district allows a maximum lot size of 12,000 sq. ft. and the property is 11,506 sq. ft.

ZONING REGULATIONS

10-3-5: SPLIT ZONING OF A LOT/PARCEL When a lot/parcel has one-half (1 /2) or less of its area in a zone judged by the Planning Director or his/her designee to be more restrictive in nature (in terms of uses that it allows and setback restrictions it imposes) than the zone which is in the remainder, the Planning Director or his/her designee may (but shall not be required to) apply the regulations of the more restrictive zone to the entire lot/parcel when in the judgment of the Director or his/her designee so doing would provide the best pattern for harmonious development of a property as viewed in conjunction with existing land uses on abutting/adjacent properties. For example, a property split zoned partially BC and predominantly RP may be allowed the uses and standards applicable in the more restrictive RP zone. Rezoning shall be the means used to effectuate a change to that portion of a lot/parcel zoned differently from the balance of that lot/parcel where this regulation is deemed undesirable.

RD – TWO-FAMILY (DUPLEX) RESIDENTIAL DISTRICT/ZONE

10-10-5.D: Density Requirements and Lot sizes:

FUTURE LAND USE DESIGNATION		ZONE/TYPE	MINIMUM BASE LOT SIZE	MAXIMUM BASE LOT SIZE
MDR	RMU	RD Single-Family	6,000 s.f.	10,000 s.f.
MDR	RMU	RD Two-Family (Duplex)	6,000 s.f.	12,000 s.f.
MDR	RMU	RD Two-Unit Townhouse	6,000 s.f.	12,000 s.f.
MDR	RMU	RD Three-Unit Townhouse	9,000 s.f.	15,000 s.f.
MDR	RMU	RD Four-Unit Townhouse	12,000 s.f.	18,000 s.f.

RS - SINGLE-FAMILY RESIDENTIAL DISTRICT/ZONE

10-8-5.A: Spatial and Bulk Requirements for Principal Structures and Accessory Structures:

Required front setbacks	20 feet to garage wall 15 feet to living area
Required setback abutting public right of way (Street Side)	10 feet
Required side setbacks	5 feet
Required setback abutting public right of way (Alley Side)	15 feet from alley centerline

Required rear setbacks for standard buildable lot	15 feet
Required rear setbacks for a RS 5 zoned property or corner lot that has been split	5 feet
Required accessory structure front setback	Side or rear yard behind the front plane the principal structure or 20 feet whichever is greater
Required Accessory Structure Side and Rear Setback	5 feet
Required landscape buffer on all city local, collector and arterial roads (Subdivisions only)	25 feet

10-8-5.A.2: Setbacks shall be measured from the property line or future right of way where known or determined by the City Engineer.

10-8-5.A.3: Where a utility easement is recorded adjacent to a rear or side property line, the setback shall be no less than the width of the easement on the development site or as designated in the chart, whichever is greater.

10-8-5.B: Density Requirements and Lot Sizes:

Residential Zoning Districts - Lot Size and Density - Standard Subdivision						
Future Land Use Designation	Zoning District	Min Lot Size per DU	Max Lot Size per DU	Gross Density Range in Comp Plan	Minimum Property Width (feet)	Required Mean Property Depth (feet)
MDR/RMU	RS-6	6,000	12,000	2.51 - 8 DU/acre	30	60

CORRESPONDENCE

Comments have been received regarding the entitlement request associated with this matter [and report]. Such correspondence, by way of information, as received from agencies or the citizenry regarding the application package [received by noon October 23, 2024] is hereafter attached to this report. Agency comments that indicate no comment/issues/concerns will not be listed here but are attached to this staff report.

Code Compliance: “no violations at this time”

Engineering: The Engineering Division does not oppose this application with the following comments/conditions:

General Comments:

1. The Engineering Division has reviewed the annexation and zoning legal descriptions and find them to be generally accurate and within sufficient precision per Idaho State Code.
2. The following public roads provide access to the property.
 - S Elder St – classified as “Local Road”, 20-mph.
3. Frontage improvements in accordance with Nampa City Code Section 9-3-1 will be required at the time of development.

4. A Traffic Impact Study (TIS) is required for any project generating more than 100 new vehicle trips during any peak hour or 1,000 new daily trips (total in and out vehicular movements).
 - A TIS will not be required for this project.
5. The City currently maintains the following utilities in the area:
 - Domestic water – 6" main in west side of S Elder St.
 - Sewer – 12" main in S Elder St at approx. +/- 10' depth. 10" main in E Iowa Ave at approx. +/- 10' depth.
 - Pressure Irrigation – 6" main in east side of S Elder St.

