

**Planning & Zoning Department
Before the Mayor and City Council
21 APRIL, 2025**

**PUBLIC HEARING ITEM
STAFF REPORT**

By Kristi Watkins, Principal Planner

- 1) Variance to Nampa City Code §10-33-4.C.3.c for a 15' landscape buffer along Northside Blvd;
- 2) Variance to Nampa City Code §10-22-3.B allowing for vehicle maneuvering area within the street side yard setbacks;
- 3) Variance to Nampa City Code §10-22-9.C to eliminate the 10' escape lane for the drive-thru...

...on a property in the DB (Downtown Business) zoning on a .52 acre parcel #R1449800000 at 95 2nd Street (SW1/4 of the NW 1/4 of Section 22, T3N, R2W, BM) for, Jeff Likes representing Greenstar Foods LIC (VAR-00176-2025).

(Action: [Decision](#))

STAFF RECOMMENDATION

Based upon the analysis that was completed utilizing the conclusions of law, Nampa Comprehensive Plan and Nampa City Code, coupled with the findings listed in the staff report, staff can reasonably recommend to the City Council that the variance be APPROVED.

PROPERTY DETAILS

Zoning District: DB (Downtown Business)

Surrounding Land Use and Zoning:

North: BC (Community Business) & DB (Downtown Business)-Fred Meyer & Burger King

South: DB (Downtown Business) – Durobilt & Blazen Burger

West: BC (Community Business) – Convenience Store & Retail

East: DB (Downtown Business) – Retail Businesses

History:

- **2014 Variance** – VAR 1703-2014 (expired due to non-construction) – for parking layout and landscape buffer width.

- **1995 – 2007 Vacation files for 1st Ave S.** – 02.5-9575 Ordinance # 3374 During this time the Vacation was approved, vetoed, taken to court and approved again with an easement via the Idaho Supreme Court.

EXHIBITS

Zoning Map



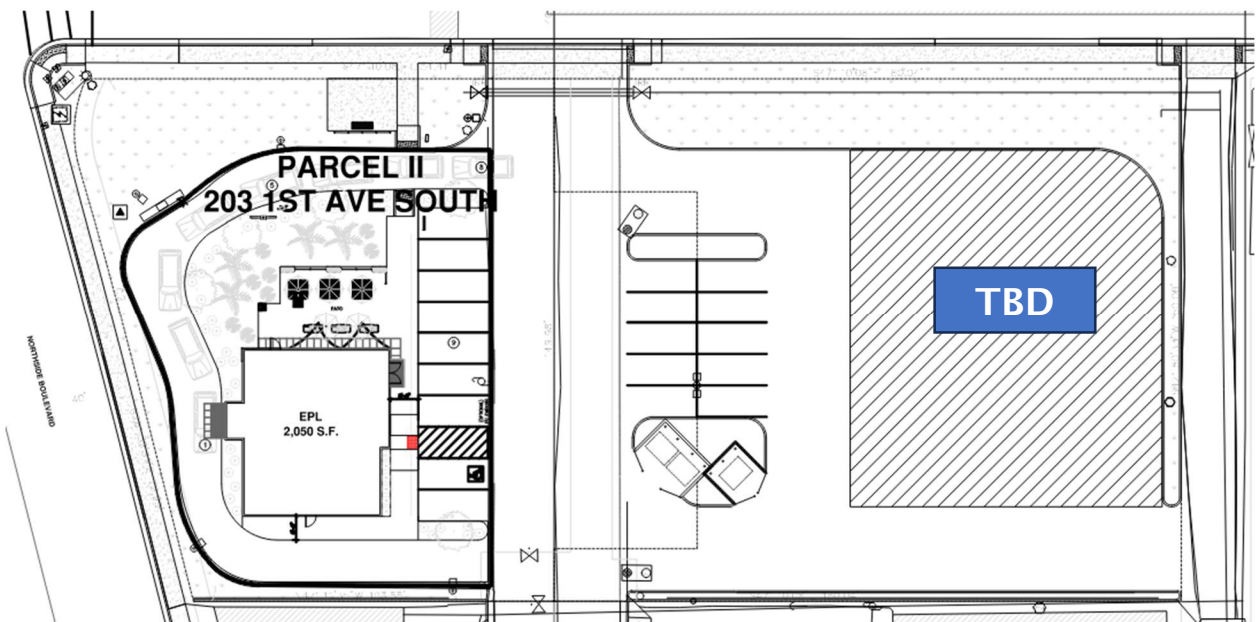
FUNCTIONAL ROADWAY CLASSIFICATION – Red = Arterial

