



CONDITIONAL USE PERMIT

Permit info: CUPFY2019-1
 Application Date: 1/4/19 Rec'd by: MK
 FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921
 ▪ www.gardencityidaho.org ▪ planning@gardencityidaho.org

APPLICANT	PROPERTY OWNER
Name: <u>Lisa Cahill</u>	Name: <u>Sally A. O'Leary</u>
Company: <u>The ARC, INC</u>	Company:
Address: <u>4402 ALBION ST</u>	Address: <u>6061 W. Tonkin DR.</u>
City: <u>BOISE</u>	City: <u>Boise</u>
State: <u>ID</u> Zip: <u>83705</u>	State: <u>ID</u> Zip: <u>83704</u>
Tel.: <u>208-422-1748</u>	Tel.: <u>208-509-9202</u>
E-mail: <u>lcahill@thearcinc.org</u>	E-mail: <u>salndaveo@gmail.com</u>

PROPERTY AND DESIGN INFORMATION

Site Address: 206 W. 38th Units E + F

Subdivision Name: <u>FAIRVIEW ACRES SUB No 2</u>	Lot: <u>8</u>	Block: <u>H</u>
Tax Parcel Number: <u>R273451190</u>	Zoning: <u>C-2</u>	Total Acres: <u>0.689</u>
Proposed Use: <u>8-2C-45</u>	Floodplain: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	

Describe the proposed use: The ARC, INC will use the existing building, units E + F, for sorting, distributing, + warehousing DONATIONS.

Check any that are applicable to this application: <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.
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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? This conditional use Application is compatible with mixed uses and Light industrial on both sides of the property. At 204 W. 38th + 216 W. 38th.

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

yes, the Existing Building is connected to GARDEN City SEWER + water. The site is easily Accessible for Police + Fire. Fire Hydrants are Located accross the street, + 100 FT down on the same side of the Street.

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

The ARC, INC. is a NONPROFIT that supports disabled person's health, safety, + welfare. There are No Negitive effects.

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

Existing Building is in the mixed use commercial, designated Area. Property has mixed uses including Residential + small scale industrial.

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

The Garden City Greenbelt is 3 minutes via Stockton Street and Orchard. (.09 miles)

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.

[Signature] 12/18/15
Signature of the Applicant (date)

[Signature] 12/18/18
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
- 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:

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

1/4/19

Will serve wainer

Please waine the will serve letter.
Property and serves have been in
existence since 1986 on original building,
and 1995 on units E + F.

Property is not in an irregation district.

Thank you,

Sincerely,

Sally Seary
owner property
206 W. 38th

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JAN 04 2019

GARDEN CITY
DEVELOPMENT SERVICES



4402 Albion Street
Boise, ID 83705-1324
www.thearcinc.org

Phone: 208.343.5583
Fax: 208.343.5683
TDD: 208.343.2880

Bill Rauer
President

12/18/18

Joe Nelson
Secretary

City of Garden City, Idaho
6015 Glenwood Street
Garden City, ID 83714

Madison Ediger
Treasurer

Patrick Corcoran
Trustee

To Whom it May Concern,

Haley Hennessey
Trustee

The Arc, Inc.; a local nonprofit, is committed to securing for all people with intellectual and developmental disabilities, in partnership with their families, the opportunity to choose and realize their goals of where and how they learn, live, work, and play

Cassie Runyan
Trustee

We have leased a space located at 206 W. 38th St. Unit E and intend to lease unit F in that same building, if permitted. We have applied for a Certificate of Occupancy for Unit E.

The Arc, Inc. collects donations of clothing and household items and sells these items to Savers Thrift stores. This is our only source of significant fundraising. Often these items are not bagged when we pick them up. We also have to dispose of items that are not accepted by the store, broken or on the do not re-sell list.

If approved, our intention is to use Unit E for picking up donations after they have been bagged and sorted in Unit F and deliver to the store.

Thank you for your consideration of this matter.