Conditions:

1. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development.
2. Developer shall construct frontage improvements along S Elder St in accordance with Nampa City Code Section 9-3-1 at time of property development.

PROPOSED FINDINGS

Zoning Map Amendment Criteria:

- A. The proposed map amendment(s) is, are or would be in harmony with the City's currently adopted comprehensive plan and comprehensive plan land use map.
- B. The proposed map amendment(s) is, are or would provide for a proposed use or set of uses that would be at least reasonably compatible with existing, adjoining property uses.
- C. The proposed zoning map amendment(s) is in the interest of the public and reasonably necessary.

Zoning Map Amendment Facts:

- Nampa City Code, Title 10, Chapter 8 RS Zoning District (Single-Family Residential) purpose statement: "The RS Single-Family Residential District is intended for low density, urban single-family residential and compatible uses. A stable and healthful environment, together with the full range of urban services, makes this an important land use district within the community."
- Surrounding Zoning:
 - North:** RD – Kurtz Addition (Single-Family Residential)
 - South:** RS6 – Hill Subdivision (Single-Family Residential)
 - East:** RD – Kurtz Addition (Single-Family Residential)
 - West:** RD – Kurtz Addition (Single-Family Residential)

- In the Comprehensive Plan, compatible design is defined as the visual relationship between adjacent and nearby buildings and the immediate streetscape, in term of a consistency of material, colors, building elements, building mass and other constructed elements of urban environments, such that abrupt or serve differences are avoided.
- In the Comprehensive Plan, incompatible land uses are defined as Land uses which are known or expected to cause environmental problems for one another, when in proximity, are deemed incompatible and are protected from one another by separation and/or other means.
- The Nampa Comprehensive Plan text highlights the need to provide single-family residential land uses in Chapter 3. Housing:
- **3.11.4 Options to Improve Housing Affordability:** Housing costs are largely driven by demand, the cost of land, the cost of materials, the cost of labor, business overhead and profit margins. The City should encourage the development of residential development that increases the quantity of affordable housing units:
- The only change proposed to the property is for an addition to be constructed on to the existing single-family residential dwelling unit.
- The property is located on a property that is designated as Medium Density Residential on the Future Land Use Map in the Comprehensive Plan. The purpose of this designation is described in the Plan as....

5.5.3 Medium Density Residential (2.51 – 8 Dwelling Units Per Acre [Gross] With a gross density of 2.51 to 8 dwelling units per acre (gross), this is the most common residential land use designation in the Nampa Area of City Impact. Its character is more urban than rural but can contain rural elements such as open space. This land use designation is intended to contain single- family detached homes, duplexes, and townhomes. Compatibility with existing development is an important consideration when designing subdivisions in this land use designation. Developments that exceed 5 dwelling units per acre should be a planned unit development or part of a master planned community. High-density development (multifamily with more than two dwelling units and apartments) should not be allowed in this land use designation. The character of Medium Density Residential development in Nampa typically consists of traditional streetscapes with sidewalks, street trees, covered entries, and a diversity of architectural styles. Access to garages is provided from the street or loaded by an alley at the rear of the property.

5.16.2 Medium Density Residential Smart Growth Principles include well-designed streetscapes, alley-loaded dwellings, strategically located common space, narrower streets, planting strips, ornamental fencing, public and semi-private spaces, setbacks for upper stories, and diverse architectural elements. The streets often include masonry elements drawn from the architecture to enhance street crossings. This type of development should be within walking distance to schools, a usable park or qualified open space area. Human-scale streetscapes and landscaping is an important unifier in the this land use setting. The interplay between the built environment and landscape areas with emphasis on an indoor/outdoor relationship in the architecture are critical elements. Strategically, cluster homes located around larger parks, town squares, amphitheaters or qualified open space areas could provide marketable amenities while creating a desirable setting. Housing units include single-family detached homes, townhouses and duplexes.

- The proposed RS 6 (Single-Family Residential) zoning districts are permitted zones under the Comprehensive Plan Future Land Use Map designation of Medium Density Residential.
 - Surrounding properties contain single-family subdivisions in the RS 6 zoning district and the RD zoning district.
 - In the Comprehensive Plan, compatible design is defined as the visual relationship between adjacent and nearby buildings and the immediate streetscape, in term of a consistency of material, colors, building elements, building mass and other constructed elements of urban environments, such that abrupt or serve differences are avoided.
 - In the Comprehensive Plan, incompatible land uses are defined as Land uses which are known or expected to cause environmental problems for one another, when in proximity, are deemed incompatible and are protected from one another by separation and/or other means.
 - The proposed RS 6 (Single-Family Residential) zoning district allows for dwelling, single-family, per NCC §10-3-2.
6. The City currently maintains the following utilities in the area:
- Domestic water – 6" main in west side of S Elder St.
 - Sewer – 12" main in S Elder St at approx. +/- 10' depth. 10" main in E Iowa Ave at approx. +/- 10' depth.
 - Pressure Irrigation – 6" main in east side of S Elder St.

