

CONDITIONAL USE PERMIT	
Permit Info: <u>CUPEY2019-14</u>	
Application Date: <u>8/20/19</u>	Rec'd by: <u>ES</u>
FOR OFFICE USE ONLY	

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921  
 ▪ [www.gardencityidaho.org](http://www.gardencityidaho.org) ▪ [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org)

APPLICANT	PROPERTY OWNER
<b>Name:</b> Cornel Larson	<b>Name:</b> Bill Roscoe
<b>Company:</b> Larson Architects, P.A.	<b>Company:</b> Boise Rescue Mission Ministries
<b>Address:</b> 210 Murray St.	<b>Address:</b> PO Box 1494
<b>City:</b> Boise	<b>City:</b> Boise
<b>State:</b> ID <b>Zip:</b> 83714	<b>State:</b> ID <b>Zip:</b> 83701
<b>Tel.:</b> 208-376-7502	<b>Tel.:</b> 208-343-2389
<b>E-mail:</b> <a href="mailto:cornel@larsonarchitects.biz">cornel@larsonarchitects.biz</a>	<b>E-mail:</b> <a href="mailto:revbill@boiserm.org">revbill@boiserm.org</a>

**PROPERTY AND DESIGN INFORMATION**

**Site Address:** 219 E. 50th St.

<b>Subdivision Name:</b> BRADLEY PARK SUB NO 01	<b>Lot:</b> 2	<b>Block:</b> 4
<b>Tax Parcel Number:</b> R1055420240	<b>Zoning:</b> C-2	<b>Total Acres:</b> 1.57
<b>Proposed Use:</b> Office/ Warehouse	<b>Floodplain:</b> <span style="border: 1px solid red; border-radius: 50%; padding: 2px;">YES</span> NO	

**Describe the proposed use:**  
 Convert existing JST Properties building into a new warehouse for the Boise Rescue Mission.

<b>Check any that are applicable to this application:</b>  <i>*If any boxes are checked, attach the Design Review Application*</i>	<input type="checkbox"/> I will build a new structure
	<input type="checkbox"/> I will add 25% or more to the floor area of an existing building
	<input type="checkbox"/> I will alter, replace rehabilitate or restore 25% or more of a store façade.

**How is the use appropriate to the location, the lot, and the neighborhood, and is compatible with the uses permitted in the applicable zoning district?**  
 Yes.

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Is the use supported by adequate public facilities or services such as water/sewer, schools, roads, parks, transit, fire protection and police protection?

Yes, existing building has more intensive use.

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How does the use affect the health, safety or welfare of the community?

No.

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How does the use support the goals of the Comprehensive Plan?

Provides a mixed use for the area.

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How far is the proposed use from a pedestrian/bicycle pathway?

Sixty feet.

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I consent to this application and hereby certify that information contained on this application and in the accompanying materials is correct to the best of my knowledge. I agree to be responsible for all application materials, fees and application correspondence with the City. I will hold harmless and indemnify the City of Garden City from any and all claims and/or causes of action from or an outcome of the issuance of a permit from the City.

J. Landmann 8/13/19  
Signature of the Applicant (date)

Bill Rosen 8/14/19  
Signature of the Owner (date)

**APPLICATION INFORMATION REQUIRED**

**NOTE:**

**AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES**

**ONE (1) HARD COPY OF EACH CHECKLIST ITEM REQUIRED:**

- Compliance Statement and Statement of Intent
- Neighborhood Map
- Will Serve Letter
- 11"x17" Site Plan
- Irrigation/Ditch Company Authorization Letter
- Photos of Site
- Neighborhood Meeting Verification
- Affidavit of Legal Interest
- N/A  Waiver Request of Application Materials

*\*Additional information may be required by staff such as a traffic/parking analysis, a use analysis or documents related specifically to a business.*

**PLEASE CHECK THE FOLLOWING:**

**INFORMATION REQUIRED ON COMPLIANCE STATEMENT AND STATEMENT OF INTENT:**

- Statement explaining how the proposed use(s) is compliant with the standards of review for the proposed application. Cite the ordinances the proposed use(s) is compliant with
- Should include purpose, scope, and intent of project
- Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community

**INFORMATION REQUIRED ON NEIGHBORHOOD MAP:**

- 8 1/2" x 11" size minimum
- Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- Impact of the proposed siting on existing buildings, structures, and/or building envelopes

**INFORMATION REQUIRED ON SITE PLAN:**

- Scale not less than 1" = 20', legend, and north arrow.
- Property boundary, dimensions, setbacks and parcel size.
- Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone
- Building envelope dimensions with the center of the envelope location established in relation to the property lines
- Adjacent public and private street right of way lines
- Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations

N/A  For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8.