Sincerely,

Lisa Cahill
Executive Director

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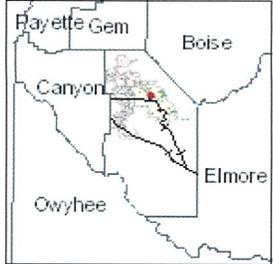
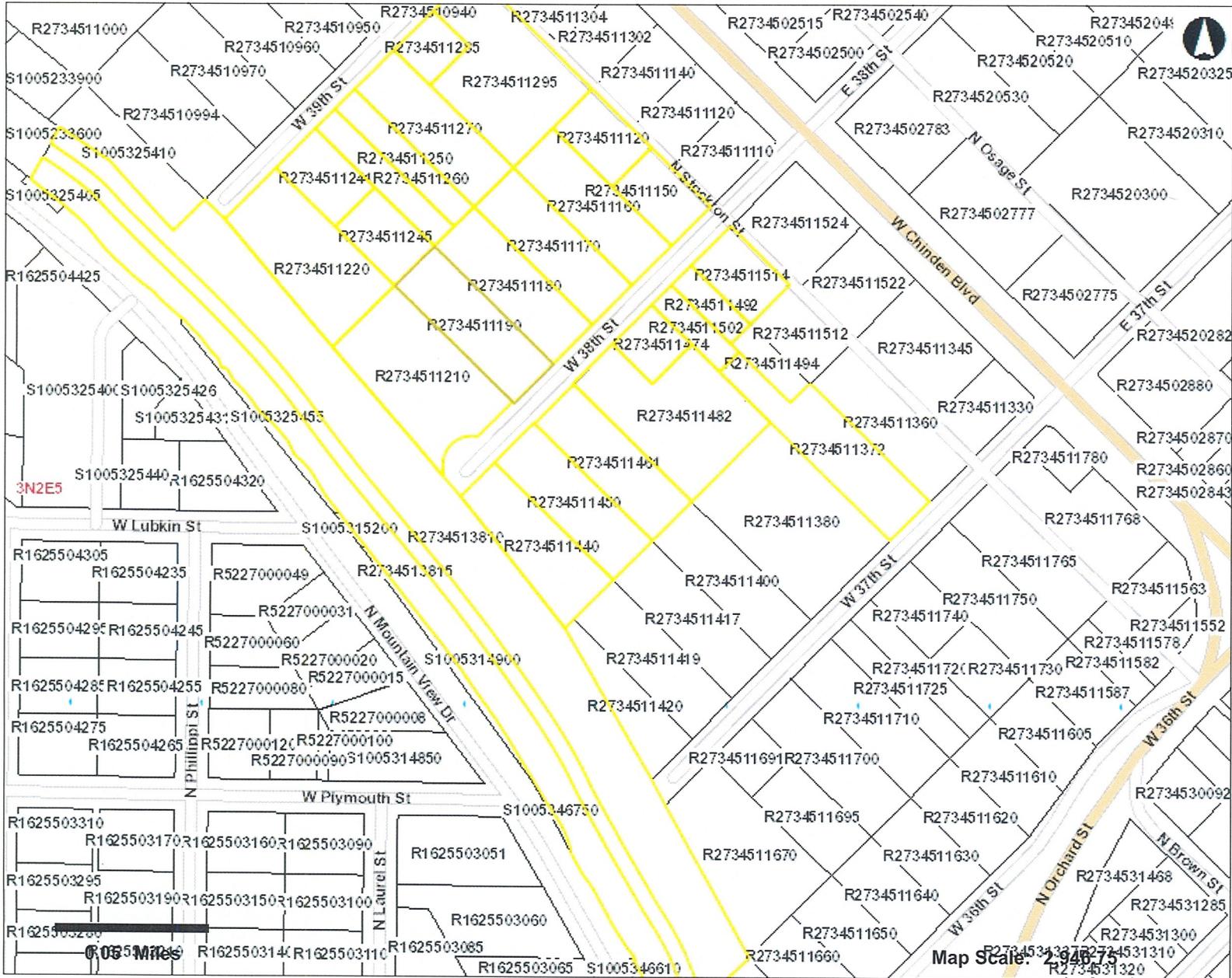


"The Arc, Inc. is committed to securing for all people with intellectual and developmental disabilities, in partnership with their families, the opportunity to choose and realize their goals of where and how they learn, live, work, and play."



Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



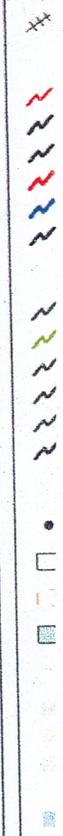
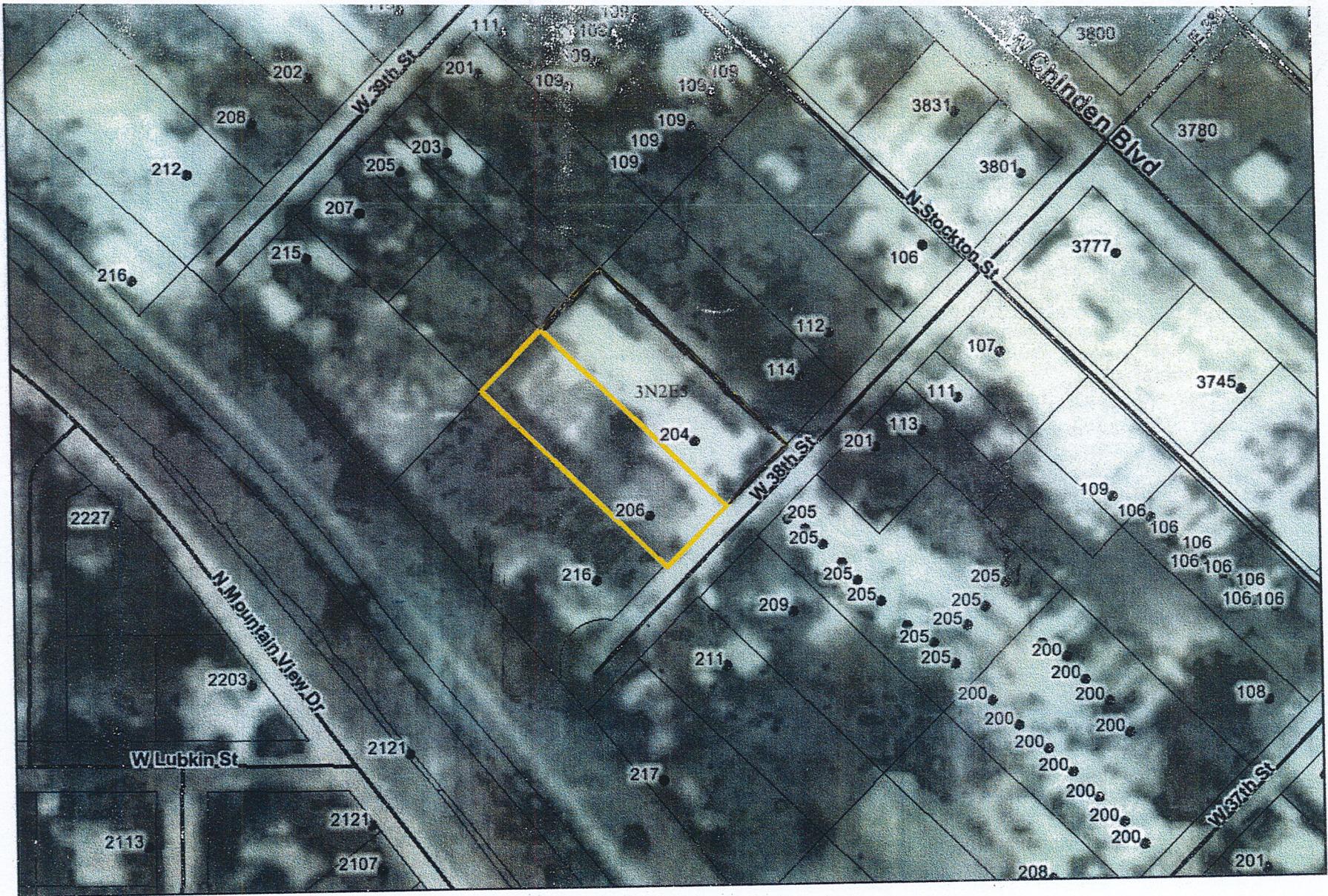
Legend

