



## CITY OF GARDEN CITY

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**CUPFY2017-10**  
**Conditional Use Permit**  
For:  
**Use: Public Service Facility**  
**Location: 3775 (3770) Adams St., Garden City, Ada County, Idaho**  
**Applicant: CTA Architects Engineers - Angela Hansen**



**Staff Contact: Jenah Thornborrow (208) 472-2921; [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org)**

**City of Garden City**  
**Planning and Zoning Commission Staff**  
**Report**

**Staff Recommendation:** Approval with conditions

**Project Description:**

**Planning and Zoning Commission Public Hearing Date:** Wednesday June 21, 2017 at 6:30 p.m.

**Application File Number:** CUPFY2017-10

**Applicant:** The applicant is CTA Architects Engineers - Angela Hansen

**Location:** 3775 (3770) Adams St., Ada County Parcel S1005141695; PAR #1695 in CTR POR NE4 SEC 5 3N 2E & OF Block 12 Fairview Acres #3

**Requested Use:** Expansion of a Public Service Facility

**Project Synopsis:** The applicant intends to install an approximately 110'x120'x50'tall, 13,200 square foot pre-engineered steel frame and all weather canvass enclosure set on pre-cast concrete blocks to address concerns identified by the Environmental Protection Agency (EPA) regarding the highway districts current methodology of storing sand/salt. No additional improvements are proposed.

**Existing Conditions:**

- The property owner of record is Ada County Highway District
- The subject property is 5.85 acres
- The project is in the C-2 General Commercial Zoning District
- The project is located in the Mixed Use Residential and Transit Oriented Development Node Buffer of the Garden City Comprehensive Plan Land Use Designation
- The subject property is in the 2003 FIRM designated 100 year floodplain designation or floodway
- Surrounding Uses Include: Residential Dwelling Units, Public Use (the ACHD Administrative Building,), Greenbelt, and Herron Park
- Description of location: The site is located at the corner of Reed St. and Adams St. The location of the structure is proposed to be installed at the north west corner of the site adjacent to the greenbelt.
- Existing Use: Public Service Facility
- Known easements on site include:
  - EAS2009-00062 16' Waterline Easement
  - EAS2006-00047 Greenbelt Easement
- Access to the site is from Adams Street
- There are no sidewalks along Reed St. and a partial sidewalk along Adams St.

**Standards for Review:** Standards for review of this application are as follows:

Standard	Staff Determination
8-7A Definitions of Uses	The definitions of uses that apply to this application are:

	Public Service Facility
<b>GCC 8-B-2 Purpose</b>	Not Compliant
<b>8-2B-2 Allowed Uses</b>	A Public Service Facility establishment requires a conditional use permit in the C-2 Zoning District.
<b>GCC 8-1B-3 Nonconforming Uses</b>	Pending decision of Commission
<b>8-3B-5-6 Critical Facility</b>	Not Complaint
<b>8-3D Neighborhood Commercial Node</b>	See Discussion
<b>Title 8 Chapter 4 Design and Development Regulations</b>	Compliant as conditioned
<b>Comprehensive Plan Analysis</b>	Not Compliant
<b>Other Plans and Approvals Analysis</b> Sidewalk Policy	Not Compliant
<b>Comments from Other Departments and Agencies</b>	Compliant as conditioned
<b>GCC 8-6B-2 Conditional Use</b>	Pending decision of Commission

**Staff Analysis:****8-7A Definitions of Uses**

**PUBLIC SERVICE FACILITY:** *The use of a site for a public utility or infrastructure. The term "public service facility" includes power plants or substations, water treatment plants or pumping stations, sewage disposal or pumping plants and other similar public service structures.*

**8-2B-1 Purpose**

*B. Commercial: The purpose of the two (2) commercial districts is to provide a full range of commercial uses and services for both the residents of Garden City and the region. Location determines the type and form of commercial uses. More intense commercial activities are intended to be located along arterial streets in the highway commercial (C-1) district. **Activities which are more compatible with mixed use or residential uses and minimally disruptive to the neighborhood are to be located in the general commercial (C-2) district.***

**GCC 8-2B-2 Allowed Uses: Pending decision of Planning and Zoning Commission**

Public Service Facility is a conditionally permitted use in the C-2 General Commercial Zoning District.

**TABLE 8-2B-1 ALLOWED USES IN ALL BASE ZONING DISTRICTS**

*P = permitted use; C = conditional use; and a blank denotes the use is not allowed in that district*

	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-20</b>	<b>C-1</b>	<b>C-2</b>	<b>M</b>	<b>LI</b>
Public Service Facility	C	C	C	C	P	C	C	P

**GCC 8-1B-3 Nonconforming Uses: Compliant if approved**

The expansion of the facility requires approval of a conditional use permit per GCC 8-1B-3

*A. A nonconforming use may continue as long as the use remains lawful and is not abandoned, expanded, or extended, subject to the following provisions:*

*2. No existing use or structure containing a nonconforming use may be expanded in intensity or degree of use, enlarged, extended, constructed, reconstructed, moved, or structurally altered except: (a) through the approval of a conditional use permit in accord with the procedures set forth in chapter 6, article B, "Specific Provisions", of this title; or (b) where the use of the structure is changed to a conforming use.*

*3. A nonconforming use may be extended to occupy additional land area only through the approval of a conditional use permit in accordance with the procedures set forth in chapter 6, article B, "Specific Provisions", of this title.*

**8-3B-5-6 CRITICAL FACILITY: Not Compliant**

FEMA notes that for some activities and facilities, even a slight chance of flooding is too great a threat. These facilities should be given special consideration when formulating regulatory alternatives and floodplain management plans. FEMA indicates that a critical facility should not be located in a floodplain if at all possible. If a critical facility must be located in a floodplain it should be provided a higher level of protection so that it can continue to function and provide services after the flood.