**INFORMATION REQUIRED FOR IRRIGATION/DITCH AUTHORIZATION LETTER:**

N/A  Required if irrigation canal/irrigation ditch runs through property or along property lines

**INFORMATION FOR NEIGHBORHOOD MEETING VERIFICATION:**

- Copy of notice sent to property owners within 300' of an applicable property
- List of notice recipients with names and addresses
- Sign-up sheet from meeting

**INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:**

N/A  Statement must include a list of the application materials to be waived and an explanation for the request

***Larson Architects, P. A.***  
*Architecture and Real Estate Planning*  
**210 Murray Street, Boise, Idaho 83714**  
**Phone: (208) 376-7502 Fax: (208) 658-0224**

August 15, 2018

Mr. Christian Samples  
Garden City- Planning and Zoning Department  
6015 N. Glenwood Street  
Garden City, Idaho 83714

***RE: 219 E. 50<sup>th</sup> Street- Boise Rescue Mission—Statement of Intent***

Dear Mr. Samples:

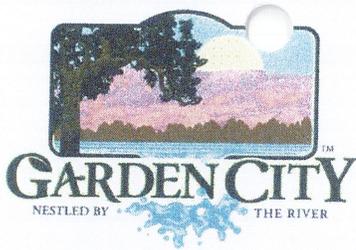
We are submitting the attached conditional use application for a change of use to the building located at 219 E. 50<sup>th</sup> Street. The existing building's use is currently office and fabrication. We are requesting to change the use to office and warehouse. This change of use requires a conditional use submittal within the C-2 zone.

Please give me a call if you have any additional questions.

Sincerely,



Cornel Larson



6015 Glenwood Street Garden City, Idaho 83714  
Phone 208 - 472-2921 Fax 208 - 472-2926  
www.gardencityidaho.org

### Affidavit of Legal Interest

State of Idaho )  
                          )SS  
County of Ada )

I, JST Properties LLC 9364 W. Pebble Brook Lane  
Name Address  
Garden City, ID 83714  
City State and Zip

Being first duly sworn upon oath, depose and say:

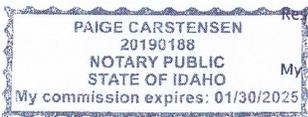
1. That I am the record owner of the property described on the attached, and I grant my permission  
to Larson Architects, P.A. 210 Murray Street  
Name Address  
to submit the accompanying application pertaining to that property.
2. I agree to indemnify, defend and hold the City of Garden City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
3. I hereby grant permission to City of Garden City staff to enter the subject property for the purpose of site inspections related to processing said applications.

Dated this 23rd day of August, 2019

[Signature]  
Signature

Subscribed and sworn to before me the day and year first above written

[Signature]  
Notary Public for Idaho



Residing at: D.L. Evans Ada County  
My Commission expires 1/30/2025



# ADA COUNTY ASSESSOR

190 E. Front Street, Suite 107, Boise, ID 83702  
(208) 287-7262 [www.adacounty.id.gov/assessor](http://www.adacounty.id.gov/assessor)

## RADIUS NOTICE REQUEST FOR ADDRESSES

Idaho Code 9-348(1)(b) prohibits the distribution or sale of mailing lists in order to protect the privacy of taxpayers. However, this list can be provided if you are requesting a list of property addresses to fulfill a requirement required by any statute, ordinance, rule, law or by any governing agency (Idaho Code 9-348(8)).

Please check the purpose below:

- Subdivision
- Conditional Use Permit
- Variance
- Expansion of Extension of a Nonconforming Use
- Zoning Ordinance Map Amendment
- Property Line Adjustment or Lot Split
- Annexation
- Comprehensive Plan Amendments
- Other: \_\_\_\_\_

Agency: Garden City – Conditional Use Application

Parcel Number or Address of Subject Property:

219 E. 50<sup>th</sup> St.

Brief Description:

Conditional use application- Requesting list of property owners within 300' of subject property

Applicant:

Name: Larson Architects, P.A.

Address: 210 Murray Street

City: Boise State: ID Zip: 83714

Telephone: 208.376.7502

Would you like to have the list emailed to you? YES  NO

Email address:

ryan@larsonarchitects.biz

Under penalty of perjury, I hereby certify that I will not be using, nor will I allow to be used in any form or manner, the records, documents, or lists obtained from the Ada County Assessor's Office as a mailing or telephone number list for purposes other than listed above.