- Any addition will match the area in standard building construction, pitch roofs, garages and yard areas with trees and landscaping and all structures will meet required setbacks as outlined in NCC §10-8.
- City codes are written to protect the public interest by providing guidance for development, therefore, this project is presumed to be in the public interest because any further development or redevelopment of the property will be required to meet City standards for development.
- The current zoning district on the parcel is primarily RD (Two-Family Duplex Residential), but includes a smaller portion on the southern end of the property that is zoned RS6 (Single-Family Residential).
- The property owner wishes to construct an addition onto the dwelling, but keep it as single family residential.
- Since the primary zoning district is RD, the property size is limited to 10,000 sq. ft. for a single-family detached dwelling unit.
- The rezone to RS6 is intended to "clean up" the property by having only the RS6 zoning standards apply to the property and allowing the addition to be constructed, since the RS6 zoning district allows a maximum lot size of 12,000 sq. ft. and the property is 11,506 sf.

Zoning Map Amendment Conclusion:

Weighing the evidence of the facts presented, the facts support compliance with each of the zoning map amendment criteria outlined in Nampa City Code. The proposed map amendment(s) is in harmony with the City's currently adopted comprehensive plan and comprehensive plan land use map as supported by the information in the Zoning Map Amendment Facts section, including the zoning district being an approved district under the Medium Density Residential future land use designation of the Comprehensive Plan and the land uses permitted under that zone are identified as needs and compatible to other residential uses in the Comprehensive Plan text. The proposed map amendment provides for a proposed use that is reasonably compatible with existing, adjoining property uses because the proposed use will continue to be the same as all of the neighboring land uses - single-family detached residential. The proposed zoning map amendment is in the interest of the public and reasonably necessary as shown by the fact that the land use will not be changing and the zone and use are supported by the Nampa Comprehensive Plan and the Zoning Code.

CONDITIONS OF APPROVAL

Should the Commission vote to recommend approval of the rezone request, then staff proposes the following as (a) Condition(s) of Approval for adoption with any such vote/action (note: the Commission may add, subtract and/or modify conditions as it deems appropriate):

1. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development.
2. Developer shall construct frontage improvements along S Elder St in accordance with Nampa City Code Section 9-3-1 at time of property development.
3. {And any others the Commission may recommend...}

POTENTIAL MOTIONS

APPROVE:

I move to recommend approval of the **Zoning Map Amendment** from RD (Two Family -Duplex-Residential) to RS6 (Single Family Residential) zoning district and potential development agreement for a 0.26 parcel #R117980000 at 1423 S Elder Street for Celida Herrera (**ZMA-00202-2025**)... with all conditions listed in the staff report and to adopt the proposed findings of approval as stated in the staff report.

DENY:

I move to recommend denial of the **Zoning Map Amendment** from RD (Two Family -Duplex-Residential) to RS6 (Single Family Residential) zoning district and potential development agreement for a 0.26 parcel #R117980000 at 1423 S Elder Street for Celida Herrera (**ZMA-00202-2025**) because _____ (state relevant facts that do not support approval criteria).

ATTACHMENTS

- Project narrative
- Affidavit(s) of Legal Interest
- Comp Plan Future Land Use Map
- Zoning Map
- Inter-departmental/agency/citizen correspondence

Celida Herrera
1423 S Elder St
Nampa, ID 83686
(208) 283-8383

Subject: Proposal for rezoning request from RD to RS6 to expand lot size, 900 SQFT addition to existing home to include 3 bedrooms, 1 bath for property at 1423 S Elder St, Nampa, ID 83686


Planning and Zoning Department,

My name is Celida, homeowner at property above and I am writing to formally request the rezoning of the property above to allow for an expansion that will comply with the current lot size requirements in City of Nampa.

The purpose of this rezoning is to ensure that the proposed expansion of the property meets all zoning and land use regulations in order to proceed with the development plans. The current zoning designation does not adequately accommodate the necessary improvements to the property, and rezoning will help achieve compliance with the required lot size for expansion purposes. To align with local zoning laws and land use regulation. I kindly request a review of this application and would appreciate the opportunity.

Thank you for your time and consideration.

Sincerely,


3/26/25



City of Nampa

PLANNING and ZONING DEPARTMENT
CITY HALL 411 THIRD STREET SO.

