



Planning & Zoning Department  
**Planning & Zoning Commission Meeting**  
November 12, 2024

**Staff Report – Public Hearing**  
Prepared By: Rodney Ashby, AICP - Director

**Conditional Use Permit** for a two-family attached dwelling unit in a RS6 (Single-family Residential) zoning district at 611 S Olive St, a 0.24 acre parcel #R1410500000, located in the SE 1/4 of Section 28, T3N, R2W, BM, for Robert Barnard (**CUP-00355-2024**).

Original concept: Existing duplex to have one unit demolished and rebuilt and the other unit remodeled.

(Action: [Decision](#))

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## PROPERTY DETAILS

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**Comprehensive Plan Future Land Use Map:**

**Area Zoning & Land Use:**

- **North:** RS6 (SF Residential) zoning district; sf home in the Parson's Subdivision
- **East:** RS6 (SF Residential) zoning district; sf home in the Parson's Subdivision
- **South:** RS6 (SF Residential) zoning district; sf home in the Parson's Subdivision
- **West:** RS6 (SF Residential) zoning district; sf home in the Parson's Subdivision

**Public Utilities & Services:** Already provide services to the property

**Purpose:** While the County has recognized this property as a duplex for many years for taxing purposes, there is no record of it obtaining a conditional use permit for a duplex in the RS6 zoning district. The request is to obtain the permit to allow for a reconstruction of one unit and a remodel of the other and to obtain a separate address and utility services for each unit.

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## APPLICABLE REGULATIONS

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**10-3-2: Schedule of Land Use Controls:**

<b>Residential Land Use/ Building Occupancy Type</b>	<b>RS</b>
Dwelling, duplex (two-family) <sup>9</sup>	C

9. Duplexes in the medium density designation on the future land use map may exceed the gross density in specific instances, see 10-8 and 10-10.

### Conditional Use Permits

#### 10-25-1: DESCRIPTION AND PURPOSE

Certain types of uses require special consideration prior to their being permitted in a particular district. The reason for special consideration involves, among other things, the size of the area required for the full development of such uses, the nature of the traffic problems incidental to operation of the use, the effect such uses have on any adjoining land uses and on the growth and development of the community as a whole.

All uses permitted conditionally are declared to typically possess such unique and special characteristics as to make impractical their being included as outright uses in any of the various districts defined within this title. The authority for the location and operation thereof shall be subject to review and the issuance of a conditional use permit (CUP). The purpose of review shall be to determine that the characteristics of any such use shall not be unreasonable or incompatible with the type of uses permitted in surrounding areas, and for stipulating such conditions as may be reasonable so that the basic purposes of the chapter shall be served. Nothing construed herein shall be deemed to require the Commission to grant a CUP.

**10-25-4.A:** A Conditional Use Permit may be granted only if the proposal conforms to all the following conditional use permit criteria, provisions of the zoning ordinance unless lawfully waived or modified by authorization of the Commission, and the Nampa comprehensive plan. The conditional use permit criteria are as follows:

**10-25-4.A.1:** That the proposed use is supported by the Nampa Comprehensive Plan.

**10-25-4.A.2:** That the design, construction, operation and maintenance of the property and project will not adversely impact the intended character and appearance of the general vicinity.

**10-25-4.A.3:** That the proposed use will be served adequately by essential public facilities and services.

**10-25-4.A.4:** That the proposed use will not be detrimental to the economic welfare of the community.

**10-25-4.A.5:** That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or general welfare by reason of excessive traffic, noise, smoke, fumes, glare or odors.

Whether the Commission votes to deny or approve the Conditional Use permit request, the statements cited in this report as being from 10-25-4.A above must be found and supported by facts in order to approve the Conditional Use Permit in a reason statement as required by state law. A decision to deny the request must also conclude that at least on of those criteria are not met and also supported by facts.

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## CORRESPONDENCE

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All agency comments received as of noon November 6, 2024, are included as attachments to this report with key topics summarized below. Any comments that indicated no comment/concerns/ impact, are not included in this summary. For full details, please review the attached exhibits.

**Nampa Building Department:** The project is subject to all required building codes and related permits based on the requirements of City Ordinance -Title 4 – Building Regulations. Specifically, new two-family dwellings are required to obtain a building permit with associated sub-permits for each building or structure prior to starting construction. The existing structure that will remain will be required to be modified as necessary to meet the separation requirements of the 2018 IRC and the newly built structure will be subject to all the applicable requirements of the 2018 IRC.

### Nampa Engineering Division:

#### General Comments:

1. Any future development of the site is subject to City of Nampa building permit plan review process. Any applicable conditions or required inspections for the project will be generated via that process. Applicable utility connection and engineering inspection fees are to be paid upon approval of and prior to receiving any building permits.
2. All City utility mains are currently existing in the alley and the existing dwelling is currently served by City utilities. It is our recommendation that each dwelling unit for the duplex have its own metered water service as monthly utility billing is simplified this way.
3. Frontage improvements in accordance with Nampa City Code 9-3-1 are required for all 611 S Olive St frontage at time of development.
4. Driveway/ access to the lot is currently existing from 611 S Olive St. Any future modifications for site access will require City review/ approval and will be in accordance with current City Access Management Policy.

#### Conditions:

1. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of building permit.

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## STAFF ANALYSIS

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**Parking:** Per NCC 10-22-6.B, will be calculated at 2 per dwelling unit, with one space for each dwelling unit to be covered.

**Public interest:** Applicant states that this will “provide opportunity to create more housing in Nampa for families that cannot afford to buy.” As shown in the recently

completed Housing Needs Assessment, we are currently deficient of needed housing units and will need to continue to provide additional units to provide demand.

**Compatibility:** The subject property is completely surrounded by single-family residential properties.

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## PROPOSED CONDITIONS OF APPROVAL

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If the Planning and Zoning Commission approves of the conditional use permit for a duplex in an RS 6 (single-family residential) zoning district, recommended conditions of approval are as follows:

1. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of building permit.

[any additional conditions the Commission may add...]

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## PROPOSED FINDINGS

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### 1. That the proposed use is supported by the Nampa Comprehensive Plan.

- The property is located in the Medium Density Residential land use designation.
  - This designation allows for 2.51-8 d.u. per acre.
  - This proposed duplex will create a density on this one lot of 10 d.u. per acre.
  - City Code provides an exception for duplexes in an RS 6 zoning district that allows them to exceed the density required in the Nampa Comprehensive Plan when constructing a duplex on a regular lot with an approved Conditional Use Permit, per footnote #9 in §10-3-2.
  