By:  Date: 8/14/19

PARCEL	PRIMOWNER	ADDCONCAT	STATCONCAT
R1055420240	JST PROPERTIES LLC	219 E 50TH ST	GARDEN CITY, ID 83714-0000
O6532210090	CROWN CASTLE USA INC	4017 WASHINGTON RD PMB 331	MCMURRAY, PA 15317-0000
R6532210040	ZELHAM HOLDING LLC	5257 W FAIRVIEW AVE STE 140	BOISE, ID 83706-1770
R6532210010	OMEGA PLAZA / MIDTOWN 50 B O A	155 E 50TH ST	BOISE, ID 83714-0000
S0631131228	VINEYARD CHRISTIAN FELLOWSHIP	4950 N BRADLEY ST	GARDEN CITY, ID 83714-1478
R7334160121	OMEER LLC	11926 W CHINDEN RIDGE DR	GARDEN CITY, ID 83714-0000
R7334160110	BIAIN AITOR	PO BOX 8025	BOISE, ID 83707-0000
R7334160103	BOYD MICHAEL A	776 N MCDERMOTT RD	NAMPA, ID 83687-0000
R7334160091	BOYD MICHAEL	776 N MCDERMOTT RD	NAMPA, ID 83687-0000
R2039130022	IDAHO DOG PARK LLC	2730 W VAL VISTA CT	MERIDIAN, ID 83642-0000
R1055420160	HTM LLC	270 E 50TH ST	GARDEN CITY, ID 83714-0000
R7353420030	JACKSON MICHAEL L	5040 N SAWYER AVE	BOISE, ID 83714-1400
R7353420020	IRON MOUNTAIN HOLDINGS LLC	5265 N SAWYER AVE	GARDEN CITY, ID 83714-0000
R6532210110	133 E 50TH LLC	133 E 50TH ST	GARDEN CITY, ID 83714-0000
R6532210100	BAMF 187 LLC	187 E 50TH ST	GARDEN CITY, ID 83714-0000
R6532210090	ASIN GARY C	1714 W HAMPTON BAY DR	EAGLE, ID 83616-0000
R1055420230	CITY OF GARDEN CITY	6015 N GLENWOOD ST	GARDEN CITY, ID 83714-1347
R7334160161	AMIDON LAUANA	5003 N ALWORTH ST	GARDEN CITY, ID 83714-0000
R7334160141	MCGUIRE FAMILY TRUST	PO BOX 13519	ARLINGTON, TX 76094-0000
R6532210080	JDT PROPERTIES LLC	181 E 50TH ST	GARDEN CITY, ID 83714-0000
R6532210060	JST PROPERTIES LLC	219 E 50TH ST	GARDEN CITY, ID 83714-0000
R7334160158	CITY OF GARDEN CITY	6015 N GLENWOOD ST	GARDEN CITY, ID 83714-1347
R6532210070	COLWELL DOUGLAS T	175 E 50TH ST	GARDEN CITY, ID 83714-0000
R6532210050	KJ & RK INVESTMENTS	155 E 50TH ST	GARDEN CITY, ID 83714-0000
R7353420010	LCON LLC	200 E 50TH ST	GARDEN CITY, ID 83714-0000

August 15, 2019

Dear Property Owner:

Prior to submitting for a conditional use submittal, Garden City requires a meeting between the applicant and the neighbors which surround the development site. This letter is notice of an opportunity to review and discuss the Conditional Use proposal for the building located at 219 E. 50<sup>th</sup> St. The proposal requests a change in use from office/ fabrication to office/ warehouse.

*This is not a public hearing*; public officials will not be present. If you have questions regarding Garden City neighborhood meeting requirements, please contact the Garden City Planning & Zoning Department at (208) 472-2921.

If you have questions about this conditional use application, please contact the representative listed below.

PURPOSE:	To review and provide comments regarding a request for a Conditional Use Permit to change building's use from office/ fabrication to office/ warehouse.
WHEN:	Wednesday, August 21 <sup>st</sup> , 2019, 5:30 pm-6:00 pm
WHERE:	219 E. 50 <sup>th</sup> St., Garden City, Idaho 83714
PROJECT DESCRIPTION:	Request for a Conditional Use Permit to change building's use from office/ fabrication to office/ warehouse.

***Contact Representative:***

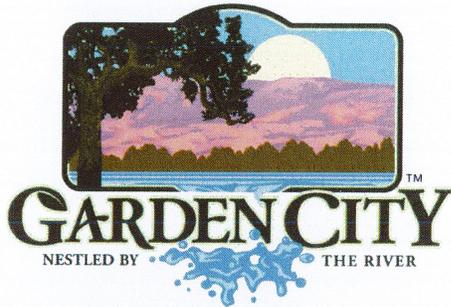
Cornel Larson  
Larson Architects, P.A.  
210 Murray Street  
Boise, ID 83714  
208.376.7502