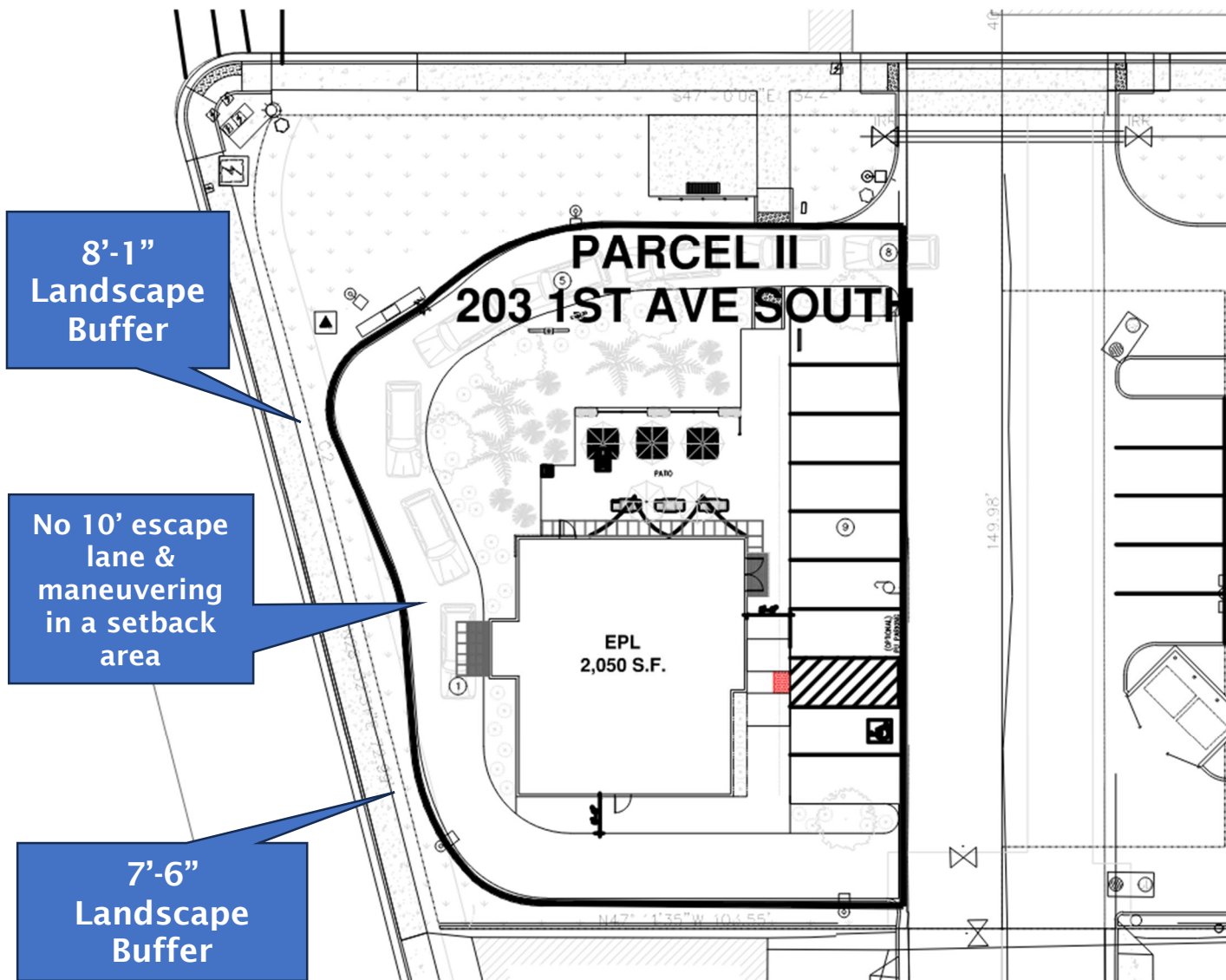
Front of property = 2nd St S

Side of property = Northside Blvd



Site Plan





APPLICABLE REGULATIONS

VARIANCE CODE REFERENCES

NCC § 10-24-1: [Variance] Purpose

A variance is a modification of quantifiable/measurable (bulk regulation) requirements imposed by this title (e.g., lot/parcel: size, width, depth, coverage, street frontage required; structure heights, size or shape; parking space dimensions/quantities; setback or build to line requirements; sign dimensions/height; number of signs allowed; fence height; etc.). All variance permit applications must be approved by the Planning & Zoning Director, or by City Council (as authorized in this chapter) in order to be considered valid and in force. A variance shall not have the effect of allowing a use not otherwise allowed or conditionally allowed by chapter 3 of this title.

The Council or the Planning Director or his/her designee, is empowered to grant variances in order to prevent or to lessen practical development difficulties, unique site circumstances and unnecessary physical, geographical hardships inconsistent with the objectives of zoning as would result from a literal interpretation and enforcement of certain of the placement, bulk or quantifiable regulations prescribed by this title.

A variance shall not be considered a right or special privilege, but may be granted to an applicant only upon a showing of undue hardship because of: a) special characteristics applicable to the site which deprive it of privileges commonly enjoyed by other properties in the same zone or vicinity, and b) the variance is not in conflict with the public interest. Hardships must result from special site characteristics relating to the size, shape or dimensions of a site or the location of existing structures thereon, from geographic, topographic or other physical conditions, or from population densities, street locations, surrounding property land use/build-out patterns or condition(s), or traffic flow concerns, or other unique circumstances (i.e., historical or human error issues, etc.).

Variances are not intended to allow something that others do not have a permitted right to do. The purpose of a variance is to provide fair treatment and to see that individuals are not penalized because of site characteristics or a site situation beyond their control.

10-24-2.A: Granting of Variance Permit: The Planning & Zoning Director or his/her designee or City Council, may grant a variance permit with respect to requirements for fences and walls, site, area, width, depth, coverage, front yard, rear yard, side yards, outdoor living area, height, size, or number of structures, distances between structures or landscaped areas as the variance was applied for or in modified form if, on the basis of application, investigation and evidence submitted, the Planning & Zoning Director or his/her designee, concludes the following:

10-24-2.A.1: Literal interpretation and enforcement of the regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of this title.