Garden City Code's definition of a Critical Facility is: *A facility for which even a slight chance of flooding might be too great. Critical facilities include, but are not limited to, schools, nursing homes, hospitals, police, fire and emergency response installations, installations which produce, use or store hazardous materials or hazardous waste.* Garden City considers ACHD's Yard to be a Critical Facility with regards to flood hazards as their services will be critical to provide services to Ada County in the event of a flood emergency.

ACHD's facilities are currently within the Special Flood Hazard Area (SFHA) 100-year floodplain designation. FEMA is currently in the process of updating their Flood Insurance Rate Maps (FIRMS) to include additional land area. In the revised model the flood risk in the eastern portion of Garden City is greater. Below is an image of the proposed FIRM revisions.



The proposed structure is new construction for an existing use. Garden City Code notes: *Construction of new critical facilities shall be, to the extent possible, located outside the limits of the special flood hazard area (SFHA) (100-year floodplain). Construction of new critical facilities shall be permissible within the SFHA if no feasible alternative site is available.* Staff has recommended that the use be allowed only temporarily so that a feasible alternative may be identified.

The State Floodplain Administrator Maureen O'Shea with Idaho Department of Water Resources directed Garden City staff to the Idaho Model Ordinance contains the following language:

6. *Temporary Non-Residential Structures. Prior to the issuance of a floodplain development permit for a temporary structure, the applicant must submit to the Floodplain Administrator a plan for the removal of such structure(s) in the event of a flash flood or other type of flood warning notification. The following information shall be submitted in writing to the Floodplain Administrator for review and written approval:*
  - a. *A specified time period for which the temporary use will be permitted. Time specified may not exceed six (6) months, renewable up to one (1) year;*
  - b. *The name, address, and phone number of the individual responsible for the removal of the temporary structure;*
  - c. *The time frame prior to the event at which a structure will be removed (i.e., immediately upon flood warning notification);*
  - d. *A copy of the contract or other suitable instrument with the entity responsible for physical removal of the structure; and*
  - e. *Designation, accompanied by documentation, of a location outside the Special Flood Hazard Area, to which the temporary structure will be moved.*

Staff has recommended that the conditions identified by the Idaho Model Ordinance be a part of the approval.

### **8-3D Neighborhood Commercial Node: For reference only**

While this code is not a standard for review for this application, it should be noted that ACHD is located in the Neighborhood Commercial Node overlay. *The purpose of the neighborhood commercial node (NCN) overlay district is to create a neighborhood center that allows small scale commercial activity and mixed use within walking distance to residential neighborhoods. Specifically, these provisions are intended to:*

- A. Provide for small scale and pedestrian oriented retail, office, commercial and residential centers integrated into the existing community;*
- B. Create a focal point of vibrancy and activity conveniently located to residential neighborhoods;*
- C. Promote efficient and maximum utilization of land for development around major intersections of Adams Street and Alworth Street;*
- D. Take advantage of the locational attributes adjacent to and near the Boise River and greenbelt;*
- E. Provide a catalyst for redevelopment of adjacent residential and commercial neighborhoods;*
- F. Clearly define and activate the public realm and pedestrian activity by locating buildings to form street edges and corners, and locating entrances and windows to activate the street and pedestrian levels;*
- G. Protect the health, safety and welfare of existing development;*
- H. Ensure that the design of structures and site development is compatible with the intended character of the neighborhood commercial node overlay district; and*
- I. Encourage other forms of mobility other than the automobile through a combination of development patterns, uses and flexible parking standards.*

#### **Title 8 Chapter 4. Not Compliant**

On May 22, 2017 the Garden City Design Review reviewed and approved the location of the structure if there be a successful approval of a Conditional Use Permit. The Design Review Committee found that there are three "street sides" on the site, including Adams Street, Reed Street, and the Greenbelt. With the massing of the structure they felt that it is more important to protect the Greenbelt, a strictly bike and pedestrian corridor, rather than the adjacent roadways that are surrounded by ACHD's facilities. While the structure will be located towards Adams and Reed Streets it will be away from the Waterfront District homes, the Greenbelt, and will be buffered on both sides by ACHD property. The Design Review Committee reviewed this as a temporary structure and did apply all standards of Title 8 Chapter 4.

At times there is overlap of what the Design Review Committee and Planning and Zoning Commission reviews. Code requires that whenever a new use commences, or there is new construction, alteration, or expansion of a site, that the property be compliant with transportation and connectivity provisions. It does not appear that all of Adams Street nor Reed Street adjacent to the ACHD yard have sidewalks. This is noncompliant with **Garden City Code 8-4E-6**.

The Planning and Zoning Commission has also required that sites be brought into compliance with certain landscaping standards and fencing requirements. All properties are subject to **Garden City Code 8-4-A-3** which prohibits chain link with slats as a fencing material and requires barbed wire to have design review approval. Landscaping standards, **Garden City Code 8-4I** are applicable when any new structure is erected as it is considered new construction.

The site is deficient in sidewalk and street tree standards, and the fencing does not meet Garden City standards for fencing. See below images:



Street view from Adams Street- Google Image Jul 2015



Street view from Adams Street- Google Image Jul 2015



Street view from Reed Street- Google Image Jul 2015

Staff has recommended that this use only be approved temporarily. Corresponding to this recommendation staff has not recommended permanent infrastructure to be installed.

### ***Comprehensive Plan Analysis***

In and of itself, a Comprehensive Plan is not legally binding. However, a required Conclusion of Law for conditional use permits in Garden City is that the use is in compliance with the Comprehensive

Plan. In this way the Garden City Zoning Code ensures that proposed uses are not only required to be compatible with existing neighborhoods, but are also progressing the vision that the community has for those neighborhoods.

