

**PLANNING & ZONING DEPARTMENT**  
**Before the PLANNING AND ZONING COMMISSION**  
**Meeting of 29 April, 2025**

**PUBLIC HEARING ITEM**  
**STAFF REPORT**

Damion Snodgrass, Associate Planner

**Zoning Map Amendment from RA (Suburban Residential) to RD (Two-family Residential)** zoning district and potential development agreement for two parcels #R3221901400, R32219014B0, a total of 1.09 acres at 1504 S Garland St (SE 1/4 of Section 34, T3N, R2W, BM) for Bobbi Phipps & Jade Duffin (**ZMA-00200-2024**).

Original concept: rezone to match area zoning and for future development.

(Action: *Recommend Approval or Denial*)

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**PROPERTY DETAILS**

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**HISTORY:** **March 1987:** Zoned to RA via Ordinance #2025.

**SERVICES:** City utilities are currently existing in the area. Current locations of public mainline are described as follows:

- Domestic Water – 10" main in east side of S Garland St
- Pressure Irrigation – 8" main in east side of S Garland St
- Sewer – Nearest is 8" main approx. 205' to the north along rear lot lines between S Garland St and S Fern St. Another potential option is 8" main in Ruby Ct to the east, approx. 290' away.

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**RD ZONING REGULATIONS**

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**RD: 10-10-5.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 rear setbacks for standard buildable lot	15 feet
Minimum property width	30 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

**10-10-5.A.3:** Setbacks shall be measured from the property line or future right of way where known or determined by the City Engineer.

**10-10-5.A.4:** 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.

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.

## 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.

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

### General Comments:

- The Engineering Division has reviewed the annexation and zoning legal descriptions and have the following comments:
  - The legal descriptions do not close within tolerances required by Idaho State Code.
  - The legal descriptions do not appear to describe the metes and bounds of each individual parcel (R3221901400, R32219014B0).
  - Applicant/ owner will need to hire a surveyor to prepare new accurate legal descriptions of each parcel and submit for review prior to approval of the rezone.
- The following public roads provide access to the property.
  - S Garland St – classified as “Local Road”, 20-mph.
  - S Fern St – classified as “Local Road”, 20-mph.
- Frontage improvements in accordance with Nampa City Code Section 9-3-1 will be required at the time of development.
- 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.
- The City currently maintains the following utilities in the area:
  - Domestic water – 10” main in east side of S Garland St, and 6” in S Fern St.
  - Sewer – Nearest is 8” main in the backyards of lots along the west side of S Fern St to the north of 1504 S Garland St.

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## FINDINGS FOR ZONING TO RD

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### 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.

- Nampa City Code, Title 10, Chapter 10 RD Zoning District (Two-Family Residential) purpose statement: “The RD Two-Family (duplex) Residential District is intended to provide a variety of housing types by transitioning between single-family dwellings and higher density land uses. This results in the more efficient and economic use of urban services (paved roadways, sidewalks, library, public safety, sewer, water, etc).

In the Comprehensive Plan Future Land Use map, there are two designations that potentially “fit” the RD Zoning parameters: Medium Density Residential (MDR) and High Density Residential (HDR). Single-family dwelling unit on its own lot, two (2) attached dwelling units (duplex) on its own lot and townhouses that are created from three (3) and four (4) attached dwelling unit structures, are allowed within the MDR designation. Three (3) and four (4) attached dwelling unit structures that are not subdivided into townhouses are allowed within the HDR designation.”

- Surrounding Zoning:
  - North:** RD – Existing Single-Family Residences
  - South:** RA – Grace Assisted Living Facility
  - East:** RS 6 – Hill Sub – Single-Family Residential
  - West:** RD – Autumn Meadows Sub – 4 plexes
- Surrounding properties contain a 4-plex development, a single-family residential subdivision, a public park and an assisted living facility.
- 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 annexation is located on property that is designated as Residential Mixed Use (with a stretch of **Medium Density Residential** for just residential development) 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 RD (Two-Family Residential) zoning districts are permitted zones under the Comprehensive Plan Future Land Use Map designation of Medium Density Residential.
- The proposed RD (Two-Family Residential) zoning district allows for detached and attached dwelling units up to 4-unit townhouses, per NCC §10-3-2.
- Surrounding properties contain a 4-plex development, a single-family residential subdivision, a public park and an assisted living facility.

**Conclusion:** The proposed zoning map amendment for parcels #R3221901400 and R32219014B0 is compatible with adjoining districts because it establishes an area of RD (Two-Family Residential) zoning that is the same as or compatible with immediately adjoining districts and because the zoning district is a permitted zone in the Nampa Comprehensive Plan Future Land Use Map designation of Medium Density Residential, and the Future Land Use Map was established after thoroughly analyzing land uses for compatibility.