10-24-2.A.2: There are extraordinary site characteristics applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zoning district.

10-24-2.A.3: Literal interpretation and enforcement of the regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zoning district.

10-24-2.A.4: The granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district.

10-24-2.A.5: The granting of the variance will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

10-3-2: Schedule of Land Uses: P = Permitted

Commercial Land Use/ Building Occupancy Type	DB
Restaurant (with drive-in, drive- through)	P

10-15-5.D: Setbacks: Setback areas (i.e., required yard areas) shall be landscaped in accordance with chapter 33 of this title. Setbacks for the DB zone are as follows:

- **10-15-5.D.1:** Front yard setback for any structure shall be twenty feet (20') from any public right of way whether local or arterial/collector street, measured from the property line (or future right of way where known or determined by the City Engineer);
- **10-15-5.D.2:** Street side setback for any structure shall be ten feet (10') from any public right of way, whether local or arterial/collector street;
- **10-15-5.D.3:** Side and rear yard setbacks for any structure or parking area shall be zero feet (0');

Landscaping requirements:

10-33-4.A: Corridors Defined: "Corridors" are defined as all arterials and collectors, as shown on the currently utilized Nampa functional classification map, all state highways and interstates.

10-33-4.C.3: Required Landscape Buffer Widths – Corridors, Local Road and Streets: A fifteen-foot (15') minimum landscaped buffer area shall be installed and maintained along street frontages on any property that is developed, redeveloped, has a change in use, or has a use or building expanded by more than twenty-five percent (25%), unless otherwise indicated in each zoning district, or as indicated in the table in § 10-33-4.C.3.c

10-33-4.C.3.c: Landscape Buffer for a Single-Family Residential Subdivision, Multi-Family Residential Development, Commercial, Industrial, and Institutional Development:

Landscape buffers shall be provided as listed in the table below. Subdivisions shall adhere to any additional standards listed in Chapter 27 of this title.

Development Type	Roadway Type	Required Landscape Buffer Depth (in feet).
Commercial development/improvement	local street*/collector/arterial	15

* Except downtown zones which have a 0' setback on local roads – no landscape buffer is required.

10-22-9: DRIVE-THROUGH REGULATIONS

No drive-up establishment shall be permitted unless the Planning Director or his/her designee finds that design and operation of the establishment is substantially in compliance with the following requirements and conditions:

10-22-9.A: The waiting lane(s) be of sufficient length so as to prevent site traffic circulation from being disrupted by increased vehicular congestion, blockage, or rerouting caused by the drive-through;

10-22-9.B: The design, signage or operational characteristics of the establishment prevent or discourage vehicles from waiting for service on public sidewalks or streets;

10-22-9.C: Drive-through waiting lanes be designed so that curbs, gates or other devices do not prevent a vehicle from leaving them. **A ten foot (10') wide unobstructed emergency escape lane or area shall be provided adjacent and adjoining a drive-through lane starting twenty feet (20') past the entry point.** If an end of the drive-up lane splits into multiple lanes then the escape lane shall follow the outer side of the lane farthest from the drive-up facility. Thus, in such a situation, multiple escape lanes are not required at the diversion point;

10-22-9.D: All lights and other illuminated materials/signage shall be screened to prevent lighting and glare from falling on adjoining residentially zoned or used property;

10-22-9.E. The nearest edge of a drive-through lane is set back ten feet (10') from the nearest and adjoining residentially zoned, or used, property unless required to be further displaced according to zoning district setback regulations pertaining to the property, whereupon the drive-through to be emplaced, are more restrictive. The Planning Director may vary the setback requirements to lessen the impact of sound, exhaust, or other disturbance to the residential area as appropriate. Areas of commercial sites with existing natural or manmade barriers or screens or lengthy distances separating them from residential areas or uses are preferable for development of drive-through areas;

10-22-9.F: A drive-through lane is clearly marked with devices such as cones, signs or painted lines; and

10-22-9.G: Any parking spaces lost in a parking lot covered by a drive-through associated with a detached business on a "pad" site do not reduce the total number of available parking spaces for the principal business(es) on the same or associated site/property below the minimum number required for them.

Maneuvering Area within a side yard setback:

10-22-3.B: Commercial/Office/University/Industrial Setback/Required Yard Intrusion: In any **commercial**, office, university or industrial district (or for a commercial, office, university related or industrial development), public or **private parking areas (i.e., back up/maneuvering/drive aisle areas**, spaces) **are not and shall not be permitted in any required front/side/rear setback**. Except when:

10-22-3.B.5: The Nampa City Council issues a variance approving some amount of intrusion into a required setback area.