- ➔ Railroad
- Roads (2,000 - 4,000 s)
 - <all other values>
 - Interstate
 - Ramp
 - Principal Arterial
 - Collector
 - Minor Arterial
 - Local
 - Parks
 - Alley
 - Driveway
- Parks
- Water
- Sections
- Parcel Numbers
 - condos
 - Parcels
 - County Boundary

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 EMPLOYMENT SERVICES

12/19/2018

Map Scale: 2,946.73



Map center: 43° 37' 29.3" N, 116° 14' 46.7" W

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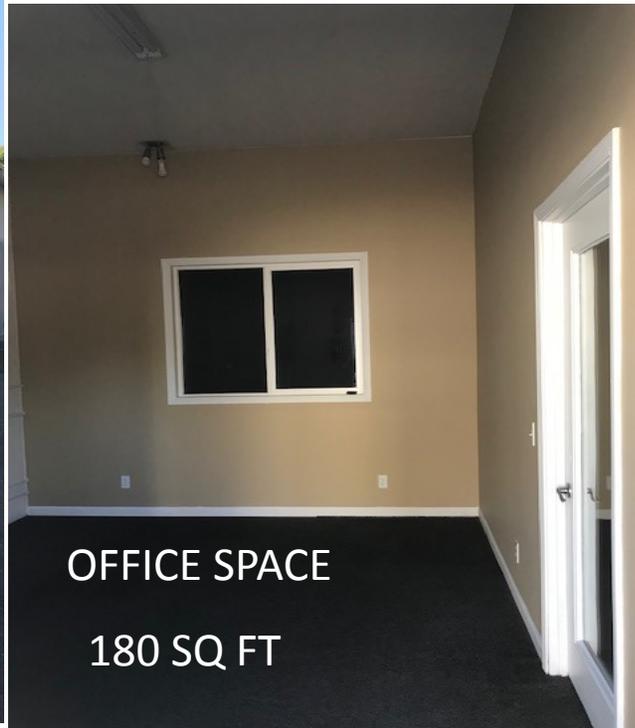
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EWAY

NO PARKING
IN FRONT OF STORE



1206 206 W 38TH, UNIT E
GARDEN CITY, ID 83714



OFFICE SPACE
180 SQ FT



SHOP SPACE
1772 Q FT, LED LIGHTS



48 SQ FT,
HANDICAP
BATHROOM



GAS HEAT,
110-220 V WALL PLUGS



GARAGE DOOR OPENER,
10 ft CEILINGS
No Pets, No Smoking





4402 Albion Street
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www.thearcinc.org
Bill Rauer
President

Phone: 208.343.5583
Fax: 208.343.5683
TDD: 208.343.2880

Joe Nelson
Secretary

12/18/18
RE: Neighborhood Meeting

Madison Ediger
Treasurer

Patrick Corcoran
Trustee

Dear Neighbors,

Haley Hennessey
Trustee

The Arc has leased a space located at 206 W. 38th St. Unit E and intends to lease unit F in that same building, if permitted. We have applied for a Certificate of Occupancy for Unit E and a Conditional Use Permit for Units E and F.

Cassie Runyan
Trustee

The Arc, Inc. collects donations of clothing and household items and sells these items to Savers Thrift stores (this is our only source of significant fundraising to help us to provide training and support to people with intellectual and developmental disabilities). Often these items are not bagged when we pick them up. We also have to dispose of items that are not accepted by the store, broken or on the do not re-sell list. The Arc has trucks that pick up the donations from households therefore this will not be a community drop off center.

If approved, our intention is to use Unit E for picking up donations after they have been bagged and sorted in Unit F and deliver to the store.