**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.**

- 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.
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- Surrounding properties contain a 4-plex development, a single-family residential subdivision, a public park and an assisted living facility.
- The proposed RD (Two-Family Residential) zoning district allows for detached and attached dwelling units up to 4-unit townhouses, per NCC §10-3-2.
- The City of Nampa 2040 Comprehensive Plan defines “Residential Area” as “A given area of the community in which the predominant character is residential. Uses, which support residential activity such as parks, churches, schools, fire stations, and utility substations, may also be permitted.”
- City services and utilities are available to this property.

Conclusion: The proposed zoning map amendment for parcels #R3221901400 and R32219014B0 provides a set of uses that would be reasonably compatible with the existing, adjoining property uses because it proposes residences similar in lot size, observed in the existing area.

**C. The proposed zoning map amendment(s) is in the interest of the public and reasonably necessary.**

- The proposed RD (Two-Family Residential) zoning district allows for detached and attached dwelling units up to 4-unit townhouses, per NCC §10-3-2.

- 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 and shall install appropriate site improvements upon development.
- City services and utilities are available to this property.
- Surrounding properties contain a 4-plex development, a single-family residential subdivision, a public park and an assisted living facility.

Conclusion: The proposed zoning map amendment for #R3221901400 and R32219014B0 is in the public interest and reasonably necessary because it has proposed a potential lot split that complies with adopted city codes, has city services and utilities readily available, and it is compatible with surrounding uses.

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## CONDITIONS OF APPROVAL

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Should the Commission vote to recommend approval of the rezone, and preliminary plat request, then staff would suggest 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. Any onsite wells no longer proposed for use on the property shall be abandoned and/or removed in accordance with Local and State regulations at the time of property development and prior to connection to City services.
2. Property shall be annexed in the Nampa Municipal Irrigation District at the time of connection to pressure irrigation and prior to being served by the City's pressure irrigation system. Applicant/ Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel and head gate report for any surface water delivery to support annexation into the District. If surface water rights have lapsed, the Developer shall reestablish rights prior to connecting to the City pressure irrigation system.
3. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development.
4. Developer shall construct frontage improvements along S Garland St in accordance with Nampa City Code Section 9-3-1 at time of property development.
5. Applicant/ owner shall hire a surveyor to prepare new accurate legal descriptions of each parcel (R3221901400, R32219014B0) and submit for review as a condition of approval for the rezone.
6. And any others the Commission may recommend...

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## POTENTIAL MOTIONS for REZONE FROM RA to RD

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### **APPROVE:**

I move to recommend approval of **Zoning Map Amendment from RA (Suburban Residential) to RD (Two-family Residential) zoning district** and potential development agreement for two parcels #R3221901400, R32219014B0, a total of 1.09 acres at 1504 S Garland St (SE 1/4 of Section 34, T3N,

R2W, BM) for Bobbi Phipps & Jade Duffin (ZMA-00200-2024)... 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 RA (Suburban Residential) to RD (Two-family Residential)** zoning district and potential development agreement for two parcels #R3221901400, R32219014B0, a total of 1.09 acres at 1504 S Garland St (SE 1/4 of Section 34, T3N, R2W, BM) for Bobbi Phipps & Jade Duffin (ZMA-00200-2024)

because\_\_\_\_\_ does not meet the following  
criteria\_\_\_\_\_.

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## ATTACHMENTS

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- Project narrative
- Neighborhood Meeting Information
- Affidavit(s) of Legal Interest
- Legal Descriptions
- Zoning Map
- Future Land Use Map
- Inter-departmental/agency/citizen correspondence

Zoning Change Request: RA to RD for Parcel ID: 32219014 0 and Parcel ID: 32219014B0

Property Address: 1504 S Garland St. Nampa, ID (Parcel ID: 32219014 0) and TBD S Garland St. Nampa, ID (Parcel ID: 32219014B0)

Parcel Size: 0.59 Acres (Parcel ID: 32219014 0), 0.50 Acres (Parcel ID: 32219014B0)

Current Zoning: RA (Suburban Residential District)

Proposed Zoning: RD (Residential District)

**Narrative:**

It is important to note that these parcels are owned by two separate individuals. The subject parcels (Parcel ID: 32219014 0 and Parcel ID: 32219014B0) are currently zoned RA (Suburban Residential District). They were annexed into the City of Nampa with this zoning designation, whereas neighboring parcels were zoned RD (Residential District). The first parcel (Parcel ID: 32219014 0) is 0.59 acres in size, while the second parcel (Parcel ID: 32219014B0) is 0.50 acres. Under the current RA zoning, the City of Nampa's zoning regulations require a minimum of 1 acre for development on an RA-zoned parcel. As a result, both parcels, being less than 1 acre each, are effectively undevelopable under the current zoning regulations.

Given this situation, we are requesting a rezoning of the subject parcels from RA to RD to match the zoning of the neighboring parcels. The RD zoning designation is more appropriate for these parcels, given their size and location within the existing residential development. Rezoning to RD will bring the parcels into conformity with the neighboring parcels.