ANALYSIS OF REQUEST

This request contains many parts that are dependent on one another to create a feasible commercial development:

- 1) **Landscape Buffer:** 15' landscape buffer is required along 2nd St S and Northside Blvd
 - a. A 15' landscape buffer is provided along 2nd St S, therefore, this requirement is satisfied.
 - b. **Part of the variance request is for the landscape buffer along Northside Blvd. The buffer varies in width with the smallest section reaching 7'-6".**
- 2) **Setbacks:** In the DB (Downtown Business) zoning district, the street side yard setbacks for any structure shall be ten feet (10') from any public right of way, whether local or arterial/collector street (included within the 15' landscape buffer).
 - a. While the structure itself is not within the street side yard setback, the maneuvering area for the drive thru is located within that setback area. Therefore, it is in contradiction with the following code section:

10-22-3.B: Commercial/Office/University/Industrial Setback/Required Yard Intrusion: In any commercial, office, university or industrial district (or for a commercial, office, university related or industrial development), public or private parking areas (i.e., back up/maneuvering/drive aisle areas, spaces) **are not and shall not be permitted in any required front/side/rear setback.** Except when:

- 3) **Drive Thru Escape lane:** Drive-through waiting lanes be designed so that curbs, gates or other devices do not prevent a vehicle from leaving them. **A ten foot (10') wide unobstructed emergency escape lane or area shall be provided adjacent and adjoining a drive-through lane starting twenty feet (20') past the entry point.** If an end of the drive-up lane splits into multiple lanes then the escape lane shall follow the outer side of the lane farthest from the drive-up facility. Thus, in such a situation, multiple escape lanes are not required at the diversion point;
 - a. The drive thru lane is proposed at 13'-6". It encroaches into the area needed for a 15' landscape buffer and street side yard setback and it does not leave room for a 10' wide escape lane.

Background/Staff Narrative: In 2007, this property was ordered by The Idaho Supreme Court, to continue to provide sufficient delivery access to the businesses along the vacated 1st Ave S corridor. By doing this, the drive aisle bisects the property, making it impossible to have ONE commercial building pad. The most efficient use of the

property is for TWO commercial pads. This access requirement makes it difficult to provide sufficient and functional delivery access, while also meeting the design standards for parking and drive aisle widths on the property.

Summary: The request is for 1) variance to Nampa City Code §10-33-4.C.3.c for a 15' landscape buffer along Northside Blvd, 2) variance to Nampa City Code §10-22-3.B allowing for vehicle maneuvering area within the street side yard setbacks and 3) variance to Nampa City Code §10-22-9.C to eliminate the 10' escape lane for the drive-thru to accommodate a more efficient and functional layout for this commercial development.

CORRESPONDENCE

All agency comments received indicated **no comment/concerns/impact** and are therefore not included in this summary. For full details, please review the attached comment letters.

- None Received

PROPOSED CONDITIONS OF APPROVAL

If City Council approves of the variance, recommended conditions of approval are as follows:

1. All other city standards and codes shall be followed at time of development.

<...and any other the Council wishes to impose>

PROPOSED FINDINGS OF FACT

Findings for **APPROVAL**:

1. **Literal interpretation and enforcement of the regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of this title.**

- In 2007, the Idaho Supreme Court directed this property to maintain delivery access to the businesses on the vacated 1st Ave S, thus bisecting the subject property.
 - a. This access requirement makes it difficult to provide sufficient and functional delivery access, while also meeting the design standards for parking and drive aisle widths on the property.

Conclusion: Literal interpretation and enforcement of the regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of this title because there is a legal obligation to maintain access along the vacated

1st St S, which creates a challenge for site layout and maneuverability within the site, while still using the property as efficiently as possible.

2. There are extraordinary site characteristics applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zoning district.

- The property is constrained by topographical and legally binding issues:
 - a. The previously vacated 1st Ave S is required, by judicial decision, to remain accessible from 2nd St S to the businesses on the vacated 1st Ave S, thus bisecting the subject property.
 - i. Due to this legal obligation, one commercial pad site is infeasible. To adequately provide space for two commercial pads, the space available is limited to still meet standards for landscaping, parking space and drive aisle widths.

Conclusion: There are extraordinary site characteristics for this property due to the unique shape of the parcel, location of access points, the legally required area for delivery truck maneuverability and customer queuing.

3. Literal interpretation and enforcement of the regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zoning district.

- In 2007, the Idaho Supreme Court directed this property to maintain delivery access to the businesses on the vacated 1st Ave S, thus bisecting the subject property.
- A property of this size is rarely constrained by a court ruling that makes the of the layout of the property challenging.
- The reduction of certain requirements allows for more dedication to semi-truck maneuverability, parking and queuing for the intended use.
- The intended use is similar to those uses already existing in the area.

Conclusion: Literal interpretation and enforcement of the regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zoning district because other property owners in this zone are not typically constrained by a court order in the design or functionality of their properties.

4. The granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district.

- In 2007, the Idaho Supreme Court directed this property to maintain delivery access to the businesses on the vacated 1st Ave S, thus bisecting the subject property.

- A property of this size is rarely constrained by a court ruling, making the design of the layout challenging.
- The reducing certain requirements allows for more dedication to semi-truck maneuverability, parking and queuing for the intended use.
- The intended use is similar to those uses already existing in the area.

Conclusion: The granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district because other property owners in this zone are not typically constrained by a court order in the design or functionality of their properties.

5. The granting of the variance will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

- Engineering Division has reviewed the proposal and no violations exist.
- No known traffic concerns have been identified due to granting this variance.
- In 2007, the Idaho Supreme Court determined that public health, safety or welfare are served by maintaining sufficient and functional access to the existing businesses on the vacated 1st Ave S.