The proposed use is located in the Mixed Use Residential Comprehensive Plan and Transit Oriented Development Node walkable buffer land use designations. The definitions of these land use designations are below:

**MIXED USE RESIDENTIAL:** *The mixed use residential area is north of Adams Street. This designation allows for residential and commercial uses in a form and scale that is residential in character and design. A mix of residential; small scale office and retail; and public and semi-public uses are appropriate in this district. Regulations for this area should focus on form more than use, with a maximum height of two stories.*

**TRANSIT ORIENTED DEVELOPMENT NODE:** *The transit oriented development (TOD) nodes are identified within one quarter mile of locations where a transit station has been planned or could be located. It is not intended that all nodes could be developed within the twenty year period of the plan. A mix of uses including higher density residential, retail, office, research and public uses are included in the TOD area designation. A development to be considered for the TOD designation should include 50,000 square feet of non-residential uses and 60 – 80 dwelling units. The form of the development should be multi-story (three or more stories) along the boulevard corridor with lower height moving away from the street. Site design characteristics should include walkability, public spaces, and transit station design. Lower parking standards should be allowed.*

This proposal is not consistent with the identified Garden City Comprehensive Plan land use designations. This proposal is also in conflict with many components of the Garden City Comprehensive Plan goals and objectives as identified below:

*Goal 2. Improve the City Image*

*1.4 Objective: Create a premier destination place to live, work and recreate.*

*2.3 Objective: Promote quality design and architecturally interesting buildings.*

*2.4 Objective: Improve the appearance of street corridors.*

*Goal 3. Create a Heart for the City*

*Goal 5. Focus on the River*

*4.3 Objective: Beautify sidewalks and gateways with landscaping and trees.*

*4.3.1 Continue to require sidewalks and landscaping in all new development, and in major alterations and re-use of existing commercial sites.*

*9.2 Objective: Protect riparian and flood way areas.*

*10.2 Objective: The Old Town site is a live-work district.*

*10.5 Objective: Create a “Main Street” commercial district along portions of Adams Street and other neighborhood locations.*

The proposal is supported by the following goals and objectives:

*Goal 8. Maintain a Safe City*

*9.1.1 Continue to enforce city codes for regulating or eliminating discharges from spills, dumping or disposal of waste materials, and reducing pollutants in storm water discharges.*

### **Other Plans and Approvals Analysis**

The University of Idaho College of Art and Architecture Garden City Urban Centers Plan is notable in that it reviews the ACHD property as having potential to redevelop as an urban center, in line with the goals of the Garden City Comprehensive Plan and the Neighborhood Commercial Node. It should be noted that the plan is a concept and not legally binding as a requirement. Below is a rendering of the ACHD campus and surrounding properties as envisioned by the plan.



**Garden City Sidewalk Policy** notes that sidewalk or pathway shall be detached as required by **Garden City Code 8-4E-6 E** and provide for a 6' with root barrier/ 8' without root barrier landscape buffer prescribed by ACHD's policy for Class II or III trees. It further requires that if the sidewalk is adjacent to curb on an arterial roadway the sidewalk shall be at least 7' in width and be free of obstructions. The area of the ACHD yard where the new structure is requested is deficient in sidewalk.

### **Comments from Other Departments and Agencies**

#### **Garden City Environmental Division**

No response as of the drafting of this report.

#### **Garden City Sewer Division**

No concerns noted.

#### **Garden City Engineer**

The design will need to be reviewed to ensure erosion, drainage, FEMA, etc. compliance. The applicant has responded to the comments.

#### **State of Idaho Department of Environmental Quality**

Standard comments were applied.

#### **Ada County Highway District**

Noted no impact fee required.

**Central District Health Department**

No objections to this proposal.

**North Ada County Fire and Rescue**

A building permit is required.

***Summary of Comments from Public***

There have been no written public comments received to date.

**8-6B-2 D [Conditional Use] Required Findings**

In order to approve a conditional use permit the Planning and Zoning Commission must find:

- 1. The use is appropriate to the location, the lot, and the neighborhood, and is compatible with the uses permitted in the applicable zoning district;*
- 2. The use will be supported by adequate public facilities or services to the surrounding area, or conditions can be established to mitigate adverse impacts;*
- 3. The use will not unreasonably diminish either the health, safety or welfare of the community; and*
- 4. The use is not in conflict with the comprehensive plan or other adopted plans, policies, or ordinances of the city.*

A conditional use may be found to be appropriate or inappropriate at a given property. In some situations conditions of approval may be required to assist the proposed use in being appropriate to a location and in conformance with code. In other situations where the use cannot be conditioned to be appropriate to the location or code, it should not be permitted.

This application is in conflict with Garden City Code, Garden City Comprehensive Plan, and FEMA regulations. Notwithstanding the request is resulting from ACHD lack of compliance with EPA regulations. The approval of the structure would assist compliance with the EPA regulations yet diminish compliance with other regulations.

Garden City staff has had multiple discussions with ACHD staff noting that should the application be approved that it would likely have to be temporary in nature. A condition of approval has been recommended that the use is temporary in nature so that use may comply with EPA standards that provide for preventative measures to avoid pollution of the river while allowing ACHD to devise and execute a plan for compliance with all applicable codes and regulations.

BEFORE THE PLANNING AND ZONING COMMISSION  
GARDEN CITY, ADA COUNTY, IDAHO

In the Matter of: ) ) Public Service Conditional Use Permit ) 3775 (3770) Adams Street ) Garden City, Ada County, Idaho ) _____ )	CUPFY2017-10  FINDINGS OF FACT, CONCLUSIONS OF LAW; AND DECISION
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THIS MATTER, came before the Garden City Planning And Zoning Commission for consideration on June 21, 2017. The Planning and Zoning Commission reviewed the application and materials submitted. Based on the evidence presented, pursuant to Garden City Code Table 8-6A-1, the Planning and Zoning Commission makes the following Findings of Fact, Conclusions of Law and Decision:

**FINDINGS OF FACT**

1. The applicant is CTA Architects Engineers - Angela Hansen.
2. The property owner of record is Ada County Highway District.
3. The application is for an expansion of a Public Service Facility.
4. The location of the project is 3775 (3770) Adams St., Ada County Parcel S1005141695; PAR #1695 in CTR POR NE4 SEC 5 3N 2E & OF Block 12 Fairview Acres #3.
5. The subject property is 5.85 acres.
6. The project is located in the Garden City C-2 General Commercial Zoning District.
7. The project is located in the Mixed Use Residential and Transit Oriented Development Node Buffer of the Garden City Comprehensive Plan Land Use Designation.
8. The existing use on the site is: Public Service Facility.
9. Current access to the site is from Adams Street.
10. There are no sidewalks along Reed St. and a partial sidewalk along Adams St.
11. The following sections of the Garden City Municipal Code apply to this proposal:

Standards	Compliant	Conclusions
<b>GCC 8-7A Definitions of Uses</b>	N/A	The definitions of uses that apply to this application are: Public Service
<b>GCC 8-B-2 Purpose</b>	No	The Purpose of the C-2 Zoning District is for activities that are more compatible with mixed use or residential uses. This structure is not compatible with residential or mixed-use.
<b>GCC 8-2B-2 Allowed Uses</b>	Yes	A <i>Public Service</i> establishment requires a conditional use permit in the C-2 Zoning District.
<b>GCC 8-1B-3 Nonconforming Uses</b>	Yes	Provided that all conditions of approval are met, this request is appropriate to allow ACHD to move towards compliance with relevant regulations.
<b>8-3B-5-6 Critical Facility</b>	No	This approval is only temporary and includes provisions to reduce flood risk.
<b>8-3D Neighborhood</b>	N/A	Discussed as vision set forth by code and

<b>Commercial Node</b>		ordinance that is applicable for this property. This code is not a regulatory requirement for this application.
<b>Title 8 Chapter 4 Design and Development Regulations</b>	No	As conditioned, and per authorities granted by Garden City Code, the Garden City Design Review Committee has approved the design of the application.
<b>GCC 8-6B-2 Conditional Use</b>	No	<ol style="list-style-type: none"> <li>1. The use is not appropriate to the location, the lot, and the neighborhood and should not be permanent at this location;</li> <li>2. The use at this site may hinder services to Ada County, as conditioned these adverse impacts are mitigated;</li> <li>3. The use will not unreasonably diminish either the health, safety or welfare of the community as conditioned; and</li> <li>4. The use at this location is in conflict with the comprehensive plan and other adopted plans, and ordinances of the city and should not be permanent at this location.</li> </ol>

12. Other studies, plans or approvals reviewed include:

Garden City Comprehensive Plan	No	<p>The proposal is not consistent with the comprehensive land use designations of Mixed Use Residential or Transportation Oriented Node. It is also in conflict with Garden City Comprehensive Plan Goals and Objectives:</p> <p><i>Goal 2. Improve the City Image</i></p> <p><i>1.4 Objective: Create a premier destination place to live, work and recreate.</i></p> <p><i>2.3 Objective: Promote quality design and architecturally interesting buildings.</i></p> <p><i>2.4 Objective: Improve the appearance of street corridors.</i></p> <p><i>Goal 3. Create a Heart for the City</i></p> <p><i>Goal 5. Focus on the River</i></p> <p><i>4.3 Objective: Beautify sidewalks and gateways with landscaping and trees.</i></p> <p><i>4.3.1 Continue to require sidewalks and landscaping in all new development, and in major alterations and re-use of existing commercial sites.</i></p> <p><i>9.2 Objective: Protect riparian and flood</i></p>
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		<p>way areas.</p> <p>10.2 Objective: The Old Town site is a live-work district.</p> <p>10.5 Objective: Create a "Main Street" commercial district along portions of Adams Street and other neighborhood locations.</p> <p>The proposal is supported by the following goals and objectives:</p> <p>Goal 8. Maintain a Safe City</p> <p>9.1.1 Continue to enforce city codes for regulating or eliminating discharges from spills, dumping or disposal of waste materials, and reducing pollutants in storm water discharges.</p>
University of Idaho College of Art and Architecture Garden City Urban Centers Plan	NA	Discussed as an example of what would be appropriate at this location. Adherence to this plan is not a regulatory requirement for this application.
Garden City Planning And Zoning Commission Sidewalk Policy	No	In that this approval is temporary, permanent infrastructure improvements have not been required.
Comments from Other Departments and Agencies	Yes	This approval includes a condition requiring compliance and approval from applicable agencies.

13. A copy of the application and plans was transmitted to interested and affected public agencies and written comments were received from:
- a. Garden City Engineer
  - b. Garden City Sewer
  - c. Central District Health Department
  - d. North Ada County Fire and Rescue
  - e. Ada County Highway District
  - f. Department of Environmental Quality
14. The record contains:
- a. Application Materials
  - b. Letter of Application Acceptance
  - c. Agency Review Transmittal
  - d. Radius Notice
  - e. Legal Advertisement in Idaho Statesman
  - f. Affidavit of property posting
  - g. Agency Comments
  - h. Staff report, and referenced materials
  - i. Public Comments
  - j. Planning and Zoning Commission Hearing Sign Up Sheet
  - k. Signed Findings of Fact, Conclusions of Law, and Decision

15. The application was received May 8, 2017. Notification of application acceptance and completion was sent to the applicant within 30 days of receipt of the application. The Commission Public Hearing was held within sixty (60) days of receipt of an application certified as complete.
16. On May 11, 2017 a letter of acceptance with hearing date was sent to the applicant.
17. A transmittal to other agencies including notice, application and other documents was sent on May 11, 2017 more than fifteen days prior to the public hearing.
18. A legal public hearing notice for the proposed conditional use permit application was published on June 6, 2017, and on May 11, 2017, notice was mailed to all property owners within a 300-foot radius of the said property in compliance with the public notice requirements of Section 8-6A-7 of the Garden City Municipal Code.
19. A sign was posted on or before June 9, 2017, in accordance with Garden City Code for the public hearing of June 21, 2017.
20. On June 21, 2017, at the Planning and Zoning Commission public hearing
  - a. The Chairman noted an email from the applicant noting agreement with the draft findings of fact, conclusions of law, and decision. The Chairman further asked if the applicant was in attendance, agreed with the draft findings of fact, conclusion of law and recommended decision, and if there was any member of the public who wished to testify in opposition to the application.
  - b. The applicant, Angela Hansen, noted that she was in attendance and that he agreed with the decision and conditions as drafted.
  - c. There was no one from the public who wished to testify.
  - d. The application was moved to the consent agenda, and approved.