- 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:
  - a. OBJECTIVE 1: Add innovative housing options in the Zoning Code
  - b. OBJECTIVE 2: Locate housing in areas that improve employment and educational opportunities.
    - i. STRATEGY 1: Plan mixed-use developments, Master Planned Communities along major transportation corridors, near College

of Western Idaho (CWI), Northwest Nazarene University (NWNNU) and wherever feasible.

c. OBJECTIVE 5: Welcome diversity in 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:
  - Current zoning codes for single-family residential areas are limited to a minimum lot size and building height. The Comprehensive Plan determines residential land use settings by density. Few options are available for developers to achieve higher single-family home density while providing amenities such as open space, parkland, landscaped areas, etc. Subdivision zoning codes should be reviewed to allow for the use of density as a determinate of the number of dwelling units per total number of aggregate acres with an open space requirement that includes plazas, landscaped areas, amenities, etc. The infrastructure to support such development should be planned in coordination with the Engineering Division, Building Department and Planning and Zoning Department under the guidance of the Comprehensive Plan.

**Conclusion:** The proposed duplex in an RS 6 (single-family residential) zoning district meets the goals and strategies outlined in the Nampa Comprehensive Plan because it meets the principles outlined for options to improve housing affordability supported by the Nampa Comprehensive Plan and it is located within a designation on the future land use map and a zone that are defined as residential, while meeting requirements/exceptions outlined in Nampa City Code.

**2. That the design, construction, operation and maintenance of the property and project will not adversely impact the intended character and appearance of the general vicinity.**

- The property has operated as a duplex since the late 1980's
- Reconstruction of the rear unit will be required to obtain building permits
- Remodeling the front unit will be required to obtain building permits
- The remodeling and reconstruction will use newer materials than the existing home currently is utilizing

**Conclusion:** The proposed duplex in an RS 6 (single-family residential) zoning district will not adversely impact the intended character and appearance of the general vicinity through design, construction, operation and maintenance because, while the structure will need to be remodeled and reconstructed for portions, it will not change from a residence and newer materials and construction methods will ensure the residential character is maintained.

**3. That the proposed use will be served adequately by essential public facilities and services.**

- City utilities for sewer, water, and pressurized irrigation are all existing and in use by this residence and can provide services for an additional unit.
- Fire and police services are nearby and readily available to this property.

**Conclusion:** The proposed duplex in an RS 6 (single-family residential) zoning district is a use will be served adequately by essential public facilities and services because the residence is already being served by essential public facilities and services, including sewer, water, pressurized irrigation, police & fire district services and there is capacity to serve an additional unit.

**4. That the proposed use will not be detrimental to the economic welfare of the community.**

- This property is located within the RS 6 (single-family residential) zoning district and is allowed to construct a duplex with an approved Conditional Use Permit.
- Applicant states that this is needed to “provide opportunity to create more housing in Nampa for families that cannot afford to buy.”

**Conclusion:** The proposed duplex in an RS6 (single-family residential) zoning district will not be detrimental to the economic welfare of the community because the primary use of the property will continue to be residential and will provide housing that has been identified as a need within the community.

**5. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or general welfare by reason of excessive traffic, noise, smoke, fumes, glare or odors.**

- The proposed use is not changing from its previous use as a duplex.
- No other use has been identified for the property except for typical residential uses that are found in the area.

**Conclusion:** The proposed duplex in an RS 6 (single-family residential) zoning district will not involve activities or processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property or general welfare by reason of excessive traffic, noise, smoke, fumes, glare or odors because it will retain its residential status and will not generate any environmental changes in the area.

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## POTENTIAL MOTIONS

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### APPROVE:

I move to approve the **Conditional Use Permit** for a two-family attached dwelling unit in a RS6 (Single-family Residential) zoning district at 611 S Olive St, for Robert Barnard (**CUP-00355-2024**), with Proposed Conditions and to adopt the Proposed Findings.

### DENY:

I move to deny the **Conditional Use Permit** for a two-family attached dwelling unit in a RS6 (Single-family Residential) zoning district at 611 S Olive St, for Robert Barnard (**CUP-00355-2024**)...

... because the project fails to comply with \_\_\_\_\_ (state one or more conclusion of law), because... \_\_\_\_\_ (state your reasoning/"findings" for denial).

### Conditional Use Permit Conclusions of Law:

1. That the proposed use is supported by the Nampa Comprehensive Plan.
2. That the design, construction, operation and maintenance of the property and project will not adversely impact the intended character and appearance of the general vicinity.
3. That the proposed use will be served adequately by essential public facilities and services.
4. That the proposed use will not be detrimental to the economic welfare of the community.
5. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or general welfare by reason of excessive traffic, noise, smoke, fumes, glare or odors.

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## ATTACHMENTS

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- Application
- Narrative
- Site Plan
- Renderings
- Comprehensive Plan Future Land Use Map
- Zoning Map
- Utility Map
- Aerial View
- Citizen, agency and other correspondence



Planning & Zoning Department  
Master Application

**Staff Use Only**

Project Name: 611 S Olive St Duplex

File Number: CUP-00355-2024

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 checked="" 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 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: Robert Barnard Phone: 714 313 8533

Applicant Address: 1852 Iowa St Email: bobb@ganahl.com

City: Costa Mesa Ca State: Ca Zip: 92626

Interest in property:  Own  Rent  Other: \_\_\_\_\_

Owner Name: Robert Barnard Phone: 714 313 8533

Owner Address: 1852 Iowa St Email: bobb@ganahl.com

City: Costa Mesa State: Ca Zip: 92626

Contractor Name (e.g., Engineer, Planner, Architect): Richard Smith

Firm Name: CRS Const. Phone: 208 484 4326

Contractor Address: 95 Heather Email: RASGENCE@sbccgbbal.net

City: Nampa State: ID Zip: 83651

**Subject Property Information**

Address: 611 S. Olive St, Nampa ID 83651

Parcel Number(s): R141050000 Total acreage: 0.24 Zoning: RS6

Type of proposed use:  Residential  Commercial  Industrial  Other: \_\_\_\_\_

Project/Subdivision Name: PARSONS

Description of proposed project/request: Remodel a Duplex. Tear DOWN half AND Rebuild, Remodel Unit A

Proposed Zoning: same Acres of each proposed zone: .24

**Development Project Information (if applicable)**

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

**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: \_\_\_\_\_ Gross Floor Area: \_\_\_\_\_

Proposed number of residential (multi-family) units: \_\_\_\_\_

Total number of parking spaces provided : \_\_\_\_\_

Print applicant name: Bob Barnard

Applicant signature: [Signature] Date: \_\_\_\_\_

<b>City Staff</b>	
Received by: <u>JKW</u>	Received date: <u>8/28/2024</u>

611 S Olive, Nampa

We bought this duplex on from the State of Idaho in late 2022. It has been boarded up for 8 or more years. We are in need of a CUP so we can remodel the units from 2 bed 1 bath and turn it into 2 units with 3 bed 2 bath.