OFFICE (208) 468-5484
NAMPA, IDAHO 83651 FAX (208) 465-2261

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
) :SS
COUNTY OF CANYON)

A. I, Celida Herrera, whose address is
1423 Seider st Nampa Id 83686, being first duly
sworn upon oath, depose and say that I am the owner of record of the property described on the
attached application.

~~B.~~ I grant my permission to _____, whose address is
_____, to submit the accompanying
application pertaining to the property described on the attached application.

C. I agree to indemnify, defend and hold the City of Nampa and its employees harmless from any claim
or liability resulting from any dispute as to the statements contained herein or as to the ownership of
the property which is the subject of the application.

Dated this 26 day of March, 2025.

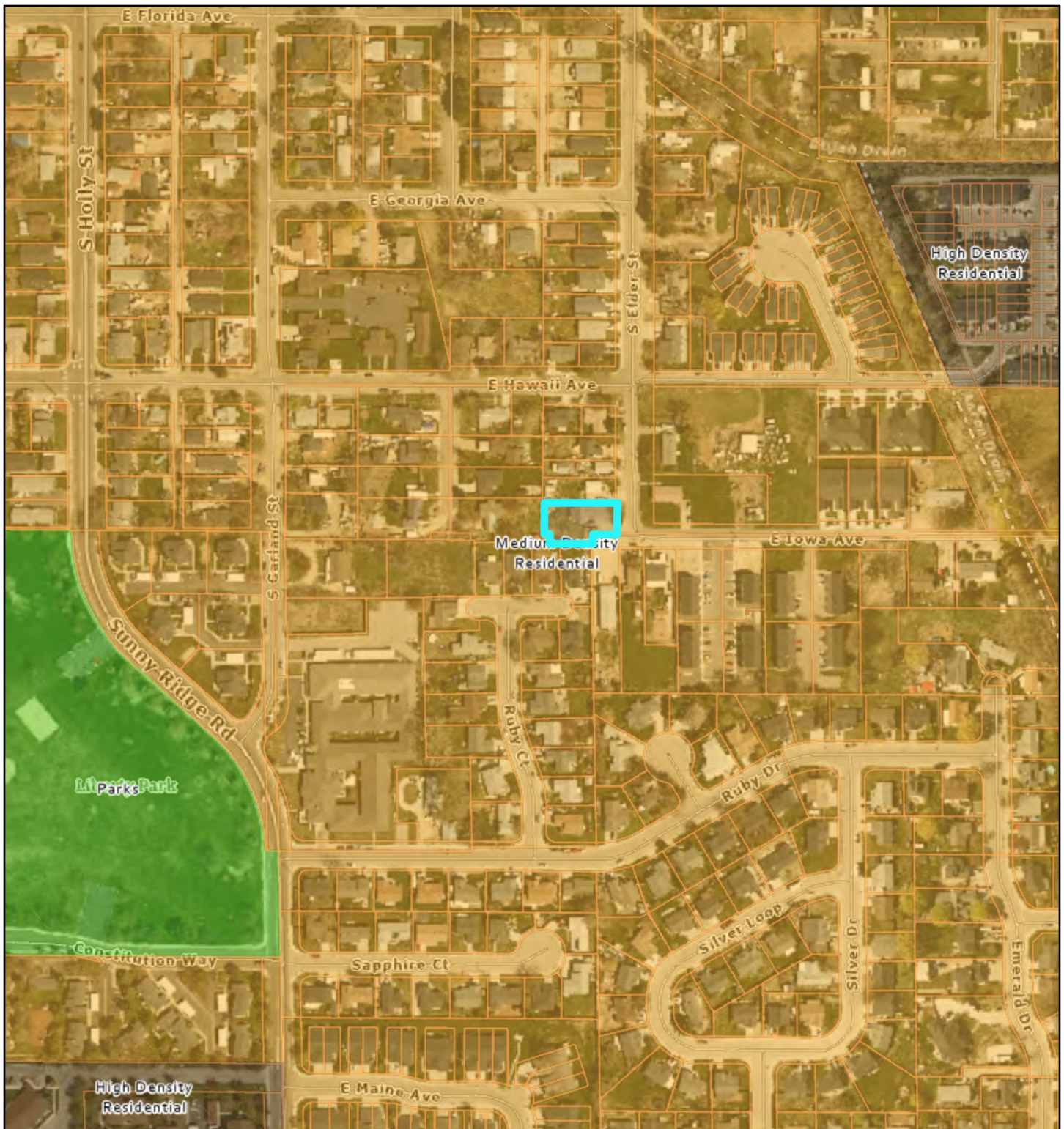
Celida Herrera
Signature

SUBSCRIBED AND SWORN to before me the 26th day of March, 2025.