#### **CONCLUSIONS OF LAW**

The Planning and Zoning Commission reviewed the application with regard to Garden City Code Title 8, and based on the conditions required herein, concludes the application meet the standards of approval under **GCC 8-6B-2 Conditional Use.**

#### **DECISION**

WHEREFORE, based upon the foregoing Findings of Fact and Conclusions of Law contained herein, the Planning and Zoning Commission hereby **APPROVES/ DENIES** of the application subject to the following conditions:

#### **Prior to Occupancy**

1. A building permit for the structure shall be applied for and approved by Garden City Development Services Department.
2. Occupancy of the site shall not commence until after a Certificate of Occupancy has been obtained from Garden City Development Services Department.
3. Verification that Don Roell and Timothy Morgan have signing authority as property owner or a revised affidavit of legal interest signed by the signing authority of the record owner of the property.
4. Prior to commencement of this use, a plan in case of flooding must be submitted to Garden City identifying:
  - a. That the structure is adequately anchored to withstand flooding and constructed and placed so as to offer the minimum resistance to the flow of floodwaters or that the structure will be removed immediately upon flood warning;
  - b. The level of the Boise River that shall be considered potential of flooding (i.e. 10,000 cfs at Glenwood Bridge)
  - c. All stored materials shall be removed from the ACHD site immediately upon flood warning;

- d. The title, email, and phone number of the individual responsible for the removal of the temporary structure;
- e. Verification that ACHD will remove or a copy of the contract or other suitable instrument with the entity responsible for physical removal of the structure in case of flood warning;
- f. Designation, accompanied by documentation, of a location outside the Special Flood Hazard Area, to which the temporary structure and materials will be moved in case of flood warning notification;
- g. The time frame prior to the event at which a structure will be permanently removed.

#### **Site Specific Requirements for the Duration of the Use**

1. An 110'x120'x50' pre-engineered structure intended to cover sand and salt is approved provided all conditions of this decision are complied with. The purpose of the structure is to cover sand and salt currently stored on site. The structure is needed to be in compliance with EPA standards and protect the Boise River.
2. This approval is valid for six months from the date of Certificate of Occupancy. Should an extension be requested documentation shall be provided that ACHD is actively working to relocate the salt and sand storage. Garden City Development Services staff may approve extensions of this approval provided that the approval is extended for not more than six months.
3. The sand/salt and the structure must be removed once this approval is no longer valid.
4. The use must be in compliance with the approval from Garden City Design Review Committee approval dated May 22, 2017, file DSRFY2017-17.
5. The structure and all stored material must adhere to the required flood plan immediately upon flood warning notification.

#### **General Requirements**

1. Any changes in the design, construction, operation or use shall be brought to the immediate attention of the Planning Official for determination if the changes are in substantial conformance with the City's action. Any changes to the plans and specifications upon which this approval is based, other than those required by the above conditions, will require submittal of an application for modification and approval of that application prior to commencing any change.
2. This Conditional Use Permit shall not be transferable from one parcel of land to another. Unless otherwise stated in the conditions attached to a permit, the permit shall be granted to the applicant and successors in interest to the premises for which it was approved.
3. This approval is only approval of the conditional use permit. All other applicable permits must be obtained and completed prior to a certificate of compliance or occupancy.
4. The approval is specific to the application provided and reviewed. Final approval is based on substantial conformance. Any changes to the plans and specifications upon which this approval is based, other than those required by the above conditions, will require submittal of an application for modification and approval of that application prior to commencing any change.
5. Final approval is subject to the approval of other reviewing agencies and City Departments. Any more restrictive standards adopted and made applicable by any Transportation Authority, Fire Authority or other Federal, State or Local regulatory agencies shall prevail.
6. All improvements and operations shall comply with applicable local, state and federal requirements and procedures whether specifically addressed in the analysis of this

- application or not. This shall include but not be limited to 8-4A General Provisions of Design and Development Regulations.
7. Unobstructed easements, including but not limited to, drainage, water, and sewer easements shall be provided as required by the City Public Works or Planning Official.
  8. The property owner is responsible to maintain the site to edge of roadway asphalt.
  9. If there are any tree grates, they shall be widened to accommodate the growing tree trunk and prevent girdling of any trees planted in tree wells within sidewalks or other public right of way.
  10. Plant materials which exhibit evidence of insect pests, disease, and/or damage shall be appropriately treated to correct the problem. Dead and diseased plant materials shall be replaced.
  11. Where landscaping might impact motorist or pedestrian sight distance, shrubs shall be maintained below three feet (3') in height and trees shall be pruned so that the lowest branches will be at least seven feet (7') above the ground level.
  12. A three foot (3') clearance zone shall be maintained around the circumference of fire hydrants.
  13. Retain and protect existing trees, vegetation, and native soils and integrate these features into the overall landscape plan.
  14. If trees are staked, the stakes shall be removed within twelve (12) months to prevent damage to the tree.
  15. All planting areas that border driveways, parking lots, and other vehicle use areas shall be protected by curbing, wheel stops, or other approved protective devices.
  16. Trees shall be planted at least three feet (3') from curbs, sidewalks, driveways and other hard surfaces to buffer from stress caused by vehicle overhang and compacted soils, or planted with sufficient space to provide for the full maturity of the particular tree species. All other plant material, except sod or ground cover, shall be set back a minimum of one foot (1') from any curb edge to protect from vehicle overhang and mechanical damage.
  17. The landscape installation shall stabilize all soil and slopes.
  18. All required landscaping shall be provided with an automatically controlled irrigation system in conformance with the best management practices for automatic irrigation systems.
  19. This approval is for this application only. Additional permits, licenses and approvals may be necessary.
  20. Property maintenance standards shall be maintained as required by Garden City Code 8-1C.
  21. The property owner is responsible for the maintenance of all landscaping and screening devices required.
  22. Cross-Connections: All cross-connections between the domestic water lines and the irrigation water lines shall be in accord with the City's adopted standards, specifications and ordinances.
  23. Materials submitted after the decision shall not be considered part of the record for this decision. If additional materials or information is submitted after the decision the application may be remanded to the decision making body during which time the decision shall be stayed provided that there is no immediate threat to life or safety.
  24. No change in terms and conditions of this approval shall be valid unless in writing and signed by the applicant or his or her authorized representative and an authorized representative of the reviewing agency. The burden shall be upon the applicant to obtain the written confirmation of any change and not upon Garden City.
  25. The Commission may revoke a conditional use permit for any of the following: A) Violation of Garden City Code or State or Federal Laws; B) Failure to abide by any