In these times when houses are very expensive to purchase, we will provide the opportunity to create more housing in Nampa for families that cannot afford to buy

Please call me with any questions

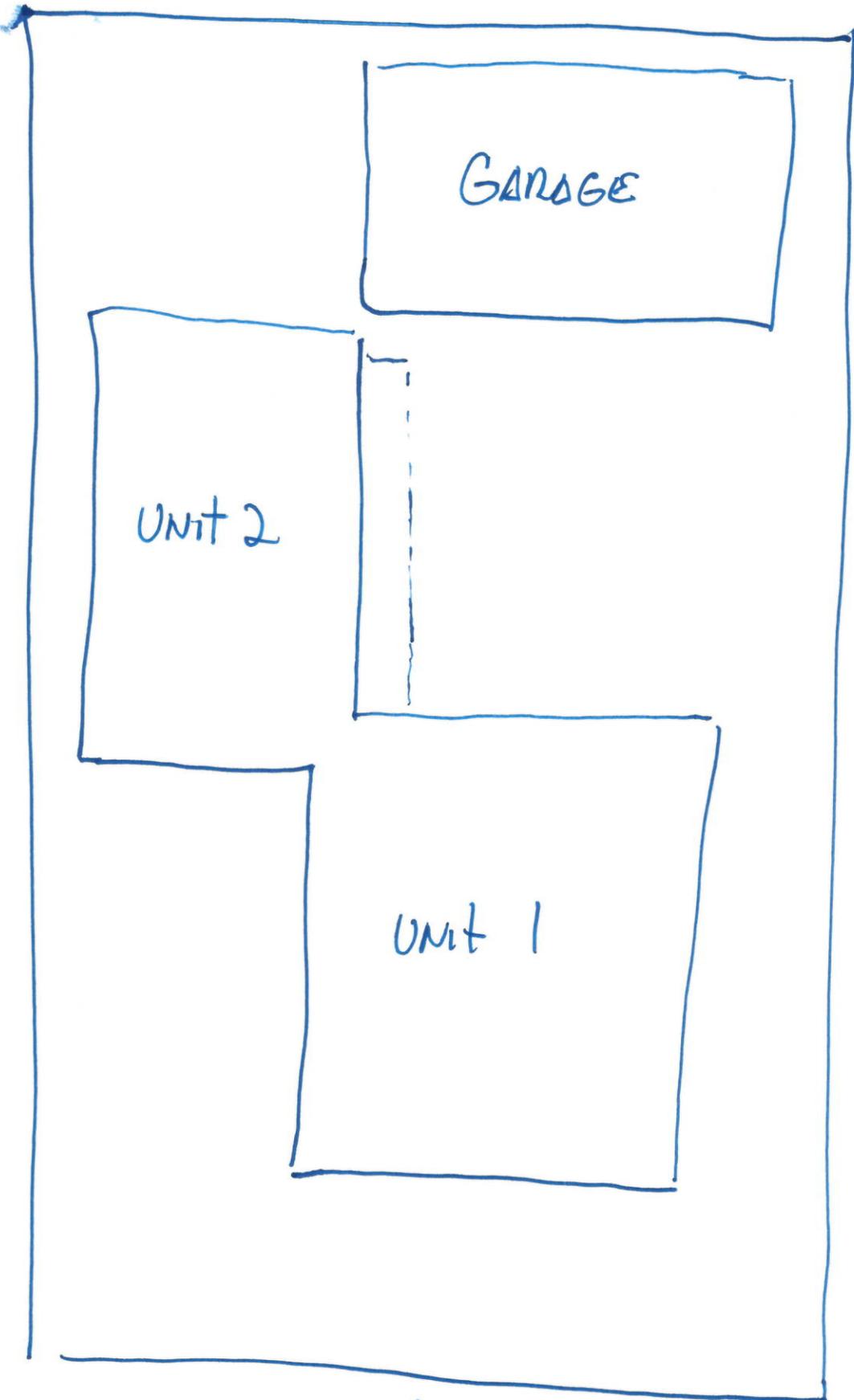
Thanks

Bob Barnard

714-313-8533

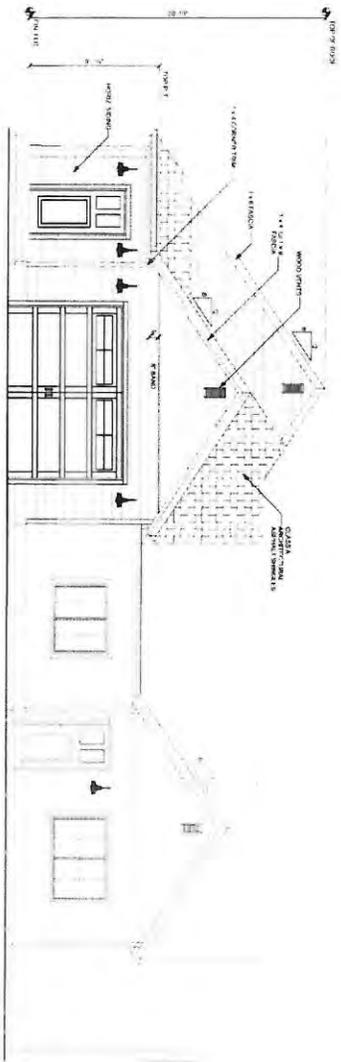
ALLEY

140'



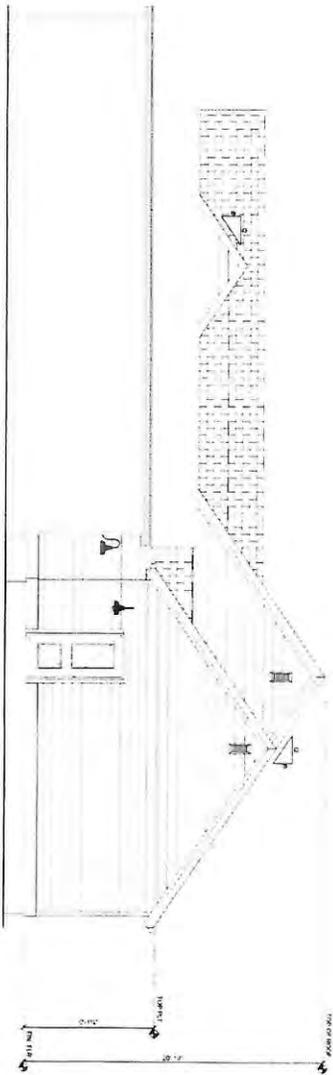
75'