Nakeeta Gilliam
Notary Public for Idaho
Residing at: 500 12th Ave S
Commission Expires: 10-23-2030

Comp Plan FLUM



5/5/2025, 2:56:54 PM

Comp Plan

High Density Residential

Medium Density Residential

Parks

Address Points

Active

Retired

Canyon County Parcels

Centerline

Major Road

Local Road

Water Flowline

Stream/River

Canal/Ditch

Pipeline

Landmark

Park



0 0.03 0.06 0.11 mi
0 0.04 0.09 0.18 km

1:4,819

Nampa GIS, GeoTerra, Inc.

Zoning Map

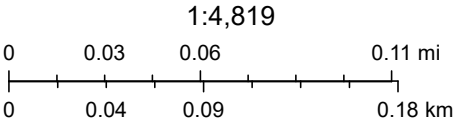


5/5/2025, 2:57:18 PM

Zoning Address Points

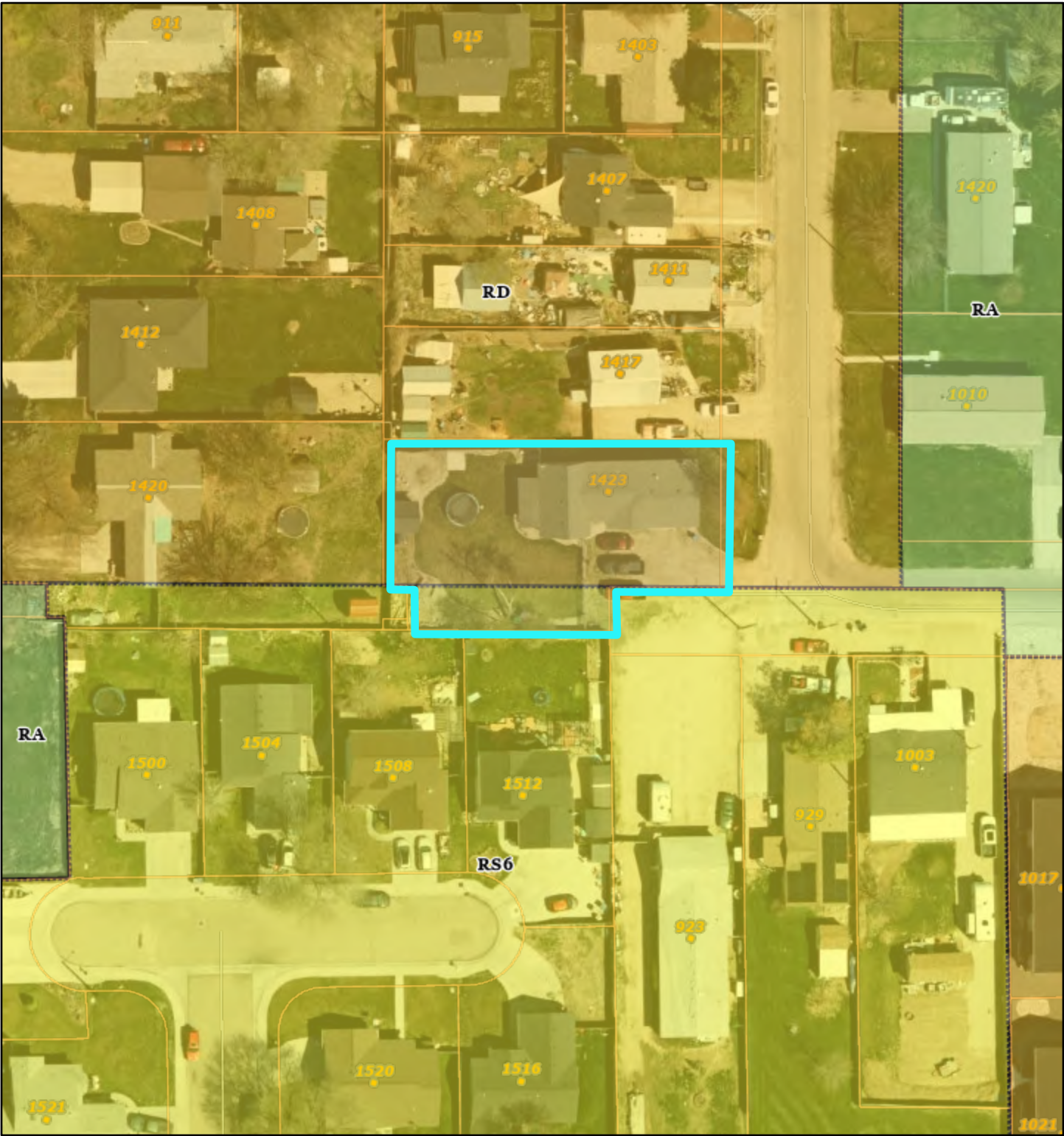
- | | | | |
|--|-----|--|-----------------------|
| | Enc | | Active |
| | RA | | Retired |
| | RD | | Canyon County Parcels |
| | RML | | Centerline |
| | RS6 | | Major Road |
| | | | Local Road |

- Water Flowline
- StreamRiver
 - CanalDitch
 - Pipeline
- Landmark
- - Park



Nampa GIS, GeoTerra, Inc.

