



## Planning & Zoning Department

# Before the Planning & Zoning Commission

July 12, 2016

## Staff Report – Public Hearing #3

**Applicant:** Guerline Hyppolite  
**File No:** CUP 037-16  
**Prepared By:** Norman L. Holm  
**Date:** July 5, 2016

**Requested Action:** Conditional Use Permit  
**Purpose:** Home Occupation Daycare for up to 12 Children

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### GENERAL INFORMATION

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**Status of Applicant:** Owner/Operator

**Existing Zoning:** RD (Two Family Residential)

**Location:** 807 14<sup>th</sup> Ave So

**Size of Property:** A .138 acre or 6,020 sq. ft. portion of Section 27, T3N, R2W, BM, NW 1/4, Waterhouse Addition SW 43' of Lot 3, Block 27.

**Surrounding Land Use and Zoning:**

North- Single family residential, RD  
South- Single family residential, RD  
East- Single family residential, RD  
West- Single family residential, RD

**Comprehensive Plan Designation:** Medium Density Residential

**Zoning & Planning History:** Constructed as a single-family residential property. Applicant is the Owner/Operator.

**Applicable Regulations:** Section 10-5-2 requires a conditional use permit for a home occupation daycare for up to 12 children in RD zones.

Chapter 25 sets forth the criteria of approval and required findings. These criteria essentially require that the use be compatible with and not adversely affect the livability or appropriate development of the surrounding neighborhood.

**Description of Proposed Uses:** The applicant proposes to operate a home occupation daycare for up to 12 children within the residential dwelling and yard area. The back yard area is fully fenced and landscaped.

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## SPECIAL INFORMATION

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**Public Utilities:** All available

**Public Services:** All present

**Transportation:** The site has street access from 14<sup>th</sup> Ave. So. to 8<sup>th</sup> St. So. to the 12<sup>th</sup> Ave. So. arterial St. Per the Engineering Division trip generation reports by the Institute of Transportation Engineers for daycare facilities with up to 12 children create, on average, the following number of trips: AM Peak – 14 vehicle trips, PM Peak – 12 vehicle trips.

**Physical Site Characteristics:** No changes in the existing physical site characteristics are proposed.

**Environmental:** Home occupation daycares are compatible with single family residential neighborhoods and have little or no impact on adjoining properties and provide an essential service to area residents and to the city.

**Aesthetics/Landscaping:** The outdoor yard area around the home and proposed daycare facility is landscaped and compatible with residential living.

**Correspondence:** As of the date of this memo no correspondence or communication has been received from any neighboring property owners or residents concerning their support for or opposition to the requested conditional use permit for a home occupation daycare for up to 12 children. Code Enforcement has expressed no code violations or complaints from neighbors. The Nampa Fire Department approved their fire inspection for 6 children and they have indicated that once the applicant installs a second 32" exit require by IDAPA for a Group Daycare she will call for a re-inspection for up to the 12 children she is seeking under this application.

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## STAFF FINDINGS & DISCUSSION

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Review of the site reveals adequate outdoor play area, and parking in comparison to what other home daycares have been approved with. Staff sees no reason why the CUP should not be approved as requested. Granting a continuation of the CUP for daycare use in the neighborhood is reasonable under the basis of the following recommended findings:

1. The location, size, design and operating characteristics of the proposed home occupation day care will be compatible with and will not adversely affect the livability or appropriate development of the surrounding neighborhood with consideration being given to the harmful

effect upon desirable neighborhood character. The use will occur in an existing building in an area that will support the intended use.

2. The location, design, and site planning of the proposed home occupation day care will be as attractive as the nature of the use and its location and setting warrants since the outside appearance of the home will not be altered.
3. The proposed home occupation day care will enhance the successful operation of the surrounding area in its basic community function and provide an essential service to the community.

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## **SUGGESTED CONDITIONS OF APPROVAL**

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If the Commission following the public hearing determines that the use could be appropriately located and determines to issue a conditional use permit the following conditions of approval are suggested:

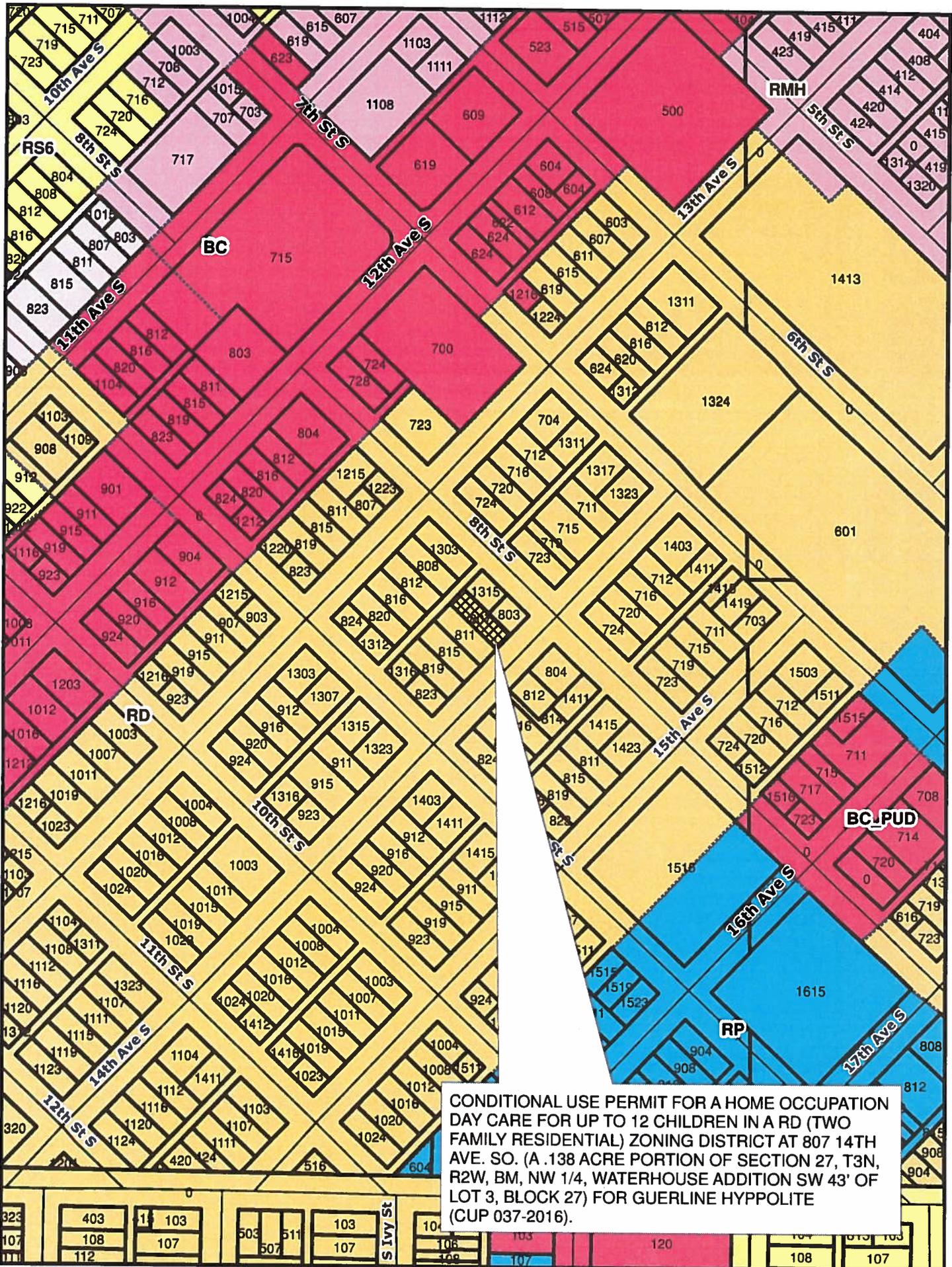
1. That the operator obtains and maintains licensing with State Health & Welfare.
2. That the use as a home occupation daycare does not substantially change the character of the home and be clearly secondary to use of the home as a residence.
3. The outdoor play area and landscaping shall be maintained in a neat and orderly manner.
4. The outdoor play area shall be continuously fenced in order to retain children from wandering out of the area.
5. All requirements of the Nampa Building, Fire, and Engineering Departments regarding day care use shall be satisfied as per State Law prior to occupancy.
6. Installation of a second 32" exit require by IDAPA for a Group Daycare as required by the Nampa Fire Department in order to allow for the requested Daycare of up to the 12 children.
7. The size of any advertising signs shall not exceed that allowed for home occupations of 2 sq. ft.
8. The conditional use permit be granted to *Guerline Hyppolite* and shall not be transferable to any other operator or location.
9. Any other conditions felt necessary to address any concerns raised at the public hearing.

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## **ATTACHMENTS**

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Zoning and location map  
Arial birds eye photo of lot and adjacent property  
Street view of home  
CUP application  
Applicant provided photos and building sketch  
Daycare Home Occupation Registrations for up to 6, and up to 12  
NFD daycare inspection form for up to 6 pending inspection approval for up to 12  
Agency and other correspondence



CONDITIONAL USE PERMIT FOR A HOME OCCUPATION DAY CARE FOR UP TO 12 CHILDREN IN A RD (TWO FAMILY RESIDENTIAL) ZONING DISTRICT AT 807 14TH AVE. SO. (.138 ACRE PORTION OF SECTION 27, T3N, R2W, BM, NW 1/4, WATERHOUSE ADDITION SW 43' OF LOT 3, BLOCK 27) FOR GUERLINE HYPOLITE (CUP 037-2016).

8th St S

14th Ave S

14th Ave S

14th Ave S

807 14th Ave S







7/12/16  
172 Noon

# Application for Conditional Use Permit

City of Nampa, Idaho

This application must be filled out in detail and submitted to the office of the Planning Director for the City of Nampa, Idaho, accompanied by the appropriate fee of \$234.00 (1 acre or less) or \$463.00 (more than 1 acre).

Name of Applicant/Representative: Guerline Hippolite Phone: 208-249-6646  
 Address: 807 14th Ave So. City: Nampa State: ID Zip Code: 83651  
 Applicant's interest in property: (circle one) Own Rent Other \_\_\_\_\_  
 Owner Name: Guerline Hippolite Phone: 208-249-6646  
 Address: 807 14th Ave So City: Nampa State: ID Zip Code: 83651  
 Address of subject property: 807 14th Ave S. Nampa 83651

Is a copy of one of the following attached? (circle one) Warranty Deed Proof Of Option Earnest Money Agreement.

**Subject Property Information**  
 (Please provide the following REQUIRED DOCUMENTATION to complete the CUP):

- Original Legal description of property AND a legible WORD formatted document. (Must have for final recording)  
Old or illegible title documents will need to be retyped in a WORD formatted document
- OR. Subdivision \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_
- A sketch drawing of the site and any adjacent property affected, showing all existing and proposed locations of streets, easements, property lines, uses, structures, driveways, pedestrian walks, off-street parking and off-street loading facilities and landscaped areas, preliminary or final building plans and building elevations, together with any other information considered pertinent to the determination of this matter.