- conditions of this permit; C) Causing or allowing a nuisance as determined by Garden City Code, in connection with the use for which the permit is granted.
26. Any violation of the conditions of this application is a criminal offence.
  27. The Commission may revoke a conditional use permit for any of the following: A) Violation of Garden City Code or State or Federal Laws; B) Failure to abide by any conditions of this permit; C) Causing or allowing a nuisance as determined by Garden City Code, in connection with the use for which the permit is granted.
  28. A certificate of occupancy or an application for a building permit shall be considered commencement of the use.
  29. All previous uses are null and void unless otherwise conditioned.
  30. This approval shall become null and void if a building permit or certificate of occupancy has not been issued within one year of the approval. An extension may be granted by the Commission upon findings that the application and or the applicable City regulations have not changed. Such extension shall be applied for sixty (60) days prior to the expiration date for the original approval; only one extension of not more than three hundred sixty five (365) days shall be granted.
  31. Should there be a change in use, there is a clear intent to cease the use, or the use is discontinued for more than one year without written documentation submitted to the City, legal noticing, and property posting indicating intent to continue the use, this approval shall become void.
  32. There is a 10 day right to appeal to City Council. An appeal shall be made on the form provided by the City and filed with the City Clerk within ten (10) days after the action of the decision.
  33. Final decisions are subject to judicial review pursuant to The Idaho Administrative Procedures Act, Chapter 65 Title 67 Idaho Code.
  34. A takings analysis pursuant to Idaho Code may be requested on final decisions.

---

Chairman, Planning and Zoning Commission

Date



Paul Woods, President  
Rebecca W. Arnold, Vice President  
Sara M. Baker, Commissioner  
Jim D. Hansen, Commissioner  
Kent Goldthorpe, Commissioner

May 18, 2017

To: Angela Hansen, via email  
CTA Architects Engineers  
800 West Main, Suite 800  
Boise, ID 83702

Subject: GC17-0006/ CUPFY2017-10  
3700 N. Adams Street  
ACHD Sand and Salt Enclosure

In response to your request for comment, the Ada County Highway District (ACHD) staff has reviewed the submitted application and site plan for the item referenced above. It has been determined that ACHD has no site specific conditions of approval for this application.

**There is No Impact Fee Due for this application and an ACHD inspection is not required.**

If you have any questions, please feel free to contact me at (208) 387-6218.

Sincerely,

Dawn Battles  
Planner  
Development Services

cc: Garden City, via email  
ACHD, via email



**CENTRAL DISTRICT HEALTH DEPARTMENT**  
**Environmental Health Division**

Return to:

- ACZ
- Boise
- Eagle
- Garden City
- Kuna
- Meridian
- Star

Rezone # \_\_\_\_\_

Conditional Use # CUPFY2017-9 & CUPFY2017-10

Preliminary / Final / Short Plat \_\_\_\_\_

City of Garden City

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
  - high seasonal ground water
  - bedrock from original grade
  - waste flow characteristics
  - other \_\_\_\_\_
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approval from appropriate entities are submitted, we can approve this proposal for:
  - central sewage
  - interim sewage
  - individual sewage
  - community sewage system
  - central water
  - individual water
  - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
  - central sewage
  - sewage dry lines
  - community sewage system
  - central water
  - community water
- 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 12. We will require plans be submitted for a plan review for any:
  - food establishment
  - beverage establishment
  - swimming pools or spas
  - grocery store
  - child care center
- 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.

14. \_\_\_\_\_

Reviewed By:

Rowdy

Date: 5/16/17



## B & A Engineers, Inc.

Consulting Engineers & Land Surveyors  
5505 West Franklin Road. Boise, ID 83705  
Telephone 208+343+3381 Facsimile 208+342+5792

To: **Garden City Planning**

Copy: **Jenah Thornborrow  
Colin Schmidt  
Kevin Wallis  
Troy Vaughn  
Chas Heaton  
Olesya Durfey**

From: **Joe Canning, PE/PLS**  
Telephone: 208.343.3381  
Facsimile: 208.342.5792

Date: 20 May 2017

Subject: **Ada County Highway District  
CUPFY2017-10  
3770 North Adams Street  
Planning & Zoning Comments**

Pages: 3

Media: Transmitted via E-mail

On behalf of Garden City, as the city engineer, we have completed our review of the application for the subject project. This application is requesting to construct a sand and salt enclosure of approximately 13,200 square feet. The enclosure will be placed upon an existing gravel ground surface.

### ***General***

Comments regarding the project are provided below. Upon approval of the application and after submittal for a building permit, a complete plan review will be required.

Any approval of the project should be conditioned upon successfully addressing items presented in this review.

### ***Erosion and Sediment Control***

Prior to performing any grading on the site, the applicant must prepare and have approved by the city an erosion and sediment control plan.