Conclusion: The granting of the variance will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity because the Idaho Supreme Court determined that public health, safety or welfare are served by maintaining sufficient and functional access to the existing businesses on the vacated 1st Ave S, the City's engineering division has reviewed the layout and found no violations to exist and it will not cause traffic concerns due to the design of the parking area.

POTENTIAL MOTIONS

APPROVE:

I move to approve the **1) Variance to Nampa City Code §10-33-4.C.3.c for a 15' landscape buffer along Northside Blvd, 2) Variance to Nampa City Code §10-22-3.B allowing for vehicle maneuvering area within the street side yard setbacks and 3) Variance to Nampa City Code §10-22-9.C to eliminate the 10' escape lane for the drive-thru** on a DB zoned parcel at 95 2nd Street for, Jeff Likes representing Greenstar Foods LLC (VAR-00176-2025) with all proposed conditions and findings.

DENY:

I move to deny the **1) Variance to Nampa City Code §10-33-4.C.3.c for a 15' landscape buffer along Northside Blvd, 2) Variance to Nampa City Code §10-22-3.B allowing for vehicle maneuvering area within the street side yard setbacks and 3) Variance to Nampa City Code §10-22-9.C to eliminate the 10' escape lane for the drive-thru** on a DB zoned parcel at 95 2nd Street for, Jeff Likes representing Greenstar Foods LLC (VAR-00176-2025)...

... because the project does not comply with... _____ (state your reasoning/"findings" for conclusions of law).

Variance Conclusions of Law:

10-24-2.A.1: Literal interpretation and enforcement of the regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of this title.

10-24-2.A.2: There are extraordinary site characteristics applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zoning district.

10-24-2.A.3: Literal interpretation and enforcement of the regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zoning district.

10-24-2.A.4: The granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district.

10-24-2.A.5: The granting of the variance will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

ATTACHMENTS

- 1) Application
- 2) Narrative
- 3) Zoning Map
- 4) Aerial View
- 5) Agency Correspondence



Planning & Zoning Department

Master Application

Staff Use Only

Project Name: El Pollo & Coffee Shop

File Number: VAR-00176-2025

Related Applications: _____

Type of Application

- | | |
|---|--|
| <input type="checkbox"/> Accessory Structure | <input type="checkbox"/> Legal Non-Conforming Use |
| <input type="checkbox"/> Annexation/Pre-Annexation | <input type="checkbox"/> Planned Unit Development/MPC |
| <input type="checkbox"/> Appeal | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Design Review | <input type="checkbox"/> Short |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Final |
| <input type="checkbox"/> Multi-Family Housing | <input type="checkbox"/> Condo |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Modification | <input type="checkbox"/> Fireworks Stand |
| <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Vacation |
| <input type="checkbox"/> Daycare | <input checked="" type="checkbox"/> Variance |
| <input type="checkbox"/> Kennel License | <input type="checkbox"/> Staff Level |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Zoning Map/Ordinance Amendment (Rezone) |
| <input type="checkbox"/> Mobile Home Park | <input type="checkbox"/> Other: _____ |

You must attach any corresponding checklists with your application or it will not be accepted

Applicant Name: Jeff Likes Phone: 208-514-2713

Applicant Address: 1119 E. State St. Ste.120 Email: jeff@alcarchitecture.com

City: Eagle State: Idaho Zip: 83616

Interest in property: ☐ Own ☐ Rent ☒ Other: Architect

Owner Name: Greenstar Foods Llc - Michael Nelson Phone: _____

Owner Address: 13601 W. McMillian Rd., Pmb 354 Email: _____

City: Boise State: Idaho Zip: 83713

Contractor Name (e.g., Engineer, Planner, Architect): Jeff Likes

Firm Name: ALC Architecture Phone: 208-514-2713

Contractor Address: 1119 E. State St. Ste.120 Email: jeff@alcarchitecture.com

City: Eagle State: Idaho Zip: 83616

Subject Property InformationAddress: 95 2nd St. S.Parcel Number(s): R 1449800000 Total acreage: 0.52 Zoning: DBType of proposed use: ☐ Residential ☒ Commercial ☐ Industrial ☐ Other: _____Project/Subdivision Name: El Pollo & Coffee ShopDescription of proposed project/request: Reduction of Landscape Buffer along Northside Blvd.Proposed Zoning: DB Acres of each proposed zone: 0.52**Development Project Information (if applicable)**

Lot Type	Number of Lots	Acres
Residential		
Commercial	2	1.04
Industrial		
Total Common Area		
Internal Roadways	Provide acres only	
Frontage ROW to be dedicated	Provide acres only, if applicable	
Total	2	1.04

Development Project Information (if applicable)

Minimum residential lot size (s.f.): _____ Maximum residential lot size (s.f.): _____

Gross density: _____ (# of lots divided by gross plat/parcel area)

Subdivision Qualified Open Space: _____ % of gross area _____ acres

Type of dwelling proposed: ☐ Single-family Detached ☐ Single-family Attached (townhouse)☐ Duplex ☐ Multi-family ☐ Condo ☐ Other: _____**Commercial/Industrial/Multi-Family Project Information (if applicable)**Min. sq. feet of structure: _____ Max building height: 25'-10" Gross Floor Area: 2,050Proposed number of residential (multi-family) units: 0Total number of parking spaces provided : 17Print applicant name: Jeff LikesApplicant signature:  Date: 12-12-24**City Staff**Received by: JKW Received date: 1/7/2025



December 10, 2024

City of Nampa Planning & Zoning

500 12th Avenue South
Nampa, Idaho 83651

RE: Landscape Setback Variance Request – Parcel # 1449800000 - 95 2nd Street South – Nampa, Id.