**Project Description**

State (or attach a letter stating) the reason for the proposed Conditional Use Permit:  
Home occupation daycare for up to 12

Length of time requested for the Conditional Use Permit: \_\_\_\_\_ Months and/or \_\_\_\_\_ Years.

Date conditional use is expected to begin after permit is granted: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
 Please note: Conditional use permits expire if not used within six (6) months after granting.

Dated this 17 day of June, 20 16  
  
 Signature of applicant

**Notice to Applicant**

This application will be referred to the Nampa Planning Commission for its consideration. The Planning Commission shall hold a public hearing on the application and it shall be granted or denied. Notice of public hearing must be published in the Idaho Press-Tribune 15 days prior to said hearing. Notice shall also be posted on the premises not less than 1 week prior to the hearing. Hearing notices will also be mailed to property owners or purchasers of record within 300 feet of the subject property. You will be given notice of the public hearing and should be present to answer any questions.

If a Conditional Use Permit is granted by the Planning Commission it shall not become effective until after an elapsed period of 15 days from the date of Planning Commission action. During this time any interested person may appeal the action to the City Council. You will be notified of any pending appeals.

If the conditional use permit is denied by the Planning Commission, you may appeal the decision to the City Council within 15 days from the date such action is taken by the Planning Commission. At the time the Conditional use permit becomes effective you will be sent a document which constitutes an official "Conditional Use Permit". This document will enumerate the conditions attached to the issuance of the permit and state the consequences of failure to comply.

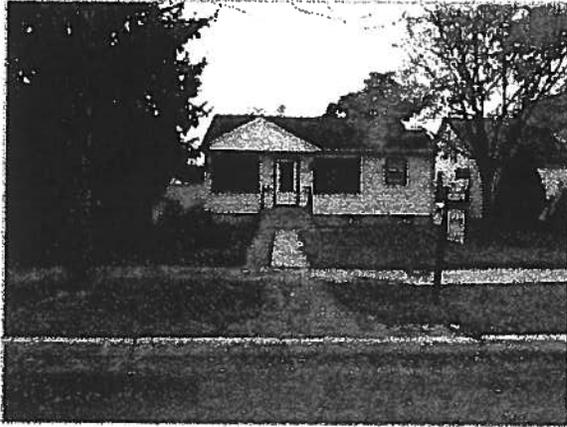
Acceptance by the City of this application does not exempt an applicant's need to comply with all other civil, local, state or federal agency laws, covenants or standards that may appertain to the proposed Conditional Use, including, where applicable, Home Owners' Association Board approval and compliance with private Covenants, Conditions and Restrictions.

**For Office Use Only:**

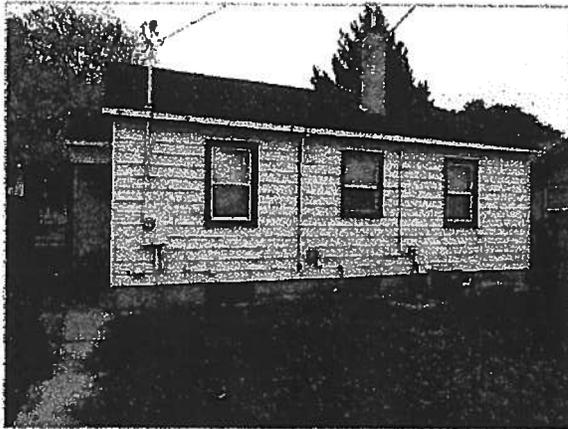
File Number: CUP 0037-20 16 Project Name: CUP H/O DAYCARE UP TO 12  
GUERLINE HIPPOLITE

**Subject Photo Page**

Borrower	GUERLINE HYPOLITE				
Property Address	807 14th Ave S				
City	Nampa	County	CANYON	State	ID
Lender/Client	ACADEMY MORTGAGE		Zip Code	83651	

**Subject Front**

807 14th Ave S  
 Sales Price 119,000  
 Gross Living Area 783  
 Total Rooms 5  
 Total Bedrooms 2  
 Total Bathrooms 1.0  
 Location N;Res;  
 View N;Res;  
 Site 6011 sf  
 Quality Q4  
 Age 68

**Subject Rear****Subject Street North**

### Interior Photos

Borrower	GUERLINE HYPOLITE				
Property Address	807 14th Ave S				
City	Nampa	County	CANYON	State	ID
Lender/Client	ACADEMY MORTGAGE		Zip Code	83651	