STREET



**FRONT ELEVATION** REMOVED DUPLEX (B)  
SCALE: 1/4" = 1'-0" (FULL SIZE PLANS)

**FRONT ELEVATION** ORIGINAL DUPLEX (A)  
SCALE: 1/4" = 1'-0" (FULL SIZE PLANS)



**REAR ELEVATION** ORIGINAL DUPLEX (A)  
SCALE: 1/4" = 1'-0" (FULL SIZE PLANS)

**REAR ELEVATION** REMOVED DUPLEX (B)  
SCALE: 1/4" = 1'-0" (FULL SIZE PLANS)

**EXTERIOR NOTES:**

1. ALL ROOF SCHEDULES TO BE SCHEMATIC AREA FOR EVERY 200 SQ FT OF VENT AREA AND 100 SQ FT MIN. MASSING SHALL BE IN HAND AT ALL SCHEDULES
2. MIN. MASSING SHALL BE IN HAND AT ALL SCHEDULES
3. ROOF VENTS 1' 30" PER ROW, 2' TYPICAL TO MAX OF MIN. 1" MINIMUM OF 3/8" SO IN NET FREE AREA OF EACH
4. DOUBLE END VENT MINIMUM 175 SQ IN NET FREE AREA
5. PROVIDE 1/2" AIR SPACED SCOTT VENTS OR 2" CONTINUOUS VENTS AT ALL ROOF VENTS AND DOUBLE END VENTS
6. VERIFY ALL MATERIALS AND ROOF PITCHES SHOWN IN THESE DRAWINGS WITH SUBDIVISION CLERK'S PRIOR TO CONSTRUCTION
7. VERIFY ALL MATERIALS AND ROOF PITCHES SHOWN IN THESE DRAWINGS WITH BUILDER OR DESIGNER PRIOR TO CONSTRUCTION
8. INSTALL ALL EXTERIOR FINISHES PER MANUFACTURER'S SPECIFICATIONS
9. INSTALL SIDING AND BATTENS PER SEC. 703.5

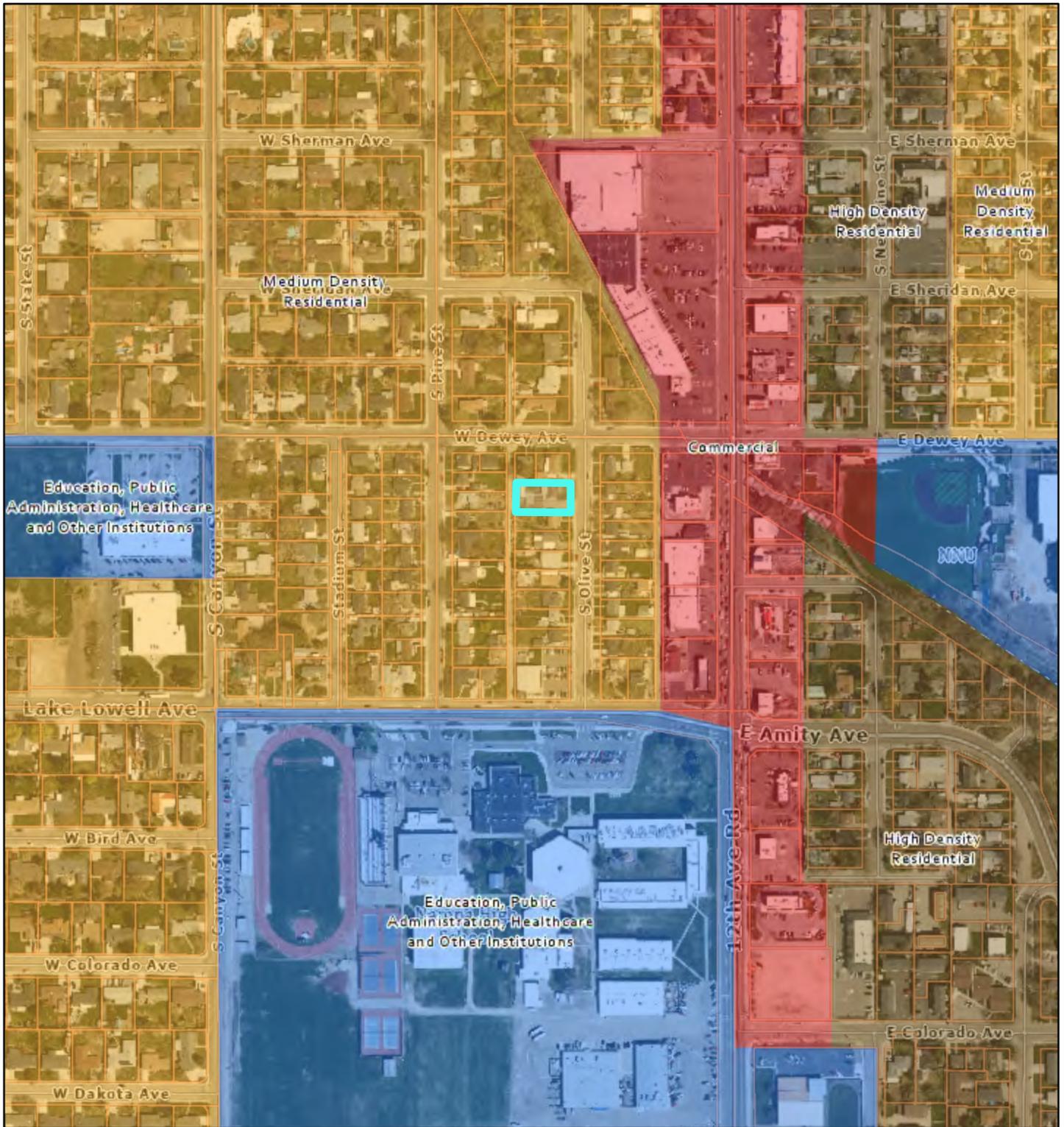


PROJECT FOR  
**611 OLIVE DUPLEX**  
611 OLIVE ST. NAMPA, IDAHO 83686

EAGLE, IDAHO 83616

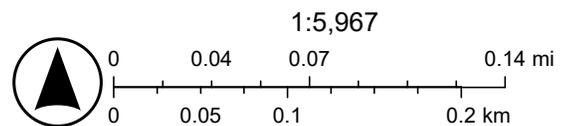
DATE: 7/8  
DRAWN BY: M. J. J.  
CHECKED BY: A. H. H.  
SCALE: AS SHOWN  
SHEET NO.: 9  
**A7.0**