Neighborhood Mtg. for CUP  
219 E. 50<sup>th</sup> St.  
Garden City Idaho  
August 21, 2019  
5:30-6:00pm

Bill Roscoe, Boise Rescue Mission CEO

Cornel Larson Larson Architects 376-7502

Ryan Drew Larson Architects 376-7502



## CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714  
Phone 208/472-2900 • Fax 208/472-2996

Chief Romeo Gervais  
Boise Fire Department  
333 Mark Stall Place  
Boise, Idaho 83704-0644

August 16, 2019

Subject: Ability to Provide Fire Flows

### **Fire Flow Information:**

Address fire flow requested for: 219 East 50<sup>th</sup> Street

Fire hydrant serving this address: Hydrant #3140

Fire flow Garden City is able to provide is 2000 gpm at 20 psi residual for 2 hours.

### **Sprinkler System Design Information:**

Static pressure: 60 psi

Residual pressure: 20 psi

Minimum flow at residual pressure: 2000 gpm

For questions please contact the Garden City permitting desk at 472-2921.

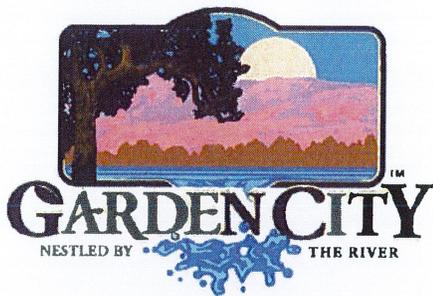
Sincerely,

**Chad  
Vaughn**

Digitally signed by Chad Vaughn  
DN: cn=Chad Vaughn, o=Garden  
City Public Works, ou=Water  
Department,  
email=cvaughn@gardencityidah  
o.org, c=US  
Date: 2019.08.16 13:54:50 -06'00'

Garden City Public Works Water Division

cc:  
Applicant  
File



## CITY OF GARDEN CITY

6015 Glenwood Street · Garden City, Idaho 83714  
Phone 208/472-2900 · Fax 208/472-2996

23 August 2019

Building Department  
City of Garden City  
6015 North Glenwood Street  
Garden City, Idaho 83714

Subject: **219 East 50<sup>th</sup> Street**  
**Water and Sanitary Sewer Ability to Serve**  
**ATS2019-18**

I am a consultant (employed by B & A Engineers, Inc.) appointed by the city council as the engineer for the city of Garden City. The referenced project is eligible to receive water and sewer service from the city of Garden City from existing infrastructure.

The city water system in the area provided a minimum fire flow of 2,000 gallons per minute with a residual pressure of 20 pounds per square inch for two hours based upon a letter dated 16 August 2019 (fire hydrant number 3140) from the Garden City Public Works Water Division. Said system is capable of providing adequate fire protection capacity to serve a proposed facility if the North Ada County Fire and Rescue District determines that the project does not require more fire protection water than what is available from the city system. Should the District require more fire protection water than the current system is capable of providing, the owner of the project may be required to modify and propose construction to comply with the District's flow requirements and/or upgrade the city's water system. The District may also require additional fire hydrants.

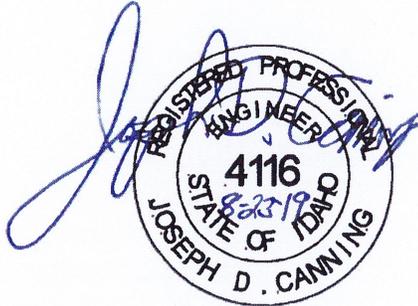
Any new water mainline extensions or water service connections must be coordinated, reviewed and approved by the city prior to installation. Design and installation are the responsibility of the applicant.

The existing city sanitary sewer system is capable of serving the property if flows are reasonable in volume. Connection to the city's system will require either extension of new individual services from existing main lines or extension of new main lines with new services by the applicant. The applicant is responsible to verify that the proposed land use is capable of being served by existing city sanitary sewer mains. Should depths not be adequate to serve the site, the applicant may have to provide and pay for facilities to reasonably discharge to the city system or to alter a preferred site design to be able to discharge to the

city system. The applicant is advised to perform topographic surveys to be sure a project may be served.

Any new water and sanitary sewer connections must be coordinated, reviewed and approved by the city prior to installation.

Special uses on the site may require pretreatment of wastewater based upon review of use by Garden City Environmental.



Sincerely,

J. D. Canning, PE/PLS  
B & A Engineers, Inc.  
Garden City Engineer

ec. Mr. Colin Schmidt  
Public Works Director  
City of Garden City

Mr. Troy Vaughn  
Garden City Collections/Construction Manager  
City of Garden City

Mr. Chad Vaughn  
Garden City Public Works Water Division  
City of Garden City

# Ada County Assessor

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