On behalf of Greenstar Foods LLC, we are requesting a variance of the required 15-foot landscape buffer along Northside Blvd. per NCC 10-33. This development, which encompasses both Parcel numbers 1449800000 and 1449000000, encompassing a total of 1.04 acres of land with a zoning designation of DB, Downtown Business. This development is accessed from 2nd Street South, therefore making 2nd Street the front of the parcels, which both are proposing greater than the 20-foot landscape buffer requirement along this frontage.

Initially approved through City Council on May 5, 2014, as part of a prior application for a 2,627 SF Carl's Jr drive-thru restaurant variance application, this site had gained relief for the required landscape buffer along Northside Blvd. to allow for the placement of internal parking and pass-through window service, both necessary for the placement of the structure and parking which would have been incombred by the now vacated 1st Ave. South Right-Of-Way, not allowing for this parcel to be developed. This right of way has since been vacated, however through legal decree it is still required to be fully developed and accessible by the properties bordering the southerly boundary of this project, allowing full access to 2nd Street South for deliveries and other business functions. This project is further proposing to complete the full development of the access and approach, keeping with the originally approved site plan by Carl's Jr.

Sincerely,

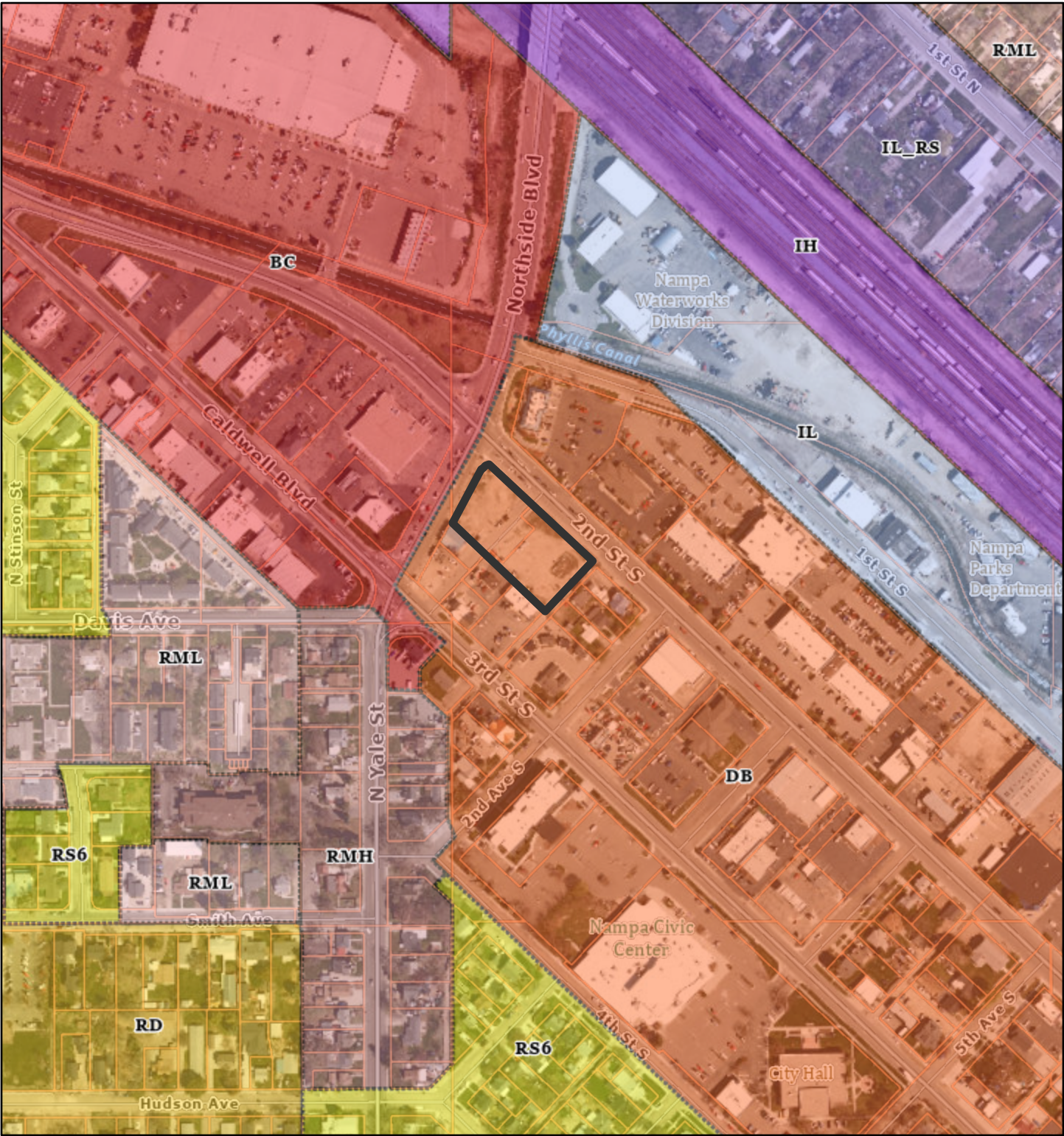
A handwritten signature in black ink, appearing to read 'Jeff Likes'.