# Comp Plan FLUM



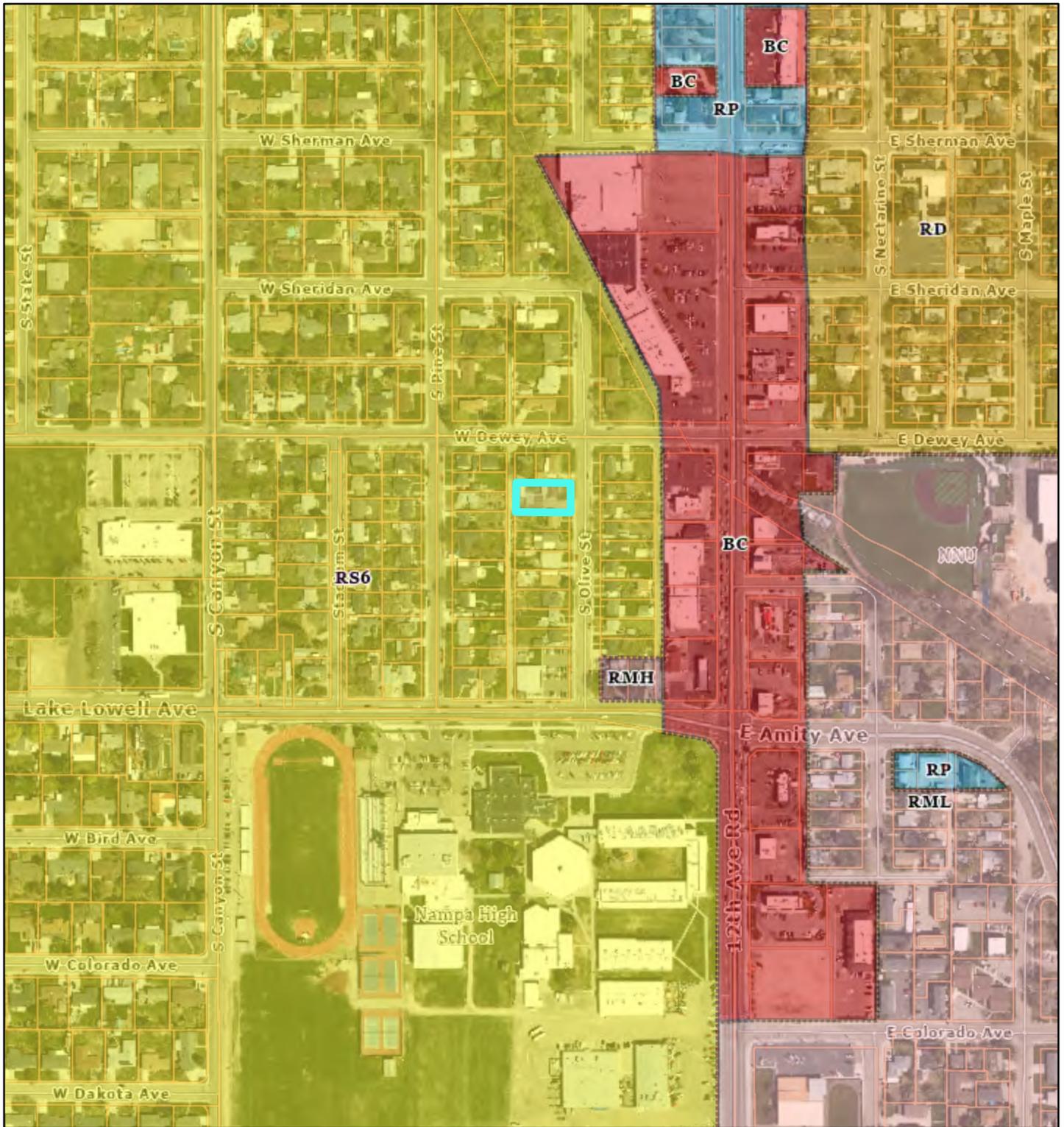
11/5/2024, 2:00:24 PM

- Comp Plan
- Commercial
  - Education, Public Administration, Healthcare and Other Institutions
  - High Density Residential
  - Medium Density Residential
- Address Points
- Active
  - Retired
- Canyon County Parcels

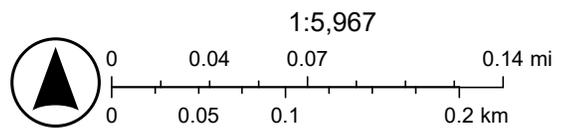
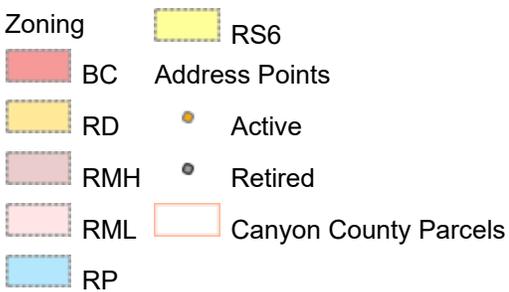