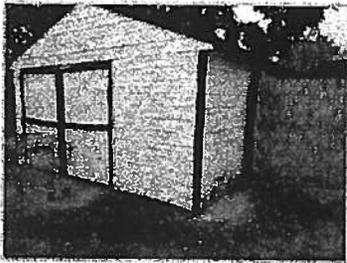
**STREET SOUTH**



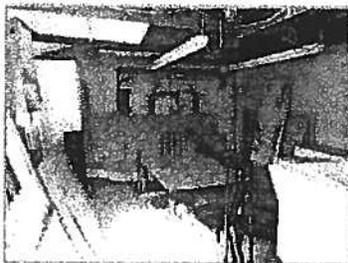
**NORTH SIDE**



**SOUTH SIDE**



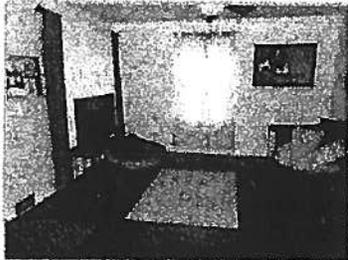
**GARAGE**



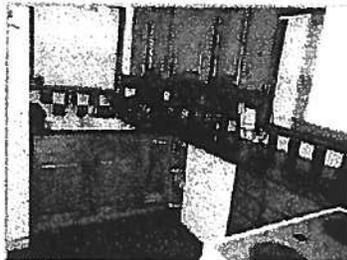
**GARAGE INTERIOR**



**ALLEY**



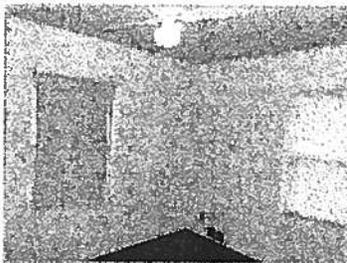
**LIVING**



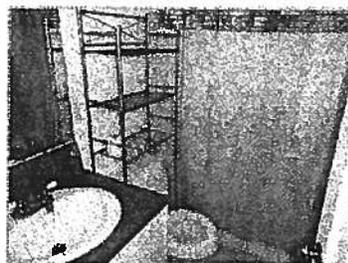
**KITCHEN**



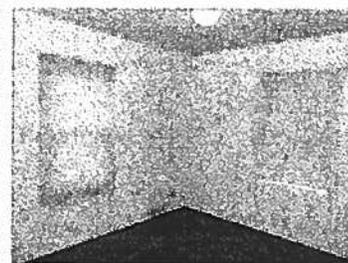
**DINING**



**BEDROOM**



**BATHROOM**



**BEDROOM**



**REC ROOM**



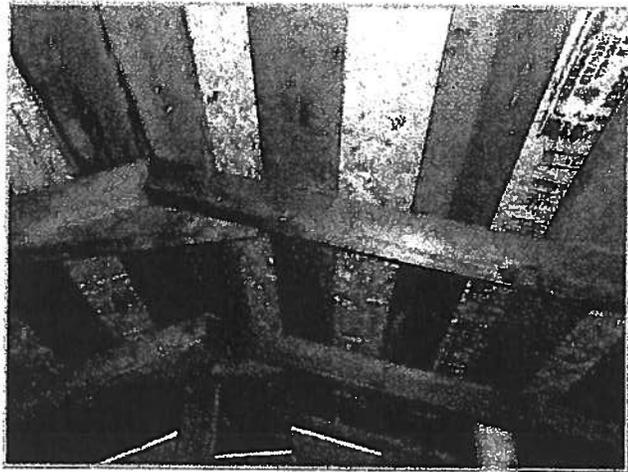
**BEDROOM**



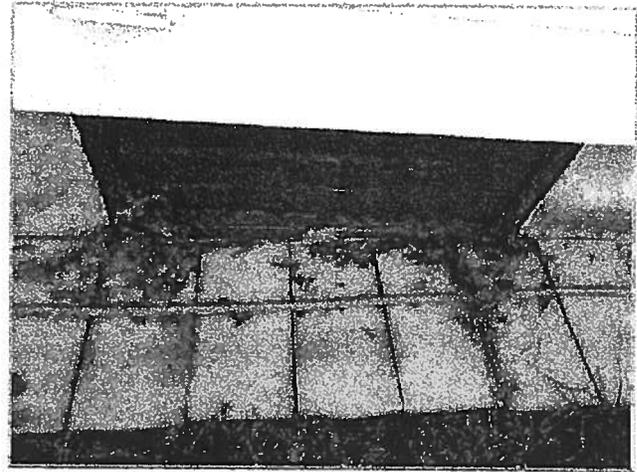
**LAUNDRY**

### Interior Photos

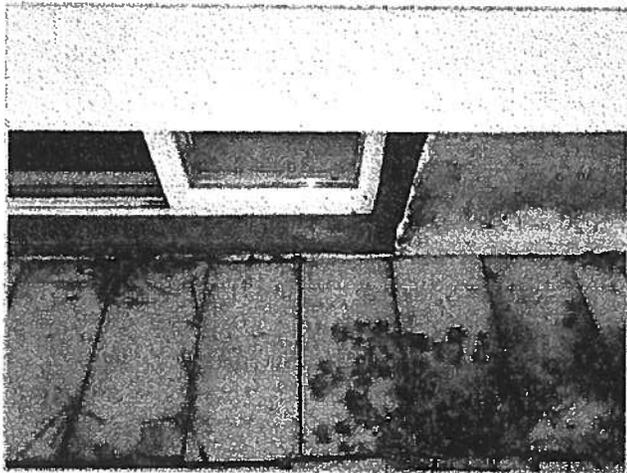
Borrower	GUERLINE HYPOLITE		
Property Address	807 14th Ave S		
City	Nampa	County	CANYON
Lender/Client	ACADEMY MORTGAGE	State ID	Zip Code 83851