Jeff Likes
ALC Architecture
jeff@alcarchitecture.com

ALC ARCHITECTURE

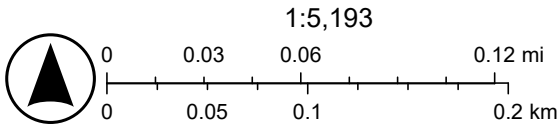
1119 EAST STATE STREET STE 120 □ EAGLE, IDAHO 83616 □ 208.514.2713
301 PARK AVE □ IDAHO FALLS, IDAHO 83402 □ 208.522.0088

Zoning Map

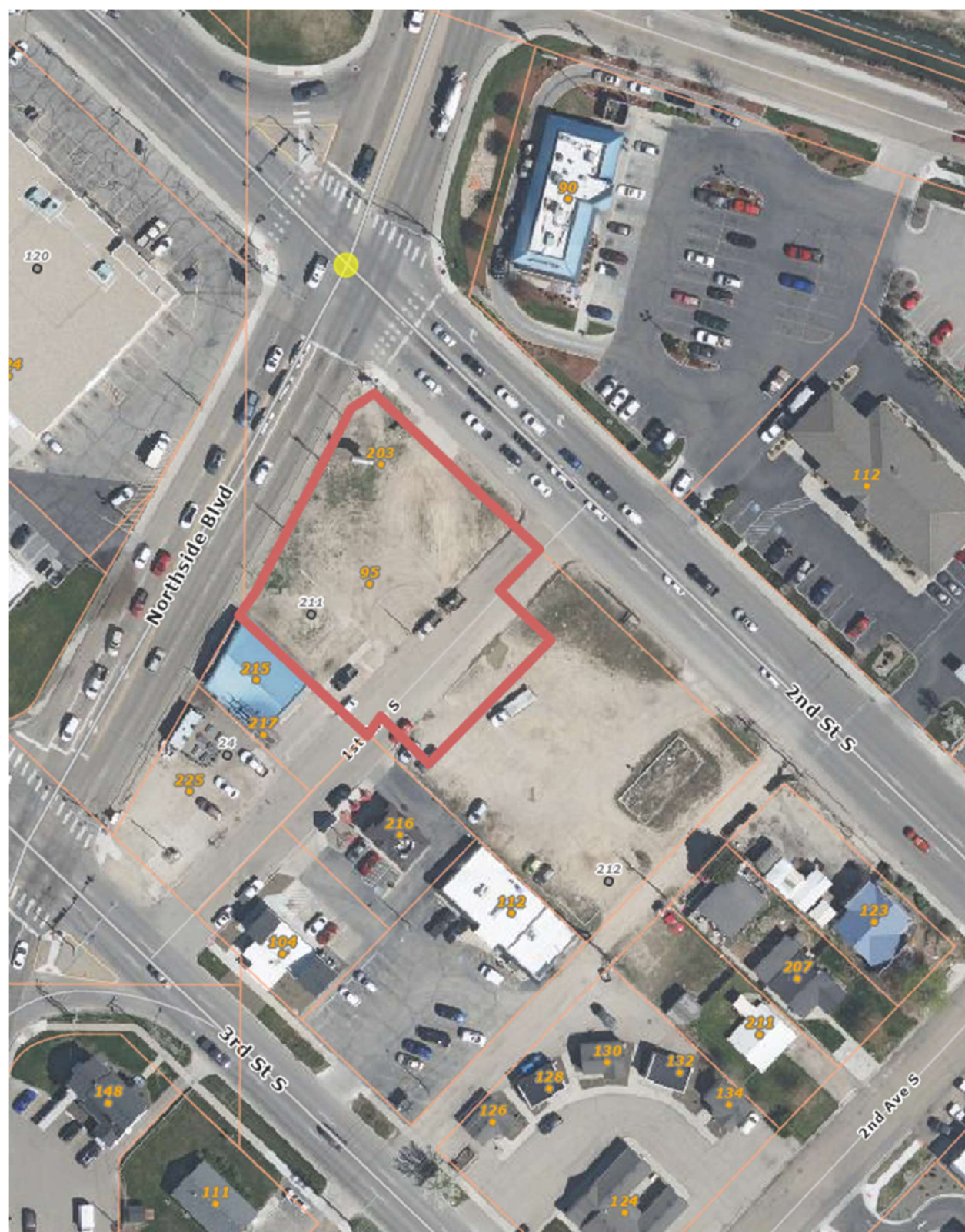


3/19/2025, 2:43:24 PM

Zoning		Landmark
BC	RMH	Community
DB	RML	Government
IH	RS6	Residential
IL	Address Points	School
IL_RS	Active	
RD	Proposed	
	Retired	
	Water Flowline	
	ArtificialPath	



Nampa GIS, GeoTerra, Inc.



Lynda Noah

From: Peter Nielsen
Sent: Friday, March 7, 2025 9:59 AM
To: Planning-Zoning Staff
Cc: Daniel Badger
Subject: RE: Request for Dept/Agency comments by 4/10/2025 for El Pollo & Coffee Shop (VAR-00176-2025)

Hello,

Engineering will have no comments on this variance application.