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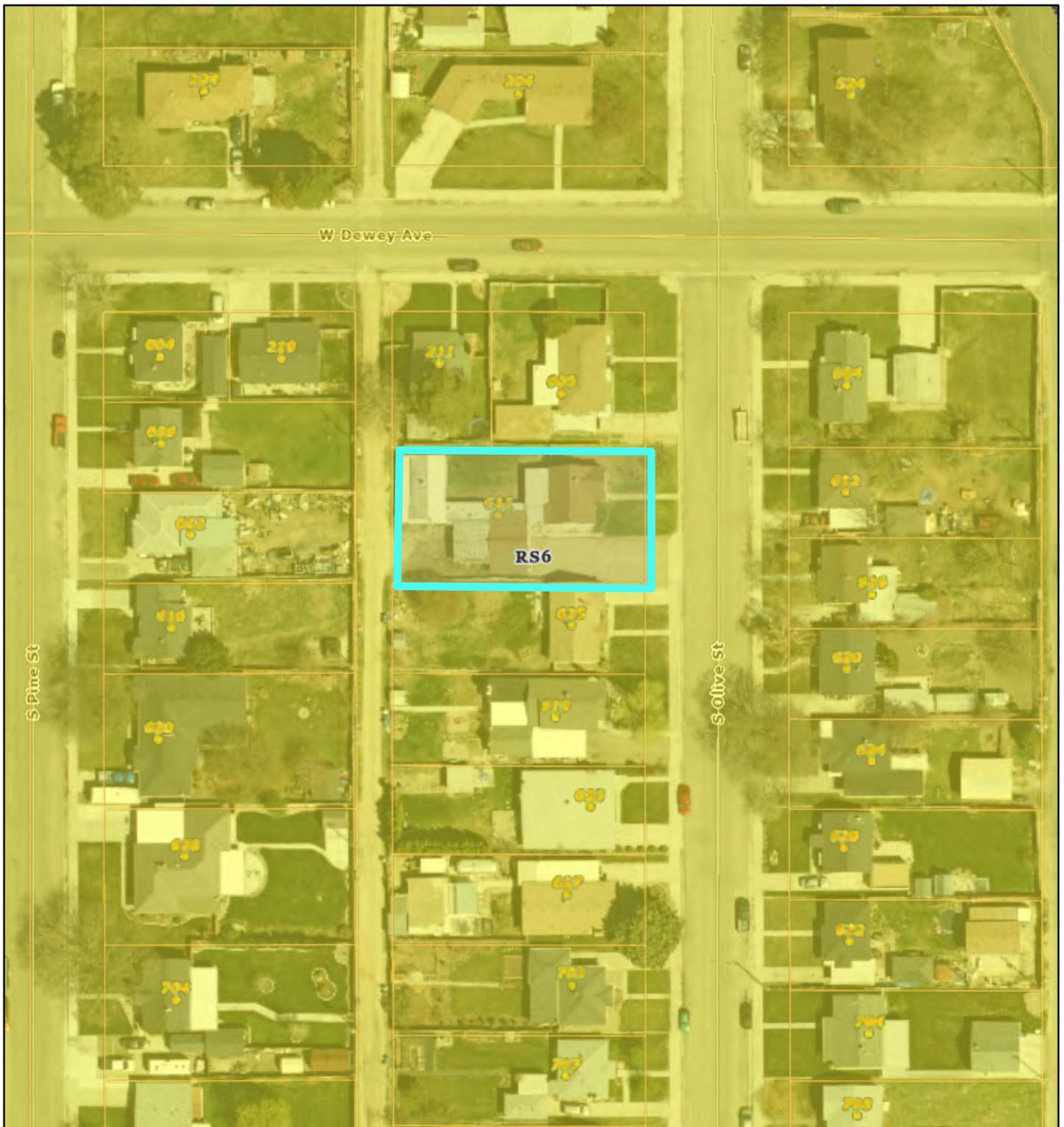
# Zoning Map



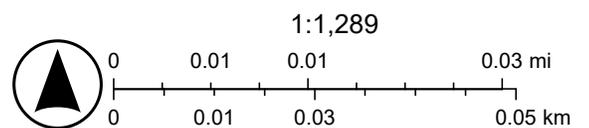
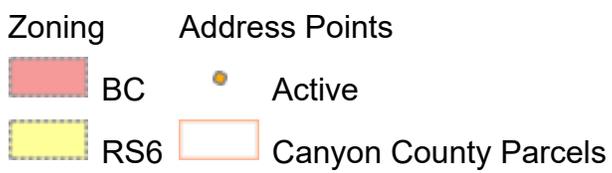
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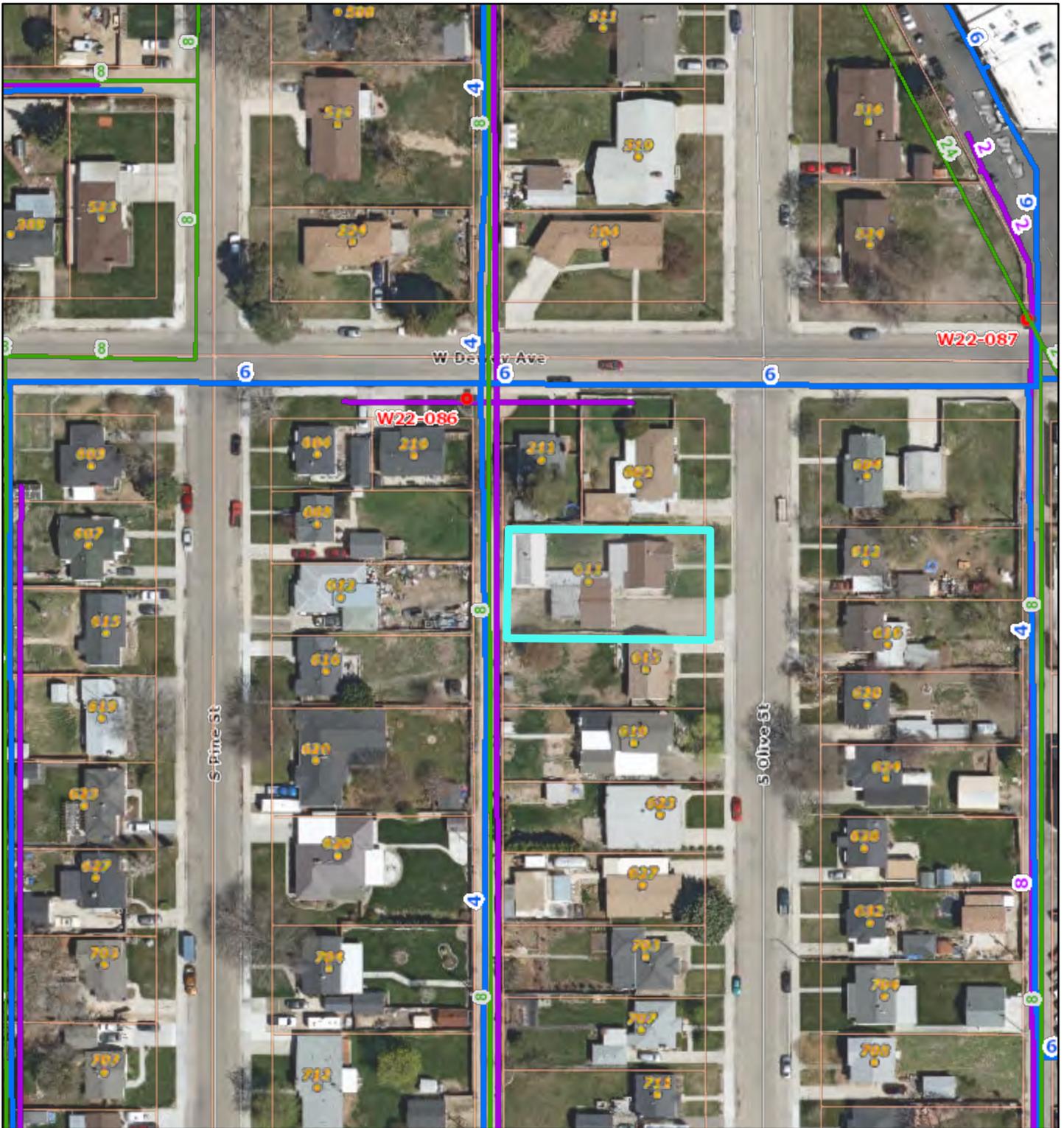
# Zoning Map- Close