Dear Recipient,

You are invited to attend a neighborhood meeting to discuss a proposal for the rezoning of a parcel of land located at 1504 S Garland Street, Nampa, ID (Parcel ID: 32219014 0). The proposal aims to rezone the parcel to RD (Residential District) to match the neighboring properties.

Meeting Details:

Date: Monday, August 12th, 2024

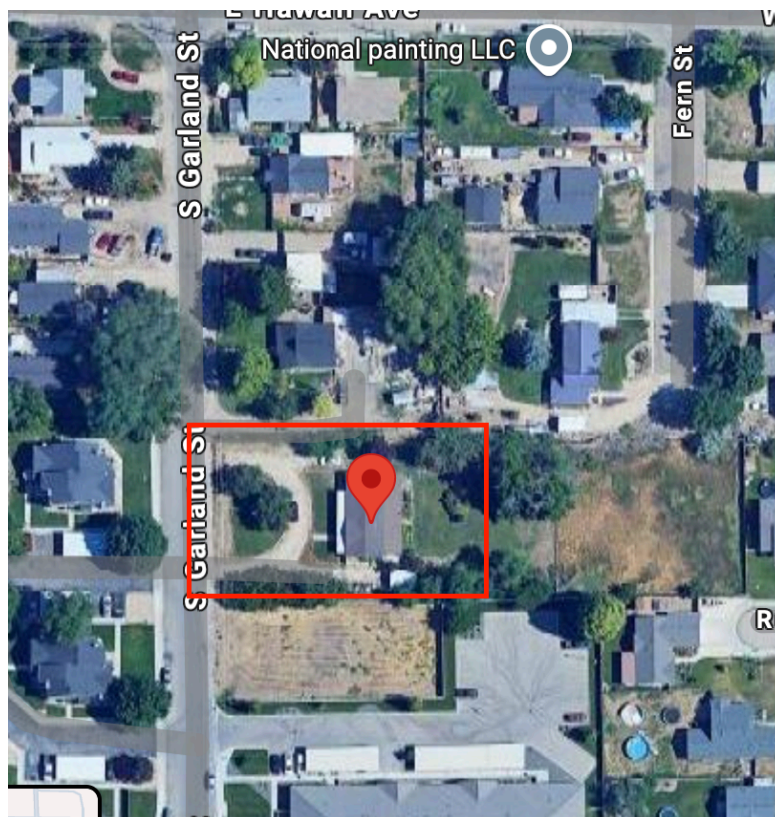
Time: 7:00 PM

Location: Liberty Park Pavillion at 598 Constitution Way, Nampa, ID 83686

As an interested tenant or property owner within an area surrounding the project, your input and feedback are important to us. Representatives will be available to answer any questions and discuss the proposal.

We hope you can attend this meeting and share your thoughts on the proposal. Your participation is valuable.

Sincerely, Daniel L. Glynn





# GARLAND REZONE SIGN-IN SHEET

[illegible]



# City of Nampa

PLANNING and ZONING DEPARTMENT

CITY HALL

411 THIRD STREET SO.

NAMPA, IDAHO 83651

OFFICE (208) 468-5484

FAX (208) 465-2261

## AFFIDAVIT OF LEGAL INTEREST

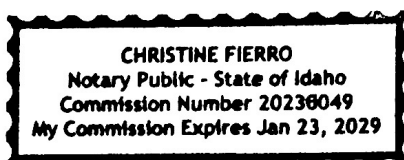
STATE OF IDAHO )  
 )  
 ) :SS  
COUNTY OF CANYON )

- A. I, Jade Duffin, whose address is 16789 N Wentworth Lane Nampa, ID 83687, 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 Jade Duffin, whose address is 16789 N Wentworth Lane Nampa, ID 83687, 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<sup>th</sup> day of February, 2025.

Jade Duffin  
Signature

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



Christine Fierro  
Notary Public for Idaho  
Residing at: U.S. Bank Nampa  
Commission Expires: Jan. 23, 2029





# City of Nampa

PLANNING and ZONING DEPARTMENT

CITY HALL 411 THIRD STREET SO.

NAMPA, IDAHO 83651

OFFICE (208) 468-5484

FAX (208) 465-2261

## AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO )  
:SS  
COUNTY OF CANYON )

A. I, Bobbi Phipps, whose address is  
TBD S. Garland St. Nampa, ID 83686 (Parcel ID: 32219014A0), being first duly  
sworn upon oath, depose and say that I am the owner of record of the property described on the  
attached application.

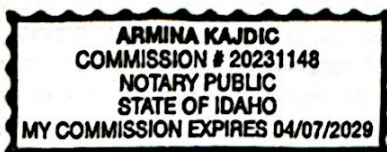
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TBD S. Garland St. Nampa, ID 83686, to submit the accompanying  
application pertaining to the property described on the attached application.

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 19 day of June 2023.

Bobbi Phipps  
Signature

SUBSCRIBED AND SWORN to before me the 19<sup>th</sup> day of June, 2023.