Zoning Map - Close



5/5/2025, 2:57:36 PM

Zoning

RA

RD

RS6

Address Points

●

Active

□

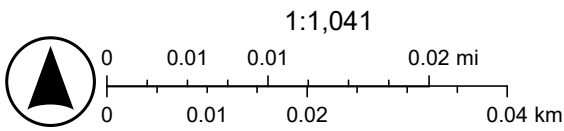
Canyon County Parcels

—

Centerline

—

Local Road



Nampa GIS, GeoTerra, Inc.

Lynda Noah

From: Brendon Smith
Sent: Friday, April 11, 2025 10:35 AM
To: Planning-Zoning Staff
Subject: Building Department Comments for ZMA-00202-2025

Building Department Comments for ZMA-00202-2025: As far as the zoning change, the Building Department has no comments. The comments for the addition have been provided on the first plan review session and are subject to further comments on the next review process.

Thank you,



Brendon Smith
Plans Examiner Supervisor
500 12th Ave S, Nampa, ID 83651
Direct Line: 208.590.8201
[Department of Building Safety](#)

NAMPA Proud

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Lynda Noah

From: David Moiza
Sent: Friday, April 11, 2025 9:47 AM
To: Soyla Reyna
Cc: Kent Lovelace; Juan Vergara; Planning-Zoning Staff
Subject: RE: Request for Dept/Agency comments by 4/23/25 for Herrera Zoning Map Amendment (ZMA-00202-2025)

no violations at this time



David moiza

Code Compliance Officer

Main office: 208.468-5473

phone: 208.468-5718

401 3rd Street South, Nampa, ID 83651

[Department of Code Compliance](#), [Like us on Facebook](#)

NAMPAReady

From: Soyla Reyna <reynas@cityofnampa.us>
Sent: Friday, April 11, 2025 8:42 AM
To: David Moiza <moizad@cityofnampa.us>
Cc: Kent Lovelace <lovelacek@cityofnampa.us>; Juan Vergara <vergaraj@cityofnampa.us>
Subject: FW: Request for Dept/Agency comments by 4/23/25 for Herrera Zoning Map Amendment (ZMA-00202-2025)

CRM created

Please return all comments to Planning and Zoning staff (pzall@cityofnampa.us) April 23, 2025. Thank you!

From: Lynda Noah <noahl@cityofnampa.us>
Sent: Friday, April 11, 2025 8:17 AM
To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Angel Robins (arobins@idahopower.com) <arobins@idahopower.com>; Breanna Son <sonb@cityofnampa.us>; Brendon Smith <smithb@cityofnampa.us>; Brian Graves <bgraves@kunaschools.org>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Carolyn Murray <murrayc@cityofnampa.us>; Chad Shepard <shepardc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gis@compassidaho.org>; Cortney Stauffer <cstauffer@nsd131.org>; Damion Snodgrass <snodgrassd@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfielddd@cityofnampa.us>; Eddy Theil <Eddy@nampahighway1.com>; Elijah Effinger (Fire District) <effingere@nampafire.org>; Eric Skoglund <skoglundl@cityofnampa.us>; Erika Olvera <eolvera@nmid.org>; Intermountain Gas <IGCNampaDistrictOperationsAide@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; Janet Weybright <weybrightj@cityofnampa.us>; Jason Reddy <jjreddy@kunaschools.org>; Jeff Barnes <barnesj@cityofnampa.us>; Jeff Kasma <kasmaj@cityofnampa.us>; Jeff Miranda <mirandaj@cityofnampa.us>; Jenny

Lynda Noah

From: Ron Johnson <johnsonrl@nampafire.org>
Sent: Monday, April 21, 2025 3:16 PM
To: Planning-Zoning Staff
Subject: RE: [EXTERNAL]Request for Dept/Agency comments by 4/23/25 for Herrera Zoning Map Amendment (ZMA-00202-2025)

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Good afternoon,

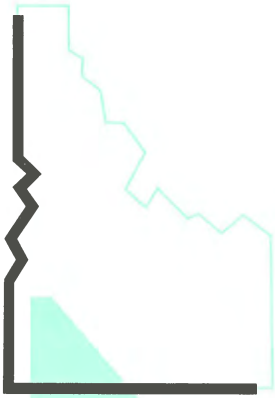
Nampa Fire District does not oppose this application and has no additional comments.