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# Utility Map

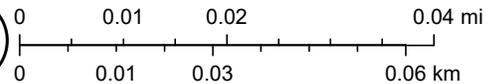


11/5/2024, 5:10:48 PM

1:1,612

- Sewer Main
  - Sewer (Inactive, Private, etc.)
  - Sewer (Active)
- Domestic Line
  - Domestic Water (Inactive, Private, etc.)
  - Domestic Water (Active)
- Domestic Hydrant
  - Domestic Hydrant

- Irrigation Line
  - Pressure Irrigation (Inactive, Private, etc.)
  - Pressure Irrigation (Active)
- Address Points
  - Active
- Canyon County Parcels
  - Canyon County Parcels



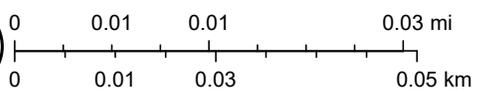
# Aerial View



11/5/2024, 2:02:20 PM

## Address Points

-  Active
-  Canyon County Parcels



1:1,289

**From:** [Michael Underwood](#)  
**To:** [Teri Friend](#)  
**Subject:** RE: Request for Agency/Dept Comments by 10/25/2024 for CUP for duplex in RS6 zone (CUP-00355-2024)  
**Date:** Tuesday, October 22, 2024 8:28:09 AM  
**Attachments:** [image004.png](#)  
[image005.png](#)

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## 611 S. Olive St. Duplex (CUP-00355-2024)

The Building Safety Department has approved the planning application with the following conditions: The project is subject to all required building codes and related permits based on the requirements of City Ordinance -Title 4 – Building Regulations. Specifically, new two-family dwellings are required to obtain a building permit with associated sub-permits for each building or structure prior to starting construction. The existing structure that will remain will be required to be modified as necessary to meet the separation requirements of the 2018 IRC and the newly built structure will be subject to all the applicable requirements of the 2018 IRC.



**Michael Underwood**  
Plans Examiner Supervisor  
P: (208) 250-4192  
[underwoodm@cityofnampa.us](mailto:underwoodm@cityofnampa.us)  
[Department of Building Safety, Like us on Facebook](#)  
**NAMPA**Ready

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**From:** Teri Friend <friendt@cityofnampa.us>  
**Sent:** Thursday, September 19, 2024 11:29 AM  
**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>; Canyon County Zoning <zoninginfo@canyoncounty.id.gov>; Carolyn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gishared@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>; Judy Read <judy@pioneerirrigation.com>; Julie Linan <linanj@nampafire.org>; Kent Lovelace <lovelacek@cityofnampa.us>; Kirk Meyers <kirk@pioneerirrigation.com>; Krista Gaona-Cortez <cortezk@cityofnampa.us>; Kristi Watkins <watkinsk@cityofnampa.us>; Lacey Sharpe <lsharpe@nmid.org>; Lenny Riccio



DATE: September 27, 2024  
TO: Planning and Zoning Department  
FROM: Peter Nielsen, Sr. Eng Plans Examiner  
CC: Daniel Badger, P.E., Nampa City Engineer  
CC: Mark Steuer, P.E., Nampa City Development Director  
APPLICANT: Robert Barnard  
OWNER: Robert Barnard  
ADDRESS: 611 S Olive St  
RE: **CUP-00355-2024 – Duplex in RS6 Zone**

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

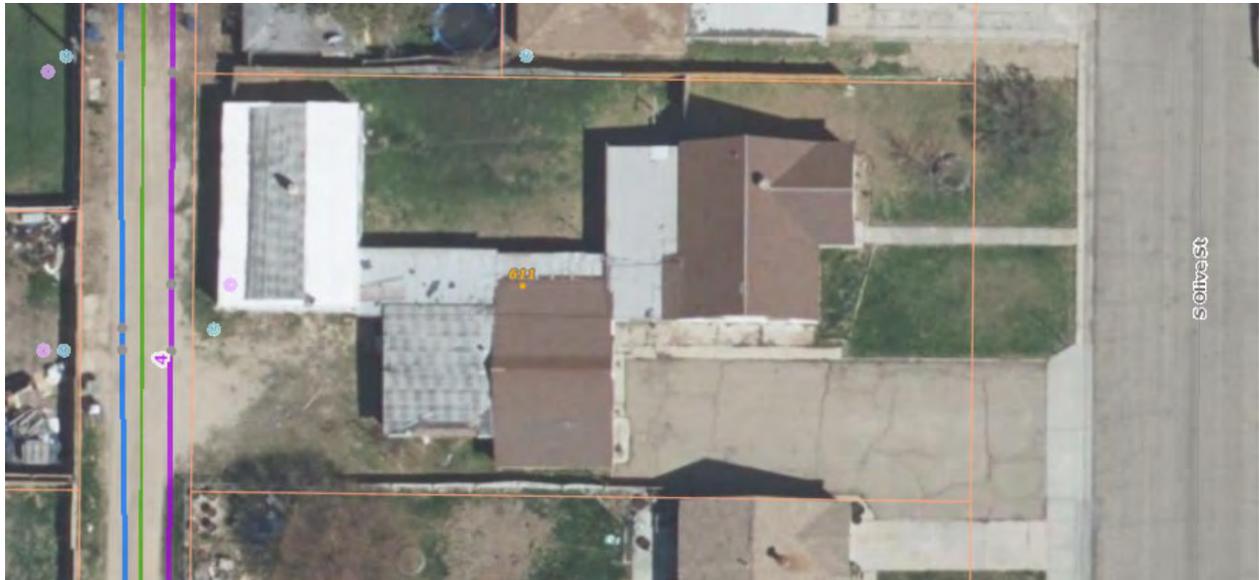
**General Comments:**

1. Any future development of the site is subject to City of Nampa building permit plan review process. Any applicable conditions or required inspections for the project will be generated via that process. Applicable utility connection and engineering inspection fees are to be paid upon approval of and prior to receiving any building permits.
2. All City utility mains are currently existing in the alley and the existing dwelling is currently served by City utilities. It is our recommendation that each dwelling unit for the duplex have its own metered water service as monthly utility billing is simplified this way.
3. Frontage improvements in accordance with Nampa City Code 9-3-1 are required for all 611 S Olive St frontage at time of development.
4. Driveway/ access to the lot is currently existing from 611 S Olive St. Any future modifications for site access will require City review/ approval and will be in accordance with current City Access Management Policy.