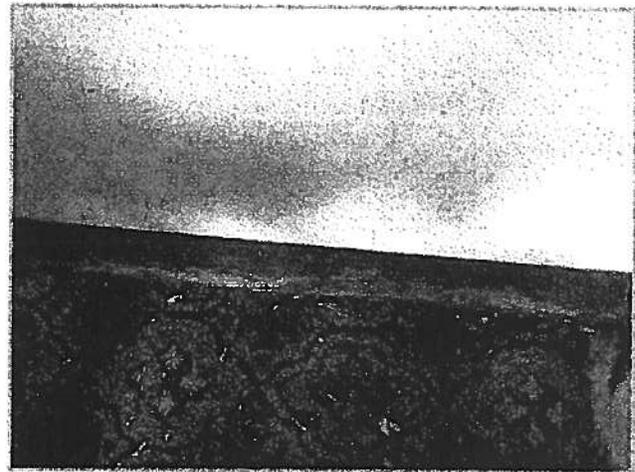
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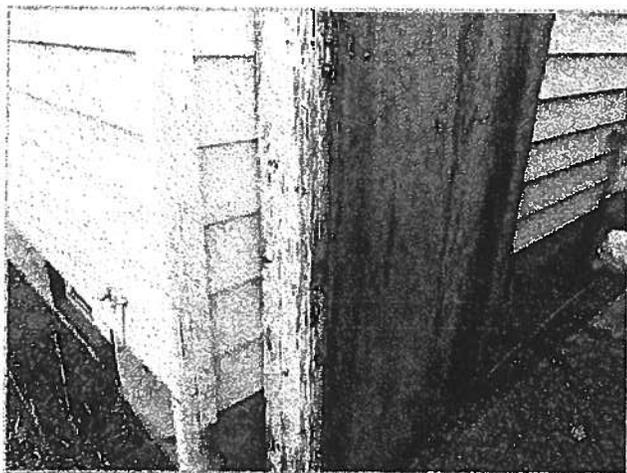
DAMAGED PAINT



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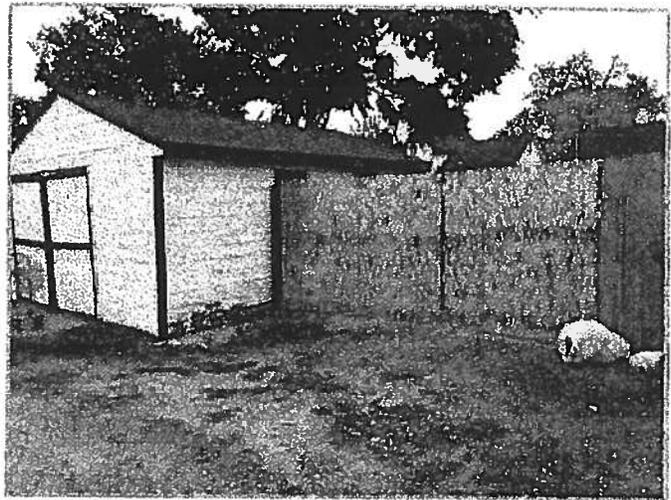
DAMAGED PAINT

### PHOTOGRAPH ADDENDUM

Borrower	GUERLINE HYPPOLITE				
Property Address	807 14th Ave S				
City	Nampa	County	CANYON	State ID	Zip Code 83851
Lender/Client	ACADEMY MORTGAGE				