Best regards,



Ron Johnson - IAAI-CFI, CFM
Deputy Chief - Fire Marshal
9 12th Ave South, Nampa, ID
O: 208.468.5760
C: 208.250.7005
[Nampa Fire Website](#) - [Facebook](#)

From: Lynda Noah <noahl@cityofnampa.us>
Sent: Friday, April 11, 2025 8:17 AM
To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Angel Robins (arobins@idahopower.com) <arobins@idahopower.com>; Breanna Son <sonb@cityofnampa.us>; Brendon Smith <smithb@cityofnampa.us>; Brian Graves <bgraves@kunaschools.org>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Carolynn Murray <murrayc@cityofnampa.us>; Chad Shepard <shepardc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gis@compassidaho.org>; Cortney Stauffer <cstauffer@nsd131.org>; Damion Snodgrass <snodgrassd@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Eddy Theil <Eddy@nampahighway1.com>; Elijah Effinger <effingere@nampafire.org>; Eric Skoglund <skoglundl@cityofnampa.us>; Erika Olvera <eolvera@nmid.org>; Intermountain Gas <IGCNampaDistrictOperationsAide@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; Janet Weybright <weybrightj@cityofnampa.us>; Jason Reddy <jjreddy@kunaschools.org>; Jeff Barnes <barnesj@cityofnampa.us>; Jeff Kasma <kasmaj@cityofnampa.us>; Jeff Miranda <mirandaj@cityofnampa.us>; Jenny Titus <Jenny.titus@vallivue.org>; Joey Palmer <joseph.palmer@vallivue.org>; Julie Linan <linanj@nampafire.org>; Kent Lovelace <lovelacek@cityofnampa.us>; Kirk Meyers <kirk@pioneerirrigation.com>; Kristi Watkins <watkinsk@cityofnampa.us>; Lacey Sharpe <lsharpe@nmid.org>; Lenny Riccio <lriccio@hwydistrict4.org>; lisa.boyd <lisa.boyd@vallivue.org>; Lumen (plat review) <platreview@lumen.com>; Lynda Noah <noahl@cityofnampa.us>; Matthew Jamison



ORGANIZED 1904

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
FAX #208-463-0092

NAMPA, IDAHO 83651-4395
nmid.org

OFFICE: Nampa 208-466-7861
SHOP: Nampa 208-466-0663

April 29, 2025

City of Nampa
Planning & Zoning
500 12th Avenue South
Nampa, ID 83651

RE: ZMA-00202-2025/ Elder St Rezone for Compliance; 1423 S Elder St

To Whom It May Concern:

Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application as no facilities are impacted and plans show storm water is retained on site.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site, NMID will need to review drainage plans. The developer must comply with Idaho Code 31-3805.

Please feel free to contact me with any further questions.

Sincerely,

Greg G Curtis
Water Superintendent
Nampa & Meridian Irrigation District
GGC /eol

Cc:

Office/ file



APPROXIMATE IRRIGABLE ACRES
RIVER FLOW RIGHTS - 23,000
BOISE PROJECT RIGHTS - 40,000

Lynda Noah

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, April 22, 2025 12:10 PM
To: Lynda Noah
Subject: RE: Request for Dept/Agency comments by 4/23/25 for Herrera Zoning Map Amendment (ZMA-00202-2025)

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Hello,

After careful review of the transmittal submitted to ITD on April 11, 2025 regarding, Herrera Zoning Map Amendment (ZMA-00202-2025), the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study nor does it pose any safety concern. If you have any questions please contact Niki Benyakhlef at (208) 334-8337/ Niki.Benyakhlef@itd.idaho.gov.

Thank you

Mila Kinakh

D3 Planning and Development
Administrative Assistant



YOUR Safety ... **YOUR Mobility** ... **YOUR Economic Opportunity**

From: Lynda Noah <noahl@cityofnampa.us>

Sent: Friday, April 11, 2025 8:17 AM

To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Angel Robins (arobins@idahopower.com) <arobins@idahopower.com>; Breanna Son <sonb@cityofnampa.us>; Brendon Smith <smithb@cityofnampa.us>; Brian Graves <bgraves@kunaschools.org>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Carolyn Murray <murrayc@cityofnampa.us>; Chad Shepard <shepardc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gis@compassidaho.org>; Cortney Stauffer <cstauffer@nsd131.org>; Damion Snodgrass <snodgrassd@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Eddy Theil <Eddy@nampahighway1.com>; Elijah Effinger (Fire District) <effingere@nampafire.org>; Eric Skoglund <skoglundl@cityofnampa.us>; Erika Olvera <eolvera@nmid.org>; Intermountain Gas <IGCNampaDistrictOperationsAide@intgas.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Janet Weybright <weybrightj@cityofnampa.us>; Jason Reddy <jjreddy@kunaschools.org>; Jeff Barnes <barnesj@cityofnampa.us>; Jeff Kasma <kasmaj@cityofnampa.us>; Jeff Miranda <mirandaj@cityofnampa.us>; Jenny Titus <Jenny.titus@vallivue.org>; Joey Palmer