**Conditions:**

1. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of building permit.

Utility Map



**From:** [Ron Johnson](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** RE: [EXTERNAL]Request for Agency/Dept Comments by 10/25/2024 for CUP for duplex in RS6 zone (CUP-00355-2024)  
**Date:** Wednesday, October 23, 2024 11:36:33 AM  
**Attachments:** [image003.png](#)  
[image004.png](#)

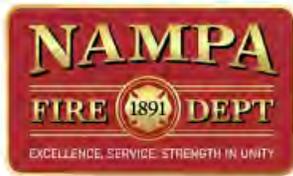
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Hello,

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

Regards,



**Ron Johnson - IAAI-CFI, CFM  
Deputy Chief - Fire Marshal**

9 12<sup>th</sup> Ave South, Nampa, ID

O: 208.468.5760

C: 208.250.7005

[Nampa Fire Website](#) - [Facebook](#)

---

**From:** Teri Friend <friendt@cityofnampa.us>

**Sent:** Thursday, September 19, 2024 11:29 AM

**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>; Canyon County Zoning <zoninginfo@canyoncounty.id.gov>; Carolyn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gishared@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

**From:** [Niki Benyakhlef](#)  
**To:** [Planning-Zoning Staff](#)  
**Cc:** [Teri Friend](#)  
**Subject:** RE: Request for Agency/Dept Comments by 10/25/2024 for CUP for duplex in RS6 zone (CUP-00355-2024)  
**Date:** Monday, September 23, 2024 1:57:25 PM  
**Attachments:** [image004.png](#)

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Good Afternoon –

After careful review of the transmittal submitted to ITD on September 19, 2024, regarding CUP for duplex in RS6 zone (CUP-00355-2024), the Department has no comments or concerns to make at this time.

Thank you,



*Niki Benyakhlef*  
Development Services Coordinator

**District 3 Development Services**  
O: 208.334.8337 | C: 208.296.9750  
Email: [niki.benyakhlef@itd.idaho.gov](mailto:niki.benyakhlef@itd.idaho.gov)  
Website: [itd.idaho.gov](http://itd.idaho.gov)

---

**From:** Teri Friend <friendt@cityofnampa.us>  
**Sent:** Thursday, September 19, 2024 11:29 AM  
**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>; Canyon County Zoning <zoninginfo@canyoncounty.id.gov>; Carolyn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gisshared@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 Miranda <mirandaj@cityofnampa.us>; Jenny Titus <jenny.titus@vallivue.org>; Joey Palmer <joseph.palmer@vallivue.org>; Judy Read

**From:** [Timothy Jensen](#)  
**To:** [Teri Friend](#)  
**Subject:** Re: Request for Agency/Dept Comments by 10/25/2024 for CUP for duplex in RS6 zone (CUP-00355-2024)  
**Date:** Thursday, September 19, 2024 4:20:59 PM

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Teri,

Kuna School District has no official comment as the location of this proposal does not lie within the boundaries of our district.

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

On Thu, Sep 19, 2024 at 11:29 AM Teri Friend <[friendt@cityofnampa.us](mailto:friendt@cityofnampa.us)> wrote:

RE: Barnard CUP for duplex in RS6 at 611 S Olive St (CUP-00355-2024)

Good Morning,

I have attached for your review the application for Conditional Use Permit for a two-family attached dwelling unit in a RS6 (Single-family Residential) zoning district at 611 S Olive St, a 0.24 acre parcel #R1410500000, located in the SE 1/4 of Section 28, T3N, R2W, BM, for Robert Bardard (CUP-00355-2024). Original concept: Existing duplex to have one unit demolished and rebuilt and the other unit remodeled.

Due to the size of the combined files, I am using Adobe Acrobat to send these as links available below. Please let me know if you have any difficulty accessing the files so that I can send them to you in another format if needed. Thank you!

Here are the attachments as links for your review:

CUP-00355-2024\_611 S Olive St Duplex

Remodel\_Application.pdf<<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:9766a119-a6a1-4118-bde3-7ea503996ce1>>

CUP-00355-2024\_611 S Olive St Duplex

Remodel\_Elevations.pdf<<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:9b06990c-ad57-4af3-9720-cb2d91dacd53>>

CUP-00355-2024\_611 S Olive St Duplex

Remodel\_Narrative.pdf<<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:1b7ad965-619c-4e4a-ad1c-dc0e93fd9226>>

CUP-00355-2024\_611 S Olive St Duplex Remodel\_Legal Description -

Word.docx<<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:8130390e-c9c6-4e19-bea4-1c6fbaf715b8>>

CUP-00355-2024\_611 S Olive St Duplex

Remodel\_Aerial.pdf<<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:567804d3-0a17->

**From:** [Erika Olvera](#)  
**To:** [Teri Friend](#)  
**Subject:** RE: Request for Agency/Dept Comments by 10/25/2024 for CUP for duplex in RS6 zone (CUP-00355-2024)  
**Date:** Thursday, October 17, 2024 12:38:17 PM  
**Attachments:** [image001.png](#)

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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.

---

**From:** Teri Friend <friendt@cityofnampa.us>

**Sent:** Thursday, September 19, 2024 11:29 AM

**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>; Canyon County Zoning <zoninginfo@canyoncounty.id.gov>; Carolyn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gishared@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 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>; Judy Read <judy@pioneerirrigation.com>; Julie Linan <linanj@nampafire.org>; Kent Lovelace <lovelacek@cityofnampa.us>; Kirk Meyers <kirk@pioneerirrigation.com>; Krista Gaona-Cortez <cortezk@cityofnampa.us>; Kristi Watkins <watkinsk@cityofnampa.us>; Lacey Sharpe <LSharpe@nmid.org>; Lenny Riccio <lriccio@hwydistrict4.org>; lisa.boyd <lisa.boyd@vallivue.org>; Lumen (platreview) <platreview@lumen.com>; Matthew Jamison <jamisonm@cityofnampa.us>; Megan Kelly <mkelly@idahopower.com>; Melissa Close (Fire District) <closem@nampafire.org>; Michael Underwood <underwoodm@cityofnampa.us>; Mike Churella <mchurella@idahopower.com>; Mitch Kiester <mitch.kiester@phd3.idaho.gov>; Monica Taylor <monica.taylor@intgas.com>; Nampa