In order for us to use the space for our intended use, we must hold a public hearing to get feedback from neighbors about the use of this property. This Neighborhood Meeting will be held at our center located at 4402 Albion St. Boise, ID 83705 from 5:30-6:30 pm on January 3rd, 2019.

Thank you for your consideration of this matter.

Sincerely,

Lisa Cahill
Executive Director

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DEVELOPMENT SERVICES



"The Arc, Inc. is committed to securing for all people with intellectual and developmental disabilities, in partnership with their families, the opportunity to choose and realize their goals of where and how they learn, live, work, and play."



ADA COUNTY ASSESSOR

190 E. Front Street, Suite 107, Boise, ID 83702

(208) 287-7262 www.adacountyassessor.org

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: _____

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 DEC 19 2018
 ADA COUNTY ASSESSOR
 MP

Agency: City of Garden City

Parcel Number or Address of Subject Property:

206 W. 38th, Garden City, 83714

Brief Description:

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 GARDEN CITY
 DEVELOPMENT SERVICES

Applicant:

Name: Sally A. Seary

Address: 6061 W. Tonkin Pl.

City: Boise State: ID Zip: 83704

Telephone: 208-509-9202

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

Email address: Salndaveo@gmail.com

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: Sally A. Seary Date: 12/19/18

PARCEL	PRIMOWNER	ADDCONCAT	STATCONCAT
R2734511160	BICKFORD E DEAN	112 W 38TH ST	BOISE, ID 83714-0000
R2734511180	BERGER LIVING TRUST	9342 MALAHINE DR	HUNTINGTON BEACH, CA 92646-7946
R2734511190	O'LEARY SALLY A	PO BOX 9263	BOISE, ID 83707-0000
R2734511450	NEVERS KRISTY	12366 W CLOVER MEADOWS	BOISE, ID 83713-0000
R2734511474	LYON PROPERTIES LLC	PO BOX 6620	BOISE, ID 83707-0000
R2734511170	MIKE & VALLI TRUST	9342 MALAHINE DR	HUNTINGTON BEACH, CA 92646-0000
R2734511241	SHADLEY MILES L JR	207 W 39TH ST	GARDEN CITY, ID 83714-6405
R2734511270	BROWN JOHN A	201 W 39TH ST	GARDEN CITY, ID 83714-0000
R2734511372	GSW ENTERPRISES LLC	108 W 37TH ST	GARDEN CITY, ID 83714-0000
R2734511461	GARDEN CITY BOYS LLC	13599 W ENGELMANN DR	BOISE, ID 83713-0000
R2734511220	ANDERSON RICK J	10110 W ESHELMAN ST	BOISE, ID 83704-0000
R2734511250	SHADLEY M L	207 W 39TH ST	BOISE, ID 83714-6405
R2734511482	LYON PROPERTIES LLC	PO BOX 6620	BOISE, ID 83707-0000
R2734511514	MARCH HOLDINGS LLC	PO BOX 832	MCCALL, ID 83638-0832
R2734511285	39TH STREET PARK LLC	PO BOX 44273	BOISE, ID 83711-0000
R2734511295	39TH STREET PARK LLC	PO BOX 44273	BOISE, ID 83711-0000
R2734511492	MARCH HOLDINGS LLC	PO BOX 832	MCCALL, ID 83638-0832
R2734513810	SETTLERS IRRIGATION DISTRICT	PO BOX 7571	BOISE, ID 83707-1571
R2734513815	SETTLERS IRRIGATION DISTRICT	PO BOX 7571	BOISE, ID 83707-1571
R2734511120	VERITAS PROPERTIES LLC	2615 W REBECCA WAY	MERIDIAN, ID 83646-0000
R2734511150	PROPERTIES 4 HIM LLC	6633 W WRIGHT ST	BOISE, ID 83709-0000
R2734511210	BARTOCCINI RICHARD & JUDI REVOCABLE FAMILY T	250 S 5TH ST FL 2	BOISE, ID 83702-0000
R2734511245	SHADLEY MILES L JR	207 W 39TH ST	GARDEN CITY, ID 83714-6405
R2734511260	SHADLEY RUTH KOUBA	207 W 39TH ST	BOISE, ID 83714-6405
R2734511440	JOHNSON KENT B	219 MURRAY ST	BOISE, ID 83714-0000
R2734511502	LANDON WILLIAM H JR	8518 W THUNDER MOUNTAIN DR	BOISE, ID 83709-0000