AKajdic  
Notary Public for Idaho  
Residing at: 10020 W. Fairview Ave Boise ID  
Commission Expires: 04/07/2029



A portion of the Northwest quarter of the Southeast quarter of Section 34, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of the Northwest quarter of the Southeast quarter, Section 34, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and running South  $89^{\circ}04'40''$  East 25.06 feet along the Northerly boundary thereof to the Real Point of Beginning; thence South  $0^{\circ}30'35''$  East 213.88 feet along a line parallel to and 25.00 feet Easterly from the Westerly boundary of said Northwest quarter of the Southeast quarter of Section 34 to a point; thence at right angles North  $89^{\circ}29'25''$  East 165.50 feet to a point; thence North  $0^{\circ}30'35''$  West 73.00 feet along a line parallel to and 190.50 feet Easterly from said Westerly boundary of said Northwest quarter of the Southeast quarter of Section 34 to a point; thence at right angles North  $89^{\circ}29'25''$  East 227.00 feet to a point; thence North  $0^{\circ}30'35''$  West 131.06 feet along a line parallel to and 417.50 feet Easterly from said Westerly boundary of said Northwest quarter of the Southeast quarter of Section 34 to a point on said Northerly boundary thereof; thence North  $89^{\circ}04'40''$  West 392.57 feet along said Northerly boundary of said Northwest quarter of the Southeast quarter of Section 34 to the Real Point of Beginning

### **Legal Description**

A portion of the Northwest quarter of the Southeast quarter of Section 34, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of the Northwest quarter of the Southeast quarter, Section 34, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and running South 89°04'40" East 25.06 feet along the Northerly boundary thereof to the Real Point of Beginning; thence South 0°30'35" East 213.88 feet along a line parallel to and 25.00 feet Easterly from the Westerly boundary of said Northwest quarter of the Southeast quarter of Section 34 to a point; thence at right angles

North 89°29'25" East 165.50 feet to a point; thence

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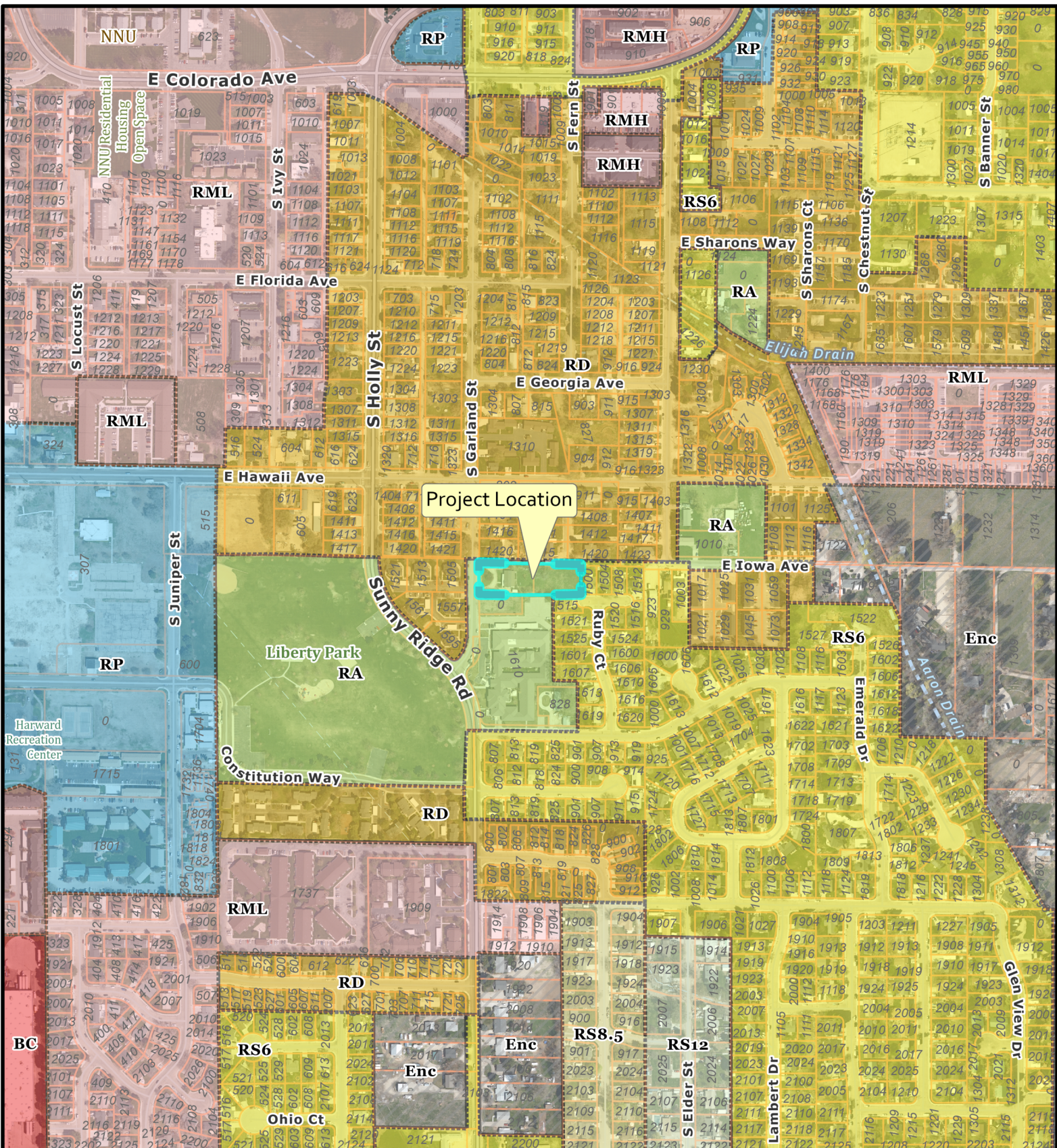
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**1504 S Garland St**  
**Zoning Map Amendment from**  
**RA (Suburban Residential) to**  
**RD (Two family Residential)**  
**zoning district and potential**  
**development agreement**

