



1777 SENTRY PARKWAY WEST, BUILDING 12, SUITE 103
BLUE BELL, PENNSYLVANIA 19422
(215) 798-4450

December 28, 2023

City of Garden City
Development Services Department
6015 Glenwood Street
Garden City, Idaho 83714
208/472-2921

**Re: SRS Distribution-Heritage Pool Supply
203 W. 43rd Street/200 W 42nd Street
Garden City, Idaho 83714
CUPFY2024-0002
IE Job # 030-229**

Dear Development Services Department,

On behalf of the Applicant, SRS Distribution – Heritage Pool Supply, Independence Engineering LLC is providing the additional information requested for the Tentatively Accepted Conditional Use Hearing. The following comments are the Determination of Completeness/Application Acceptance Letter dated December 20, 2023. The responses by Independence Engineering LLC are listed under each comment in ***Bold and Italics***.

Determination of Completeness/Application Acceptance Letter – Tentatively Accepted dated December 20, 2023

The materials that were submitted in conjunction with the application have been accepted. **The review to determine completeness was cursory. Per GCC Table 8-6A-2 it appears that there is adequate information to conduct the review, however, the following additional information is needed:**

- Business information including but not limited to hours of operation, employees, vehicular movement, shipment schedules, internal circulation patterns, and examples of what outdoor storage area will look like and what it will consist of.

The proposed Warehouse and Storage, Wholesale use would have business hours between 7:00-4:00 Monday through Friday. The number of employees would not exceed 6 persons. Shipment schedules would coincide with operational business hours. Outdoor storage area will be enclosed entirely for safety and security by a perimeter fence. The outdoor storage area would typically consist of items not practical to be stored inside: items such as pvc piping, pool repair kits, heaters and chemicals (permitted by Fire Marshall), palletes of bagged salt and sand. Two 9' high by 40' long storage containers would be used to protect items as needed from the elements.



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- Landscape Plan showing compliance with Garden City Code 8-4I Perimeter Landscaping.

The applicant is proposing a new 6 ft high fence with slatting along the eastern perimeter of parcel R2734510350 in lieu of landscape material. Slatting is proposed for new gate proposed along W 42nd Street and all existing chain-link fencing that is proposed to remain. Property is surrounded by properties with the same C-2 Zoning Designations with similar intensity uses.

- Lighting Plan

Site has previously been used as storage facility and outdoor storage. Adequate street lighting and building mounted lighting are in place where necessary.

- Site plan showing trash enclosure design and needs.

Applicant does not anticipate additional needs for outdoor trash enclosure or dumpster. Standard size trash and recycling cans will be housed inside the warehouse and rolled to curb for trash collection on allocated days.

- Sidewalk waiver request or sidewalk and streetscape plan showing compliance with Garden City Code and the Garden City Sidewalk Policy.

The applicant is requesting a waiver from sidewalk and streetscape plan. The property located at 200 W. 42nd Street does not currently have a sidewalk nor do any of the parcels which front on this dead-end block of W. 42nd Street. There would be no other sidewalks connections on this street. W. 42nd Street dead ends at the parcel - neither through vehicular or pedestrian traffic is feasible to W. Ustick Road due to topographic challenges. The dead end street and industrial nature of the use and area would create an unnecessary nuisance out of a sidewalk and plantings. The applicant is requesting a waiver for providing sidewalk and streetscape plantings along the W. 42nd Street frontage. A slatted fence is proposed in lieu of plantings for screening.

- Documentation showing compliance with Garden City Code 8-2C-45 Warehouse and Storage, Wholesale.

8-2C-45A. Applicant is not proposing an un-enclosed outdoor activity area.

8-2C-45B. Applicant is proposing 5% of the existing building to be dedicated for accessory office use and 6% of the existing building area for showroom and sales. The remaining 89% of the building will be used for warehouse and storage use.



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- Demonstrate compliance with Garden City Code 8-4A-3 Fences and Walls. Chain-link fencing is a prohibited fencing material. If existing chain-link fencing is to remain due to it not being owned by the application's property owner, then an affidavit of non-ownership shall be submitted.

The applicant is requesting a waiver of fencing material. Applicant would like to propose a new 6ft high chain-link fence with slats along eastern property line of parcel and a new 30' wide sliding gate along 42nd street frontage. All existing chain-link fencing and gates to remain would be updated with slatting. Existing fencing located along 42nd street is chain link as well as the existing shared sliding fence/gate located internal to the property. For consistency and the industrial nature of the business and need for gate access chain link would be most durable and appropriate.

- Irrigation/Ditch Company Authorization Letter

The properties located at 203 W. 43rd Street, 200 W. 42nd Street and N. 42nd Street do not contain areas identified as irrigation canals or ditches therefore, a waiver is requested for the Irrigation/Ditch Company Authorization Letter.

Please contact me if you need any additional information to complete the application.

Sincerely,
Independence Engineering LLC

A handwritten signature in black ink that reads "Emily Stewart". The signature is written in a cursive, flowing style.

Emily Stewart, RLA, AICP

Cc: Richard Sullivan, SRS Distribution
Lisa Francis, Randall-Paulson Architects