### ***Ada County Highway District Approval***

Approval of the project by the Ada County Highway District may be required for any improvements to public roads. As the applicant is the Highway District, this will be an internal effort. But the city will need assurances that an approval or no need for one is required.

### ***Fire District Approval***

Approval of the project by the North Ada County Fire and Rescue District should be required.

### ***Water and Sewer Connections***

If any, enclosure connections will have to be reviewed and approved by the city's Public Works Department. Water and sanitary service is provided by Garden City.

For any new sewer service, the applicant is responsible to verify that adequate depth of said service is available to the site.

The applicant is responsible to verify that adequate water system supply is available to provide domestic and fire suppression water needs.

### ***FEMA Preliminary Maps***

Depending on the design of the enclosure, please be aware that FEMA is currently completing a study of the Boise River and will be issuing new FIRM maps. Although these are only preliminary maps at this time, the Garden City area is being held in seclusion. Eventually many new areas within Garden City may be included in the floodplain. What the final maps will depict is not possible to predict at this point in time, but impact to the proposed project is possible. The city does not regulate to "possible" scenarios, but can suggest care be taken as long term impacts to the applicant could result. We suggest the applicant review the preliminary maps to consider the possible impact to the project.

### ***Site Grading and Drainage Plan***

The project will require a site grading and drainage plan to be reviewed and approved by the city. Since over 500 square feet of the site is being modified, compliance with the city's storm water requirements will be necessary. A storm water design report and a drainage system operation and maintenance manual for handling of storm water prepared by an Idaho licensed design professional will be required. Compliance with the storm water ordinance and policies of the city will be required.

A site geotechnical report will be required for the design of the on-site storm water system. Said report must identify the depth to seasonal high groundwater, provide a profile of encountered soils and their infiltration rates. The report must also provide a design infiltration rate recommendation for the storm water system. The storm water design must provide for at least three feet of vertical separation between the bottom of the storm water facility and the seasonal high groundwater.

***Storm Water Operation and Management Agreement***

The city requires that the landowner enter into an agreement with the city that will be recorded addressing mandatory maintenance of the site's storm water system. The agreement must be fully executed, have conditionally approved plans attached and be recorded by the city with final plan approval. Since the applicant is a co-permittee with Garden City in the storm water NPDES program, we invite the city environmental staff to comment on the agreement.

***Irrigation Facilities***

Relocation of any existing irrigation facilities, if any, will require the approval of the entity in control of the facility.

***Tax Parcel Number***

The site is one tax parcel number, but the application lists the number as S1005141690. We believe the planned improvement is located on tax parcel number S1005141700.

We have no other comments regarding this request at this time.



STATE OF IDAHO  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
BOISE REGIONAL OFFICE  
1445 North Orchard Street•Boise, ID 83706-2239•(208) 373-0550

## *DEQ Response to Request for Environmental Comment*

Date: May 24, 2017  
Agency Requesting Comments: Garden City  
Date Request Received: May 11, 2017  
Applicant/Description: SUBFY2017-3/Creation Row Subdivision  
CUPFY2017-9/Service Provider  
CUPFY2017-10/ACHD Sand Storage Structure  
CUPFY2017-11/Kids Kampus Learning Center

*Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at <http://www.deq.idaho.gov/ieg/>.*

*The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:*

### **1. Air Quality**

- *Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).*

*For questions, contact David Luft, Air Quality Manager, at 373-0550.*

- *IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.*

*For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.*

### **2. Wastewater and Recycled Water**

- *DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.*
- *IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.*

*All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.*

- *DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.*
- *DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.*

*For questions, contact Todd Crutcher, Engineering Manager, at 373-0550.*

### **3. Drinking Water**

- *DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.*
- *IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.*

*All projects for construction or modification of public drinking water systems require preconstruction approval.*

- *DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at <http://www.deq.idaho.gov/water-quality/drinking-water.aspx>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.*
- *If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.*
- *DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.*
- *DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.*

*For questions, contact Todd Crutcher, Engineering Manager at 373-0550.*

#### **4. Surface Water**

- *A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.*
- *Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. If this project disturbs more than one acre, a stormwater permit from EPA may be required.*
- *If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.*
- *The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call 208-334-2190 for more information. Information is also available on the IDWR website at: <http://www.idwr.idaho.gov/WaterManagement/StreamsDams/Streams/AlterationPermit/AlterationPermit.htm>*
- *The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.*

*For questions, contact Lance Holloway, Surface Water Manager, at 373-0550.*

#### **5. Hazardous Waste And Ground Water Contamination**

- **Hazardous Waste.** *The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.*
- *No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.*
- **Water Quality Standards.** *Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).*

*Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.*

- **Ground Water Contamination.** *DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."*

*For questions, contact Albert Crawshaw, Waste & Remediation Manager, at 373-0550.*

#### **6. Additional Notes**

- *If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at 373-0550, or visit the DEQ website (<http://www.deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx>) for assistance.*
- *If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.*

*We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any our technical staff at 208-373-0550.*

Sincerely,



Aaron Scheff  
[aaron.scheff@deq.idaho.gov](mailto:aaron.scheff@deq.idaho.gov)  
Regional Administrator  
Boise Regional Office  
Idaho Department of Environmental Quality

ec: TRIM 2017AEK67  
File # 2295

## Kegan Garcia

---

**From:** Troy Vaughn  
**Sent:** Friday, May 12, 2017 7:40 AM  
**To:** Jenah Thornborrow; building; Kegan Garcia  
**Subject:** RE: Garden City Agency Notice

There are no concerns with Garden City at this time.