Visit Planning & Zoning  
at [cityofnampa.us](http://cityofnampa.us)  
for more info.



**Subject Area** ■ GB2 ■ RP

**County Parcels** ■ GBE ■ RS4

**Zoning**

<span style="color: green;">■</span> AG	<span style="color: purple;">■</span> IP_RS	<span style="color: blue;">■</span> RS6
<span style="color: red;">■</span> BC	<span style="color: purple;">■</span> RA	<span style="color: blue;">■</span> RS7
<span style="color: red;">■</span> BF	<span style="color: purple;">■</span> RD	<span style="color: blue;">■</span> RS8.5
<span style="color: red;">■</span> BN	<span style="color: purple;">■</span> RMH	<span style="color: blue;">■</span> RS12
<span style="color: red;">■</span> DB	<span style="color: purple;">■</span> RML	<span style="color: blue;">■</span> RS15
<span style="color: red;">■</span> DH		<span style="color: blue;">■</span> RS18
<span style="color: red;">■</span> DV		<span style="color: blue;">■</span> RS22
<span style="color: red;">■</span> Enc		<span style="color: blue;">■</span> U
<span style="color: red;">■</span> GB1		<span style="color: blue;">■</span> Unzoned

**NAMPA**  
**Proud**

Zoning Map Amendment  
**ZMA-00200-2024**  
**4/14/2025**

For illustrative purposes only.

0 130 260 390 520 Feet





**Lynda Noah**

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**From:** Brendon Smith  
**Sent:** Wednesday, April 9, 2025 9:46 AM  
**To:** Planning-Zoning Staff  
**Subject:** No comments from the Building Department for ZMA-00200-2024 (Phipps & Duffin)

No comments from the Building Department for ZMA-00200-2024 (Phipps & Duffin)

Thank you,



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

**NAMPA** Proud

Notice: All communication transmitted within the City of Nampa Email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74-101 et seq.) and as such may be copied and reproduced by members of the public. In addition, archives of all City emails are generally kept for a period of two years and are also subject to monitoring and review.

## Lynda Noah

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**From:** David Moiza  
**Sent:** Friday, April 4, 2025 2:45 PM  
**To:** Soyla Reyna; Planning-Zoning Staff  
**Cc:** Kent Lovelace; Juan Vergara  
**Subject:** RE: Request for Dept/Agency comments by 4/16/25 for Phipps & Duffin (ZMA-00200-2024)

1504 s garland St and o s garland St have no violations at this time



**David moiza**

**Code Compliance Officer**

Main office: 208.468-5473

phone: 208.468-5718

401 3<sup>rd</sup> Street South, Nampa, ID 83651

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---

**From:** Soyla Reyna <reynas@cityofnampa.us>  
**Sent:** Friday, April 4, 2025 11:07 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 4/16/25 for Phipps & Duffin (ZMA-00200-2024)

CRM created

**Please return all comments to Planning and Zoning staff ([pzall@cityofnampa.us](mailto:pzall@cityofnampa.us)) April 16, 2025.** Thank you!