Thanks

Peter Nielsen

Sr Engineering Plans Examiner, Engineering

O: 208.565.5252, C: 208.250.0331

[City of Nampa](#), [Like us on Facebook](#)

From: Lynda Noah <noahl@cityofnampa.us>
Sent: Thursday, January 23, 2025 4:06 PM
To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@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 (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 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>; Megan Kelly <mkelly@idahopower.com>; Melissa Close (Fire District) <closem@nampafire.org>; Mike Churella <mchurella@idahopower.com>; Mitch Kiester <mitch.kiester@phd3.idaho.gov>; Monica Taylor <monica.taylor@intgas.com>; Nakeata Gilliam <gilliamn@cityofnampa.us>; Nampa Christian Schools <gwiles@nampachristianschools.com>; Nampa Meridian Irrigation District <nmid@nmid.org>; niki.benyakhlef@itd.idaho.gov; NPDAnalysis <npdanalysis@cityofnampa.us>; Pam Sprute <psprute@idahopower.com>; Peter Nielsen <nielsenp@cityofnampa.us>; Pioneer Irrigation <info@pioneerirrigation.com>; Ray Rice <ricer@cityofnampa.us>; Robin Collins <rcollins@cityofcaldwell.org>; Robyn Sellers <sellersr@cityofnampa.us>; Rodney Ashby <ashbyr@cityofnampa.us>; Ron Johnson <johnsonrl@nampafire.org>; Shaun Nichols <nicholss@cityofnampa.us>; Soyla Reyna <reynas@cityofnampa.us>; Steve Cope <steve@keycorealestate.com>; Tammy Wallen <twallen@nsd131.org>; tejensen@kunaschools.org; Teri Friend <friendt@cityofnampa.us>; Tom Points <pointst@cityofnampa.us>; Valley Regional Transit <development@ridevrt.org>;

Lynda Noah

From: Timothy Jensen <tejensen@kunaschools.org>
Sent: Thursday, January 23, 2025 4:14 PM
To: Planning-Zoning Staff
Subject: VAR-00176-2025

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Kuna School District has no official comment on this application as it does not lie within our boundaries. Thank you.

Tim Jensen Ed.S
KSD Planning & Development Team
Principal-Fremont MS
IMLA President

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Lynda Noah

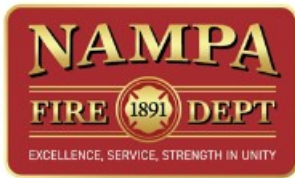
From: Ron Johnson <johnsonrl@nampafire.org>
Sent: Monday, March 10, 2025 1:41 PM
To: Planning-Zoning Staff
Subject: RE: [EXTERNAL]Request for Dept/Agency comments by 4/10/2025 for El Pollo & Coffee Shop (VAR-00176-2025)

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Good afternoon,

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

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: Thursday, January 23, 2025 4:06 PM
To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@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 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>; Megan Kelly <mkelly@idahopower.com>; Melissa Close

Lynda Noah

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Thursday, January 23, 2025 4:12 PM
To: Planning-Zoning Staff
Subject: FW: Request for Dept/Agency comments by 4/10/2025 for El Pollo & Coffee Shop (VAR-00176-2025)

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Good Afternoon,

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: Thursday, January 23, 2025 4:06 PM
To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@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>; Courtney 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 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>; Megan Kelly <mkelly@idahopower.com>; Melissa Close (Fire District) <closem@nampafire.org>; Mike Churella <mchurella@idahopower.com>; Mitch Kiester <mitch.kiester@phd3.idaho.gov>; Monica Taylor <monica.taylor@intgas.com>; Nakeata Gilliam

Lynda Noah

From: Brandon Shores
Sent: Friday, January 24, 2025 7:14 AM
To: Planning-Zoning Staff
Cc: Lynda Noah
Subject: RE: Request for Dept/Agency comments by 4/10/2025 for El Pollo & Coffee Shop (VAR-00176-2025)

To whom it may concern;

This code officer discovered NO code violations currently RE: Variance of NCC 10-33-2 (landscape) and 10-22-9 (drive thru) for the adjustment of a landscape buffer on a DB (Downtown Business) zoning on a .52 acre parcel #R1449800000 at 95 2nd Street (SW1/4 of the NW 1/4 of Section 22, T3N, R2W, BM) for El Pollo, Jeff Likes representing Greenstar Foods LIC (VAR-00176-2025). Original Concept: Requesting a reduction of width of the landscaping buffer along Northside Blvd.

Sincerely,

Brandon Shores
Code Compliance Officer
208-468-5705



From: Soyla Reyna <reynas@cityofnampa.us>
Sent: Thursday, January 23, 2025 4:33 PM
To: Brandon Shores <shoresb@cityofnampa.us>
Cc: Juan Vergara <vergaraj@cityofnampa.us>
Subject: FW: Request for Dept/Agency comments by 4/10/2025 for El Pollo & Coffee Shop (VAR-00176-2025)

CRM has been created

Please return all comments to Planning and Zoning staff (pzall@cityofnampa.us) by April 10, 2025. Thank you

From: Lynda Noah <noahl@cityofnampa.us>
Sent: Thursday, January 23, 2025 4:06 PM
To: Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@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 (Fire District) <effingere@nampafire.org>; Eric Skoglund <skoglundl@cityofnampa.us>; Erika Olvera