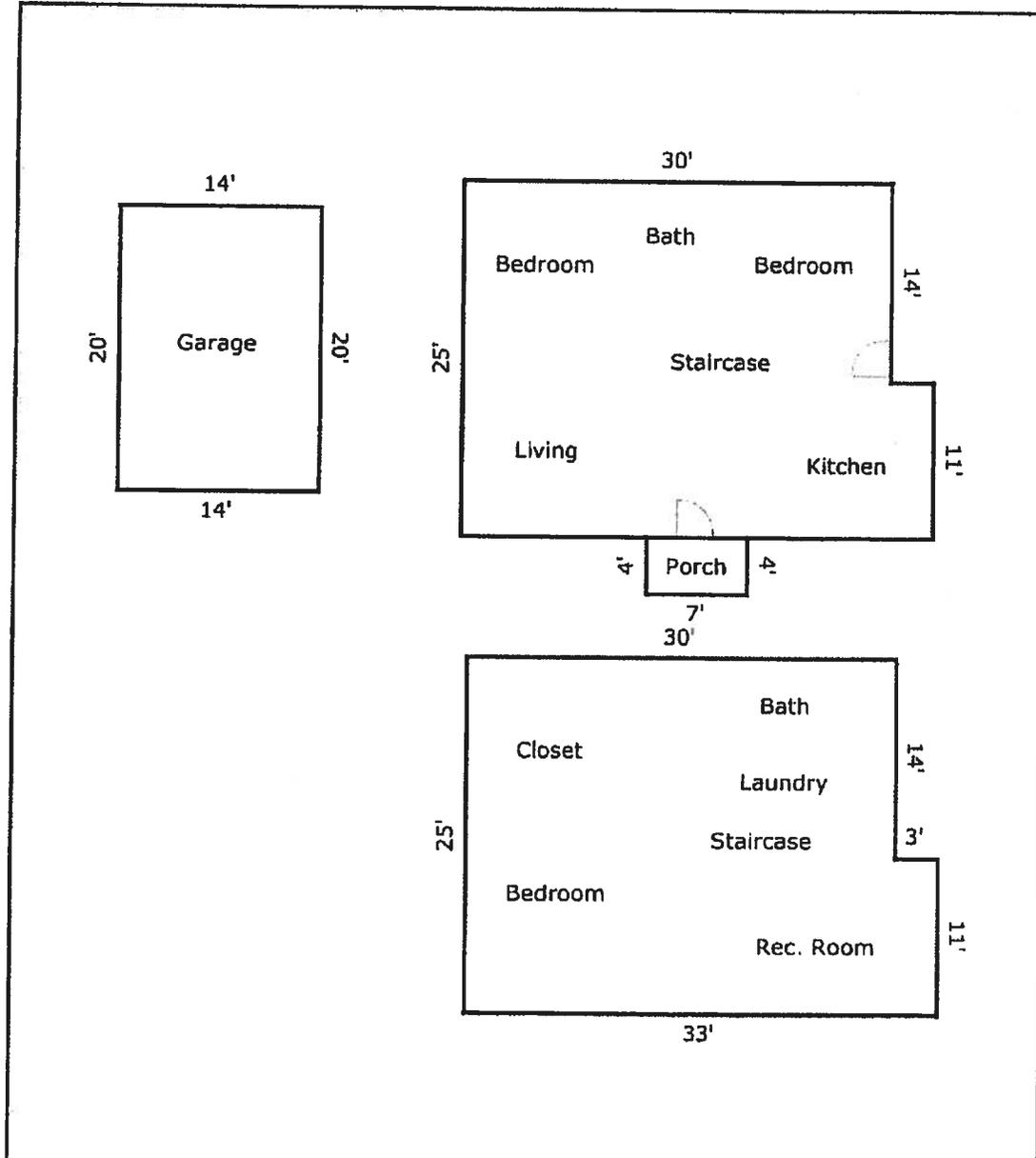
**EXPOSED UNTREATED WOOD**



**EXPOSED UNTREATED WOOD**

### Building Sketch

Borrower	GUERLINE HYPOLITE				
Property Address	807 14th Ave S				
City	Nampa	County	CANYON	State	ID
Zip Code	83651				
Lender/Client	ACADEMY MORTGAGE				



TOTAL Sketch by e la mode, inc

#### Area Calculations Summary

Living Area	Area	Calculation Details
First Floor	783 Sq ft	25 x 30 = 750 11 x 3 = 33
<b>Total Living Area (Rounded):</b>	<b>783 Sq ft</b>	
Non-Living Area		
Open Porch	28 Sq ft	7 x 4 = 28
1 Car Detached	280 Sq ft	14 x 20 = 280
Basement	783 Sq ft	25 x 30 = 750 3 x 11 = 33



# Day-Care Home Occupation Registration

City of Nampa

Fee: \$90.00

Planning and Zoning Dept.

411 3<sup>rd</sup> Street S., Nampa, Id 83651

Applicant Name: Guerline Hyppoite Phone #: 249-6646  
 Business Name: Kiddie Klubhouse  
 Property Address: 807 14<sup>th</sup> Ave S City: Nampa St: ID Zip: 83651  
 Property Owner: Guerline Hyppoite

**Notice:** The intent of home occupation provisions is to only allow for home occupations that are compatible with the neighborhoods in which they are located. Full scale commercial or professional operations, which would change the appearance or condition of a residence, be detrimental to neighborhood character, or ordinarily be conducted in a commercial or industrial district, should not be conducted at home. Daycare home occupations in AG, RA, RS, RSM, RD and RML are limited to 6 or fewer children (including the caregiver's children 6 years and under) unless a Conditional Use Permit is applied for and approved by the Planning Commission. Daycare home occupations in the U, RMH, and RP zones are allowed to have up to 12 children (including the caregiver's own 6 years and under) without a Conditional Use Permit being required.

**\*All Day-Care/Preschool applications will require a fire inspection.**

### General Information

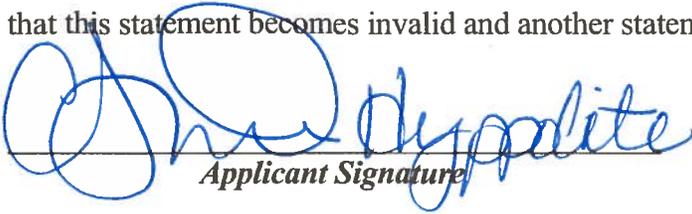
1. Is the facility in your principal residence?  Yes ( ) No (A copy of your current utility bill will be required)
2. Are you proposing any structural changes which will change the character of the building as a residence?  
( ) Yes  No (The building must retain the appearance of residential use in terms of operating characteristics and can not destroy the residential character of the neighborhood).
3. How many of your own children will you be watching? 0 (age 6 and under) 0 (age 7 and older)
4. How many children do you propose to care for (not counting your own)? 6
5. Total number of children to be cared for? 6
6. Will you be hiring any employees who do not reside on the premises? ( ) Yes  No  
(In-home daycare providers are allowed one assistant)
7. Will you have a sign? ( ) Yes  No  
(No sign is allowed other than a non-illuminated nameplate less than two (2) square feet in area).
8. Will the In-Home Daycare cause any abnormal automotive or pedestrian traffic? ( ) Yes  No  
(Vehicular or pedestrian traffic shall not be generated in volumes beyond that normal to the use in the zoning district in which the home occupation is located. If additional parking is needed it shall be met off-street and not in the landscaped front yard).
9. Nuisances: No excessive noise that causes interference to the normal senses off the lot.

**Please Note:**

Reports of property damage to surrounding properties or unsupervised children will be followed up by the City of Nampa, Planning and Zoning Division.

**\*\*Acceptance by the City of this registration does not exempt an applicant's need to comply with all other civil, local, state or federal agency laws, covenants or standards that may appertain to operation of a home based business, including, where applicable, Home Owners' Association Board approval and compliance with private Covenants, Conditions and Restrictions.**

**Certification:** I am aware of the standards and conditions under which my day-care home occupation is allowed and understand that I must be able to prove residence at the above stated address, if necessary and that if any of the standards are violated I am guilty of a misdemeanor. I am aware that this statement of compliance is for the above stated occupation and business and that if I change addresses, change occupations, or discontinue the occupations that this statement becomes invalid and another statement would need to be filed.

  
Applicant Signature

\_\_\_\_/\_\_\_\_/\_\_\_\_  
Date

**Application Submittal Requirements**

1.  Completed application, including signature of applicant.
2.  Approved Fire Inspection.
3.  Copy of Current Utility bill in the Applicants name.
4.  Signed & Notarized Affidavit of Legal Interest (attached). Form **must** be completed by the legal owner of property.