---

**From:** Lynda Noah <[noahl@cityofnampa.us](mailto:noahl@cityofnampa.us)>  
**Sent:** Friday, April 4, 2025 10:29 AM  
**To:** Adam Mancini <[Mancinia@cityofnampa.us](mailto:Mancinia@cityofnampa.us)>; Addressing <[Addressing@cityofnampa.us](mailto:Addressing@cityofnampa.us)>; Alicia Flavel <[aflavel.bkirrdist@gmail.com](mailto:aflavel.bkirrdist@gmail.com)>; Angel Robins ([arobins@idahopower.com](mailto:arobins@idahopower.com)) <[arobins@idahopower.com](mailto:arobins@idahopower.com)>; Breanna Son <[sonb@cityofnampa.us](mailto:sonb@cityofnampa.us)>; Brendon Smith <[smithb@cityofnampa.us](mailto:smithb@cityofnampa.us)>; Brian Graves <[bgraves@kunaschools.org](mailto:bgraves@kunaschools.org)>; Camille Bates <[camille.bates@lumen.com](mailto:camille.bates@lumen.com)>; Candace Fry <[fryc@cityofnampa.us](mailto:fryc@cityofnampa.us)>;Carolynn Murray <[murrayc@cityofnampa.us](mailto:murrayc@cityofnampa.us)>; Chad Shepard <[shepardc@cityofnampa.us](mailto:shepardc@cityofnampa.us)>; Chris Hopper <[chopper@hwydistrict4.org](mailto:chopper@hwydistrict4.org)>; Cody Swander <[swanderc@cityofnampa.us](mailto:swanderc@cityofnampa.us)>; COMPASS <[gis@compassidaho.org](mailto:gis@compassidaho.org)>; Cortney Stauffer <[cstauffer@nsd131.org](mailto:cstauffer@nsd131.org)>; Damion Snodgrass <[snodgrassd@cityofnampa.us](mailto:snodgrassd@cityofnampa.us)>; Daniel Badger <[BadgerD@cityofnampa.us](mailto:BadgerD@cityofnampa.us)>; David Palfreyman <[dlpalfreyman@yahoo.com](mailto:dlpalfreyman@yahoo.com)>; DeerFlat <[deerflat@fws.gov](mailto:deerflat@fws.gov)>; Don Barr <[barrd@cityofnampa.us](mailto:barrd@cityofnampa.us)>; Doug Critchfield <[critchfieldd@cityofnampa.us](mailto:critchfieldd@cityofnampa.us)>; Eddy Theil <[Eddy@nampahighway1.com](mailto:Eddy@nampahighway1.com)>; Elijah Effinger (Fire District) <[effingere@nampafire.org](mailto:effingere@nampafire.org)>; Eric Skoglund <[skoglundl@cityofnampa.us](mailto:skoglundl@cityofnampa.us)>; Erika Olvera <[eolvera@nmid.org](mailto:eolvera@nmid.org)>; Intermountain Gas <[IGCNampaDistrictOperationsAide@intgas.com](mailto:IGCNampaDistrictOperationsAide@intgas.com)>; ITD <[D3Development.Services@itd.idaho.gov](mailto:D3Development.Services@itd.idaho.gov)>; Janet Weybright <[weybrightj@cityofnampa.us](mailto:weybrightj@cityofnampa.us)>; Jason Reddy <[jjreddy@kunaschools.org](mailto:jjreddy@kunaschools.org)>; Jeff Barnes <[barnesj@cityofnampa.us](mailto:barnesj@cityofnampa.us)>; Jeff Kasma <[kasmaj@cityofnampa.us](mailto:kasmaj@cityofnampa.us)>; Jeff Miranda <[mirandaj@cityofnampa.us](mailto:mirandaj@cityofnampa.us)>; Jenny Titus <[Jenny.titus@vallivue.org](mailto:Jenny.titus@vallivue.org)>; Joey Palmer <[joseph.palmer@vallivue.org](mailto:joseph.palmer@vallivue.org)>; Julie Linan <[linanj@nampafire.org](mailto:linanj@nampafire.org)>; Kent