Lynda Noah

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Monday, April 14, 2025 6:33 AM
To: Planning-Zoning Staff
Subject: FW: Request for Dept/Agency comments by 4/23/25 for Herrera Zoning Map Amendment (ZMA-00202-2025)

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Good Morning,

Nampa Highway District #1 has no comment.

Thank you,

Eddy

Eddy Thiel
ROW
eddy@nampahighway1.com
4507 12th Ave. Rd. • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916

From: Lynda Noah <noahl@cityofnampa.us>
Sent: Friday, April 11, 2025 8:17 AM
To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Angel Robins (arobins@idahopower.com) <arobins@idahopower.com>; Breanna Son <sonb@cityofnampa.us>; Brendon Smith <smithb@cityofnampa.us>; Brian Graves <bgraves@kunaschools.org>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Carolynn Murray <murrayc@cityofnampa.us>; Chad Shepard <shepardc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gis@compassidaho.org>; Cortney Stauffer <cstauffer@nsd131.org>; Damion Snodgrass <snodgrassd@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Eddy Thiel <eddy@nampahighway1.com>; Elijah Effinger (Fire District) <effingere@nampafire.org>; Eric Skoglund <skoglundl@cityofnampa.us>; Erika Olvera <eolvera@nmid.org>; Intermountain Gas <IGCNampaDistrictOperationsAide@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; Janet Weybright <weybrightj@cityofnampa.us>; Jason Reddy <jjreddy@kunaschools.org>; Jeff Barnes <barnesj@cityofnampa.us>; Jeff Kasma <kasmaj@cityofnampa.us>; Jeff Miranda <mirandaj@cityofnampa.us>; Jenny Titus <Jenny.titus@vallivue.org>; Joey Palmer <joseph.palmer@vallivue.org>; Julie Linan <linanj@nampafire.org>; Kent Lovelace <lovelacek@cityofnampa.us>; Kirk Meyers <kirk@pioneerirrigation.com>; Kristi Watkins <watkinsk@cityofnampa.us>; Lacey Sharpe <lsharpe@nmid.org>; Lenny Riccio <Iriccio@hwydistrict4.org>; lisa.boyd <lisa.boyd@vallivue.org>; Lumen (plat review) <platreview@lumen.com>; Lynda Noah <noahl@cityofnampa.us>; Matthew Jamison <jamisonm@cityofnampa.us>; Melissa Close (Fire District) <closem@nampafire.org>; Mike Churella <mchurella@idahopower.com>; Mitch Kiester <mitch.kiester@phd3.idaho.gov>; Monica Taylor



DATE: April 21, 2025
TO: Planning and Zoning Department
FROM: Peter Nielsen, Civil Plans Examiner
CC: Daniel Badger, P.E., Nampa City Engineer
CC: Mark Steuer, P.E., Nampa City Development Director
APPLICANT: Celida Herrera
OWNER: Celida Herrera
ADDRESS: 1423 S Elder St
RE: **ZMA-00202-2025 – Rezone from RD to RS6 Zone**

The Engineering Division does not oppose this application with the following comments/conditions:

General Comments:

1. The Engineering Division has reviewed the annexation and zoning legal descriptions and find them to be generally accurate and within sufficient precision per Idaho State Code.
2. The following public roads provide access to the property.
 - S Elder St – classified as “Local Road”, 20-mph.
3. Frontage improvements in accordance with Nampa City Code Section 9-3-1 will be required at the time of development.
4. A Traffic Impact Study (TIS) is required for any project generating more than 100 new vehicle trips during any peak hour or 1,000 new daily trips (total in and out vehicular movements).
 - A TIS will not be required for this project.
5. The City currently maintains the following utilities in the area:
 - Domestic water – 6” main in west side of S Elder St.
 - Sewer – 12” main in S Elder St at approx. +/- 10’ depth. 10” main in E Iowa Ave at approx. +/- 10’ depth.
 - Pressure Irrigation – 6” main in east side of S Elder St.

Conditions:

1. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development.
2. Developer shall construct frontage improvements along S Elder St in accordance with Nampa City Code Section 9-3-1 at time of property development.

Utility Map