**Fire Inspection, call (208) 468-5770 for an inspection:**

Approved     Denied

\_\_\_\_\_  
Inspector Signature

\_\_\_\_/\_\_\_\_/\_\_\_\_  
Date

**Planning and Zoning Dept. Use:**

File # HOD <sup>00015</sup> - 2016    Zone RD    Project Name: 14/02 DAYCARE FOR 6 UNTIL CUP APPROVED

\_\_\_\_\_  
Zoning Agent Signature

\_\_\_\_/\_\_\_\_/\_\_\_\_  
Date



# Day-Care Home Occupation Registration

City of Nampa Fee: \$90.00  
Planning and Zoning Dept.  
411 3<sup>rd</sup> Street S., Nampa, Id 83651

Applicant Name: Guerline Hypolite Phone #: 249-6646  
Business Name: Kiddle Klub house  
Property Address: 807 14<sup>th</sup> Ave S City: Nampa St: ID Zip: 83651  
Property Owner: Guerline Hypolite

**Notice:** The intent of home occupation provisions is to only allow for home occupations that are compatible with the neighborhoods in which they are located. Full scale commercial or professional operations, which would change the appearance or condition of a residence, be detrimental to neighborhood character, or ordinarily be conducted in a commercial or industrial district, should not be conducted at home. Daycare home occupations in AG, RA, RS, RSM, RD and RML are limited to 6 or fewer children (including the caregiver's children 6 years and under) unless a Conditional Use Permit is applied for and approved by the Planning Commission. Daycare home occupations in the U, RMH, and RP zones are allowed to have up to 12 children (including the caregiver's own 6 years and under) without a Conditional Use Permit being required.

**\*All Day-Care/Preschool applications will require a fire inspection.**

## General Information

1. Is the facility in your principal residence?  Yes ( ) No (A copy of your current utility bill will be required)
2. Are you proposing any structural changes which will change the character of the building as a residence?  
( ) Yes  No (The building must retain the appearance of residential use in terms of operating characteristics and can not destroy the residential character of the neighborhood).
3. How many of your own children will you be watching? 0 (age 6 and under) 0 (age 7 and older)
4. How many children do you propose to care for (not counting your own)? 6<sup>th</sup> 12
5. Total number of children to be cared for? 6
6. Will you be hiring any employees who do not reside on the premises? ( ) Yes  No  
(In-home daycare providers are allowed one assistant)
7. Will you have a sign? ( ) Yes  No  
(No sign is allowed other than a non-illuminated nameplate less than two (2) square feet in area).
8. Will the In-Home Daycare cause any abnormal automotive or pedestrian traffic? ( ) Yes  No  
(Vehicular or pedestrian traffic shall not be generated in volumes beyond that normal to the use in the zoning district in which the home occupation is located. If additional parking is needed it shall be met off-street and not in the landscaped front yard).
9. Nuisances: No excessive noise that causes interference to the normal senses off the lot.





**Nampa Fire Department  
NFD Daycare Inspection Form**

Date Inspected-6/20/2016

Occupancy ID-R155930000

**Name of Establishment**

**Kiddie Klubhouse  
807 14<sup>th</sup> Ave S.  
Nampa ID 83651**

**Owner/Operator**

**Guerline Hyppolite**

*Questions are worded so that a negative answer will indicate and unsatisfactory condition*

**GENERAL REQUIREMENTS FOR ALL DAYCARE FACILITIES**

- Yes Exits are located to provide an unobstructed path outside the building to a public way or area of refuge?
- Yes Can exit doors be opened from inside without the use of a key or any special knowledge or effort?
- Yes Are two exits provided for Group/Daycare Centers?
- Yes Do the required exits have a clear width of 32" and height of 6'8"?
- Yes Are sleeping rooms provided with one egress window or a door directly outside?
- Yes Egress windows from sleeping areas operable from the inside without the use of tools, special knowledge or effort?
- N/A Where children are located in a basement, are two exits provided; one of which exits directly to the outside?
- Yes Serviced Fire Extinguisher with a 2A-10BC rating within 75' travel distance and mounted ab
- Yes Is there an operable telephone on the premises?
- Yes 6" address numbers contrasting with its background and clearly visible from the street?
- Yes Is there a smoke detector installed in basements where the stairway opens into the facility and provided with sounding device audible in the sleeping areas?
- Yes Are smoke detectors provided in a central location in the corridor or area giving access to rooms used for sleeping?
- Yes Are smoke detectors installed in all sleeping rooms?

**FACILITIES WITH OVER FIFTY (50) CHILDREN**

- Do exit doors swing in the direction of egress?
- Do exit doors have panic hardware?
- Are exit signs installed at required exit doorways and where necessary to clearly indicate the direction of egress?
- Is an approved fire alarm system installed?