Lovelace <[lovelacek@cityofnampa.us](mailto:lovelacek@cityofnampa.us)>; Kirk Meyers <[kirk@pioneerirrigation.com](mailto:kirk@pioneerirrigation.com)>; Kristi Watkins <[watkinsk@cityofnampa.us](mailto:watkinsk@cityofnampa.us)>; Lacey Sharpe <[ls Sharpe@nmid.org](mailto:ls Sharpe@nmid.org)>; Lenny Riccio <[lriccio@hwydistrict4.org](mailto:lriccio@hwydistrict4.org)>; lisa.boyd <[lisa.boyd@vallivue.org](mailto:lisa.boyd@vallivue.org)>; Lumen (plat review) <[platreview@lumen.com](mailto:platreview@lumen.com)>; Lynda Noah <[noahl@cityofnampa.us](mailto:noahl@cityofnampa.us)>; Matthew Jamison <[jamisonm@cityofnampa.us](mailto:jamisonm@cityofnampa.us)>; Melissa Close (Fire District) <[closem@nampafire.org](mailto:closem@nampafire.org)>; Mike Churella <[mchurella@idahopower.com](mailto:mchurella@idahopower.com)>; Mitch Kiester <[mitch.kiester@phd3.idaho.gov](mailto:mitch.kiester@phd3.idaho.gov)>; Monica Taylor <[monica.taylor@intgas.com](mailto:monica.taylor@intgas.com)>; Nakeata Gilliam <[gilliamn@cityofnampa.us](mailto:gilliamn@cityofnampa.us)>; Nampa Christian Schools <[gwiles@nampachristianschools.com](mailto:gwiles@nampachristianschools.com)>; Nampa Meridian Irrigation District <[nmid@nmid.org](mailto:nmid@nmid.org)>; niki.benyakhlef@itd.idaho.gov; NPDA Analysis <[npdanalysis@cityofnampa.us](mailto:npdanalysis@cityofnampa.us)>; Pam Sprute <[psprute@idahopower.com](mailto:psprute@idahopower.com)>; Peter Nielsen <[nielsenp@cityofnampa.us](mailto:nielsenp@cityofnampa.us)>; Pioneer Irrigation <[info@pioneerirrigation.com](mailto:info@pioneerirrigation.com)>; Ray Rice <[ricer@cityofnampa.us](mailto:ricer@cityofnampa.us)>; Robin Collins <[rcollins@cityofcaldwell.org](mailto:rcollins@cityofcaldwell.org)>; Robyn Sellers <[sellersr@cityofnampa.us](mailto:sellersr@cityofnampa.us)>; Rodney Ashby <[ashbyr@cityofnampa.us](mailto:ashbyr@cityofnampa.us)>; Ron Johnson <[johnsonrl@nampafire.org](mailto:johnsonrl@nampafire.org)>; Shaun Nichols <[nicholss@cityofnampa.us](mailto:nicholss@cityofnampa.us)>; Soyla Reyna <[reynas@cityofnampa.us](mailto:reynas@cityofnampa.us)>; Steve Cope <[steve@keycorealestate.com](mailto:steve@keycorealestate.com)>; Steven Overweg <[overwegs@cityofnampa.us](mailto:overwegs@cityofnampa.us)>; Tammy Wallen <[twallen@nsd131.org](mailto:twallen@nsd131.org)>; tejensen@kunaschools.org; Teri Friend <[friendt@cityofnampa.us](mailto:friendt@cityofnampa.us)>; Tom Points <[pointst@cityofnampa.us](mailto:pointst@cityofnampa.us)>; Valley Regional Transit <[development@ridevrt.org](mailto:development@ridevrt.org)>; [zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov)

**Subject:** Request for Dept/Agency comments by 4/16/25 for Phipps & Duffin (ZMA-00200-2024)

RE: Zoning Map Amendment from RA (Suburban Residential) to RD (Two-family Residential) zoning district and potential development agreement for two parcels #R3221901400, R32219014B0, a total of 1.09 acres at 1504 S Garland St (SE 1/4 of Section 34, T3N, R2W, BM) for Bobbi Phipps & Jade Duffin (ZMA-00200-2024). Original concept: rezone to match area zoning and for future development.

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Here are the attachments as links for your review.

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This application will be considered by City Council on the April 29, 2025 agenda.

**Please return all comments to Planning and Zoning staff ([pzall@cityofnampa.us](mailto:pzall@cityofnampa.us)) April 16, 2025. Thank you!**



Thank you,



*Lynda Noah*

Administrative Specialist Sr | Planning & Zoning

500 12<sup>th</sup> Avenue South, Nampa, ID 83651

O: 208.468.4430 D: 208.468.5854

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## Lynda Noah

---

**From:** D3 Development Services <D3Development.Services@itd.idaho.gov>  
**Sent:** Tuesday, April 22, 2025 11:34 AM  
**To:** Lynda Noah  
**Subject:** RE: Request for Dept/Agency comments by 4/16/25 for Phipps & Duffin (ZMA-00200-2024)

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Hello,

After careful review of the transmittal submitted to ITD on April 4, 2025 regarding, Phipps & Duffin (ZMA-00200-2024), 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](mailto: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 4, 2025 10:29 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

<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 <jamisonm@cityofnampa.us>; 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 <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>; Steven Overweg <overwegs@cityofnampa.us>; Tammy Wallen <twallen@nsd131.org>; tejensen@kunaschools.org; Teri Friend <friendt@cityofnampa.us>; Tom Points <pointst@cityofnampa.us>; Valley Regional Transit <development@ridevrt.org>; zoninginfo@canyoncounty.id.gov  
**Subject:** Request for Dept/Agency comments by 4/16/25 for Phipps & Duffin (ZMA-00200-2024)

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RE: Zoning Map Amendment from RA (Suburban Residential) to RD (Two-family Residential) zoning district and potential development agreement for two parcels #R3221901400, R32219014B0, a total of 1.09 acres at 1504 S Garland St (SE 1/4 of Section 34, T3N, R2W, BM) for Bobbi Phipps & Jade Duffin (ZMA-00200-2024). Original concept: rezone to match area zoning and for future development.

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**Please return all comments to Planning and Zoning staff ([pzall@cityofnampa.us](mailto:pzall@cityofnampa.us)) April 16, 2025. Thank you!**

Thank you,



*Lynda Noah*

Administrative Specialist Sr | Planning & Zoning

500 12<sup>th</sup> Avenue South, Nampa, ID 83651

O: 208.468.4430 D: 208.468.5854

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## Lynda Noah

---

**From:** Eddy Thiel <eddy@nampahighway1.com>  
**Sent:** Monday, April 7, 2025 6:30 AM  
**To:** Planning-Zoning Staff  
**Subject:** FW: Request for Dept/Agency comments by 4/16/25 for Phipps & Duffin (ZMA-00200-2024)

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Good Morning,

Nampa Highway District #1 has no comment.