Thanks,

---

**From:** planning

**Sent:** Thursday, May 11, 2017 1:41 PM

**To:** Ken Couch; Colin Schmidt; Kevin Wallis; Lisa Leiby; Lindsey Pettyjohn; Susanna Smith; Troy Vaughn; Abe Blount; Chas Heaton; City Council; Charles Wadams; Frank Walker; Joe Canning\_Work; Jenah Thornborrow; Pam Beaumont; Rick Allen; Tom Patterson; adam.straubinger@idpr.idaho.gov; Alicia.martin@deq.idaho.gov; bob\_kibler@fws.gov; bpietras@idl.idaho.gov; Bryce@sawtoothlaw.com; bujak.charissa@epa.gov; Carla.bernardi@cableone.biz; clittle@achdidaho.org; cmiller@compassidaho.org; criddle@cityofboise.org; dfisher@republicservices.com; dgordon@cityofboise.org; dsperfma@adaweb.net; exline.eric@westada.org; greg.j.martinez@usace.army.mil; idprospect@aol.com; jamie.huff@dhs.gov; jim.morrison@itd.idaho.gov; jpoe@cityofboise.org; kmoeller@idahostatesman.com; lanette.daw@boiseschools.org; lbadigia@cdhd.idaho.gov; lisaharm@msn.com; mack@settlersirrigation.org; mark.wasdahl@itd.idaho.gov; mark@pioneerirrigation.com; mreno@cdhd.idaho.gov; msinglet@intgas.com; nadine.curtis@idpr.idaho.gov; newdrycreek@hotmail.com; parks4fun4u@aol.com; Projectmgr@boiseriver.org; pvc1953@aol.com; rjohnson@cityofboise.org; rolson@republicservices.com; rphillips@idahopower.com; Shelley@nacfire.org; syarrington@achdidaho.org; thomas.bassista@idfg.idaho.gov; wbsdmb@qwestoffice.net

**Subject:** Garden City Agency Notice

THE FOLLOWING ITEMS WILL BE HEARD AT A PUBLIC HEARING BEFORE THE GARDEN CITY PLANNING AND ZONING AT 6:30 P.M. Wednesday, June 21, 2017, AT GARDEN CITY HALL, 6015 GLENWOOD STREET, GARDEN CITY, IDAHO TO CONSIDER A REQUEST FOR:

- A. SUBFY2017-3 Creation Row Subdivision:** Preliminary Plat processed as a Planned Unit Development for a 32 lot residential subdivision located at parcel R7334160078 Lot 7 Block 1 of Randall Acres 5 on N. Field Street (adjacent to 4868 Field on South of Alworth Street). Zoned C-2/ Comprehensive Plan Designation of Mixed Use Commercial Applicant: Sean Nickel with BSC Development/ SLN Planning  
**CONTINUED FROM APRIL 19, 2017 AND MAY 17, 2017 MEETINGS**
- B. CUPFY2017-9 Service Provider (Requested Light Industrial):** Conditional Use Permit for a Service Provider at 5443 N. Glenwood. The proposed use is within the C-2 General Commercial Zoning District and is within the Special Opportunity Area and Green Boulevard Corridor land use designations of the Comprehensive Plan. Applicant and Property Owner of Record: Gathering Place & SSCH LLC, Herbert Will
- C. CUPFY2017-10 ACHD Sand Storage Structure:** Conditional Use Permit for a Public Service Facility at 3770 N. Adams Street. The proposed use is within the C-2 General Commercial Zoning District and is within the Mixed Use Residential and TOD land use designations of the Comprehensive Plan. Applicant: Angela Hansen with CTA Architects Engineers; Property Owner of Record: Ada County Highway District
- D. CUPFY2017-11 Kids Kampus Learning Center:** Conditional Use Permit for an expansion to a Daycare Facility: Daycare Center to allow for an additional 60 children and 5 teachers located at 8707 W. State Street Suite D. The proposed use is within the C-2 General Commercial Zoning District and is within the Residential Low Density and Green Boulevard Corridor land use designations of the Comprehensive Plan. Applicant: Shawn Nickel with SLN Planning on behalf of Dustin and Brandi Mo0re with Kids Kampus Learning Center LLC; Property Owner of Record: Little Salmon River Investments LLC, Scott Thomson

# Application materials can be found at

[http://www.gardencityidaho.org/index.asp?SEC=435AAA7D-EB0F-4395-AA73-B9091191194B&DE=21B1CB16-F6E6-4B99-8891-2EA2AB38CAB2&Type=B\\_EV](http://www.gardencityidaho.org/index.asp?SEC=435AAA7D-EB0F-4395-AA73-B9091191194B&DE=21B1CB16-F6E6-4B99-8891-2EA2AB38CAB2&Type=B_EV)

NOTE: Please send comments to Garden City Development Services by **June 6, 2017**.

If you do not respond by this date it will be considered "No Comment".

It is the responsibility of those interested and/or affected jurisdictions to schedule their own applicable meeting. In some cases, Garden City's applications are processed before other jurisdictions' response, and the conditions of approval state that the approval is subject to statutory requirements of affected other jurisdictions. Please address your comments to the applicant as well as Development Services Department [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org) or Development Services Department, 6015 Glenwood, Garden City, Idaho 83714



## Garden City Development Services Planning

### City of Garden City

p: 208-472-2921

f: 208-472-2926

a: 6015 Glenwood Street, Garden City, ID 83714

w: [www.gardencityidaho.org](http://www.gardencityidaho.org)

Margaret Dimmick  
*Commissioner/Chair*

Michael G. Irvan  
*Commissioner*

Jeff Ramey  
*Commissioner*



Shelley Young  
*Sr. Administrative  
Assistant*

June 6, 2017

Garden City Development Services - Planning

Re: Conditional Use Application CUPFY2017-10  
3775 Adams Street. Garden City, ID 83714

This application is for a Conditional Use approval to construct a 13,200 square foot enclosure to cover existing salt/sand stockpiles.

The North Ada County Fire & Rescue has reviewed and can approve the application subject to compliance with all the following code requirements and conditions of approval. Any deviation from this plan is subject to Fire Department approval. Please note that unless stated otherwise, this memo represents the requirements of the International Fire Code (IFC) as adopted and amended by NACFR Rules.

Comments:

1. A building permit is required for the construction of the shelter.

General Requirement:

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

Regards,

Ron Johnson  
Division Chief – Assistant Fire Marshal  
Boise Fire Department