**FACILITY APPROVAL STATUS**

Facility Passes Fire Inspection-YES

Occupant Load – **6 children and 2 adult caregivers**

This Facility is classified as a **Home Daycare Facility for up to 6 children.**

**Inspected by:**

Melissa Close  
Deputy Fire Marshal  
Nampa Fire Department  
820 2<sup>nd</sup> St. S.  
Nampa ID 83651  
(208) 468-5766

**Copies sent to:**

Owner/Operator  
Health & Welfare Daycare Licensing

## Sylvia Mackrill

---

**From:** Melissa Close  
**Sent:** Monday, June 20, 2016 10:25 AM  
**To:** Sylvia Mackrill  
**Subject:** RE: 807 14th Ave S. NMP 83651

Good morning Sylvia, she is working on a second 32" exit required by IDAPA for a Group Daycare. She will call for a re-inspection for up to 12 when she gets it installed, I believe she will have it done in June

*Melissa Close*



**Deputy Fire Marshal  
Nampa Fire Department**

820 2nd St S. - Nampa, ID 83651  
(208) 468-5766

*closem@cityofnampa.us*

**From:** Sylvia Mackrill  
**Sent:** Monday, June 20, 2016 10:06 AM  
**To:** Melissa Close <closem@cityofnampa.us>  
**Subject:** RE: 807 14th Ave S. NMP 83651

Melissa,  
Guerline has submitted for a Home Occupation Daycare for up to 6 children while she is awaiting approval of her Conditional Use Permit for a daycare for up to 12 children – scheduled for the July 12<sup>th</sup> Planning and Zoning Commission meeting.  
Just wondering if she has arranged for another inspection for approval for up to 12 children.  
Thank you,



**Sylvia Mackrill, Administrative Operations Manager**

O: 208.468.5484, F: 208.468.5439  
411 3<sup>rd</sup> Street South, Nampa, ID 83651  
[Planning and Zoning - Like us on Facebook](#)

**NAMPA***Proud*

**From:** Melissa Close  
**Sent:** Monday, June 20, 2016 9:40 AM  
**To:** [ddever@idahoeyc.org](mailto:ddever@idahoeyc.org); Sylvia Mackrill <[mackrill@cityofnampa.us](mailto:mackrill@cityofnampa.us)>; Shellie Lopez <[lopezs@cityofnampa.us](mailto:lopezs@cityofnampa.us)>  
**Subject:** 807 14th Ave S. NMP 83651

**Shellie Lopez**

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CUP 37-2016

**From:** Vincent Aquino  
**Sent:** Wednesday, June 22, 2016 3:20 PM  
**To:** Shellie Lopez  
**Subject:** 807 14TH AVE S... P&Z inspection

No violations at this time.

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.

## Shellie Lopez

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**From:** Neil Jones  
**Sent:** Monday, June 27, 2016 8:09 AM  
**To:** Shellie Lopez  
**Cc:** Bret Caulder  
**Subject:** RE: Conditional Use Permit for a Home Daycare for up to 12/CUP 037 16

Building Department has no conditions.

### Neil Jones

Plans Examiner Supervisor

P: 208.468.5492 F: 208.468.4494

[Department of Building Safety](#), [Like us on Facebook](#)

**From:** Shellie Lopez  
**Sent:** Tuesday, June 21, 2016 10:49 AM  
**To:** Amanda Morse <morsea@cityofnampa.us>; Beth Ineck <ineckb@cityofnampa.us>; Brent Hoskins <hoskinsb@cityofnampa.us>; Carl Miller <CMiller@compassidaho.org>; Craig Tarter <tarterc@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Don Barr <barrd@cityofnampa.us>; Eric Skoglund <skoglundl@cityofnampa.us>; Jennifer Yost <yostj@cityofnampa.us>; Jim Brooks <brooks@cityofnampa.us>; Michael Fuss <fussm@cityofnampa.us>; Neil Jones <jonesn@cityofnampa.us>; Patrick Sullivan <sullivanw@cityofnampa.us>; Ray Rice <ricer@cityofnampa.us>; Robin Collins <collinsrr@cityofnampa.us>; Soyla Reyna <reynas@cityofnampa.us>; Sylvia Mackrill <mackrill@cityofnampa.us>; Tina Fuller <tfuller@compassidaho.org>; Tom Laws <tlaws@compassidaho.org>; Vickie Holbrook <holbrookv@cityofnampa.us>  
**Subject:** Conditional Use Permit for a Home Daycare for up to 12/CUP 037 16

Good Morning!

CUP 00037-16:

Guerline Hyppolite has requested a Conditional Use Permit for a Home Occupation Day Care for up to 12 children in a RD (Two Family Residential) zoning district at 807 14th Ave. So. (A .138 acre portion of Section 27, T3N, R2W, BM, NW 1/4, Waterhouse Addition SW 43' of Lot 3, Block 27).

The applicant will go before the Planning & Zoning Commission as a public hearing item on the July 12, 2016 agenda.

Please find attached the CUP 00037-16 file for your review and send all comments to my attention or to Sylvia Mackrill ([mackrill@cityofnampa.us](mailto:mackrill@cityofnampa.us)) no later than July 04, 2016.

Thank you & have a great day!

# Memorandum

**To:** Planning and Zoning  
**Cc:** Tom Points, P. E., City Engineer  
**Cc:** Daniel Badger, P.E., Staff Engineer  
**Cc:** Michael Fuss, P. E., Nampa City Public Works Director  
**From:** Jim Brooks – Engineering Division  
**Date:** June 29, 2016  
**Rev:**  
**Re:** CUP – Home Occupation Daycare for up to 12 children  
**Applicant:** Guerline Hyppolite  
**Address:** 807-14<sup>th</sup> Avenue South, Nampa, Idaho 83651  
**CUP00037-16 for the July 12, 2016 Planning and Zoning Meeting**

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Applicant's request is to have a home daycare for up to 12 children in her residence at 807-14<sup>th</sup> Avenue South

Trip generation reports by the Institute of Transportation Engineers for daycare facilities with up to 12 children create, on average, the following number of trips:

- AM Peak – 14 vehicle trips
- PM Peak – 12 vehicle trips

The Engineering Division does not oppose the granting of this conditional use permit.