Thank you,

Eddy

---

Eddy Thiel  
ROW  
[eddy@nampahighway1.com](mailto:eddy@nampahighway1.com)  
4507 12<sup>th</sup> Ave. Rd. • Nampa, id 83686  
TEL 208.467.6576 • FAX 208.467.9916

---

**From:** Lynda Noah <noahl@cityofnampa.us>  
**Sent:** Friday, April 4, 2025 10:29 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

<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>; Steven Overweg <overwegs@cityofnampa.us>; Tammy Wallen <twallen@nsd131.org>; tejensen@kunaschools.org; Teri Friend <friendt@cityofnampa.us>; Tom Points <pointst@cityofnampa.us>; Valley Regional Transit <development@ridevrt.org>; zoninginfo@canyoncounty.id.gov

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Thank you,



Lynda Noah

Administrative Specialist Sr | Planning & Zoning

500 12<sup>th</sup> Avenue South, Nampa, ID 83651

O: 208.468.4430 D: 208.468.5854

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DATE: April 11, 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: Bobbi Phipps & Jade Duffin  
OWNER: Bobbi Phipps & Jade Duffin  
ADDRESS: 1504 S Garland St (R3221901400, R32219014B0)  
RE: **ZMA-00200-2024 – Rezone from RA to RD Zone**

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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 have the following comments:
  - The legal descriptions do not close within tolerances required by Idaho State Code.
  - The legal descriptions do not appear to describe the metes and bounds of each individual parcel (R3221901400, R32219014B0).
  - Applicant/ owner will need to hire a surveyor to prepare new accurate legal descriptions of each parcel and submit for review prior to approval of the rezone.
2. The following public roads provide access to the property.
  - S Garland St – classified as “Local Road”, 20-mph.
  - S Fern 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 – 10” main in east side of S Garland St, and 6” in S Fern St.
  - Sewer – Nearest is 8” main in the backyards of lots along the west side of S Fern St to the north of 1504 S Garland St.



- Pressure Irrigation – 8” main in east side of S Garland St, 6” main along east and south boundary of parcel R32219014B0.

**Conditions:**

1. Any onsite wells no longer proposed for use on the property shall be abandoned and/or removed in accordance with Local and State regulations at the time of property development and prior to connection to City services.
2. Property shall be annexed in the Nampa Municipal Irrigation District at the time of connection to pressure irrigation and prior to being served by the City’s pressure irrigation system. Applicant/ Owner shall provide documentation to the Nampa Engineering Division verifying water rights for the full parcel and head gate report for any surface water delivery to support annexation into the District. If surface water rights have lapsed, the Developer shall reestablish rights prior to connecting to the City pressure irrigation system.
3. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development.
4. Developer shall construct frontage improvements along S Garland St in accordance with Nampa City Code Section 9-3-1 at time of property development.
5. Applicant/ owner shall hire a surveyor to prepare new accurate legal descriptions of each parcel (R3221901400, R32219014B0) and submit for review as a condition of approval for the rezone.

## Utility Map



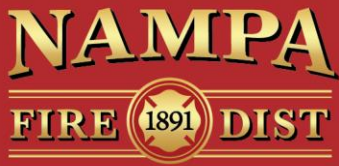
NAMPA DEVELOPMENT SERVICES CENTER

500 12<sup>TH</sup> AVENUE SOUTH NAMPA, IDAHO | (208) 468-5409 | [ENGINEERING@CITYOFNAMPA.US](mailto:ENGINEERING@CITYOFNAMPA.US)

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Topographic Map





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ADMINISTRATIVE OFFICE  
9 – 12th Avenue South Nampa, ID 83651

208.468.5770

**DATE:** April 16, 2025

**TO:** City of Nampa – Planning and Zoning

**FROM:** Ron Johnson, Nampa Fire District, Fire Marshal

**APPLICANT:** Bobbi Phipps & Jade Duffin

**OWNER:** Bobbi Phipps & Jade Duffin

**PROJECT ADDRESS:** 1504 S Garland St.

**RE:** ZMA-00200-2024, Garland RA to RD

This application is to rezone the parcels from RA to RD to provide for future development.

The Nampa Fire District does not oppose the application subject to compliance with all the following code requirements and conditions of approval.

General Conditions

Specific building construction requirements of the International Building Code, International Fire Code and City of Nampa Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.

Emergency Response Time Analysis and Service Impact:

The Nampa Fire District Strategic Plan states the response objective for Nampa Fire District is to arrive to 90% of emergency medical incidents within 5 minutes of the alarm time, and within 5 minutes and 20 seconds to fire incidents. To accomplish these response time objectives requires that travel distances be approximately 1 ½ miles from the nearest fire station. This development is located approximately .6 miles from Nampa Fire Station 2 with an approximate response time of 2 minutes.