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BICKFORD E DEAN
112 W 38TH ST
BOISE, ID 83714-0000

BERGER LIVING TRUST
9342 MALAHINE DR
HUNTINGTON BEACH, CA 92646-7946

O'LEARY SALLY A
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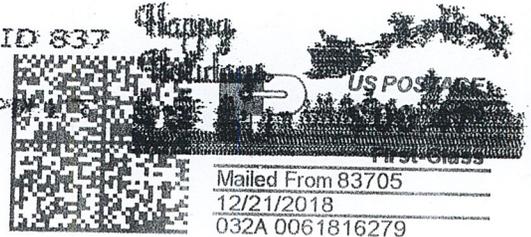
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Arc of Idaho
4402 Albion Street
Boise, Idaho 83705-1324

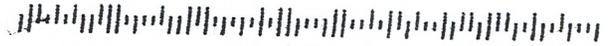
BOISE ID 837

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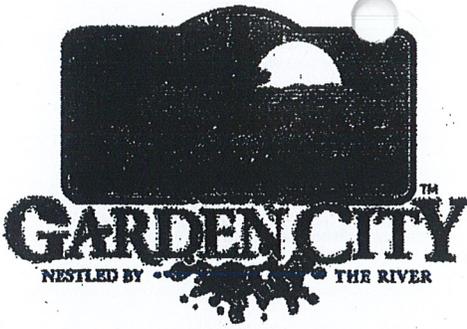


O'LEARY SALLY A
PO BOX 9263
BOISE, ID 83707-0000

837073263



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GARDEN CITY
DEVELOPMENT SERVICES



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, Sally A. O'Searcy , 6061 W. Tonkin Dr.
Name Address

Boise ID. 83704
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 Lisa Cahill, ARC , 206 W. 38th Unit E, F
Name Address Garden City, 83714
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 7th December day of December, 2018

Sally A. O'Searcy
Signature

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



Mercy Clarkson
Notary Public for Idaho

Residing at: KUNA IDAHO

My Commission expires 23/04/2019

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GARDEN CITY DEVELOPMENT SERVICES



city of Garden City

201 East 50th Garden City, ID 83714-1499
Phone: (208) 377-1831 • Fax: (208) 377-2820

"Nurtured by the River"

BUILDING PERMIT APPLICATION

DATE: FEB. 13, 1995

OWNER: BUD DOERING PHONE 343-7429
BUILDER: DOERING CONSTRUCTION PHONE 343-7429
ARCHITECT: _____ PHONE _____

LEGAL DESCRIPTION: LOT 8 BLOCK H SUBDIVISION FAIRVIEW ACRES #2
STREET ADDRESS 206 W. 38th ST.

Description of Work: New Remodel Addition Repair Demolish Other
Residence Commercial Gov't Religious Sign Patio Garage Storage Fence

STORIES: 1 LIVING AREA: _____ GARAGE: _____ LOT AREA: _____
→ WAREHOUSE

PROJECT VALUE: \$ 84,000

This permit is subject to the regulations contained in the building code, zoning regulations, and all applicable codes and ordinances. It is hereby agreed that the work will be done in accordance with the plans and specifications and in compliance with all applicable codes and ordinances. The issuance of this permit does not waive restrictive covenants.

APPLICANT'S SIGNATURE: *Bud Doering*

WATER HOOK-ON _____ INSTALLATION FEE _____
METER DEPOSIT _____ SEWER HOOK-ON _____
PERMIT FEE _____ TOTAL PAID _____

APPROVED BY _____ PERMIT NUMBER _____

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GARDEN CITY
DEVELOPMENT SERVICES

Check the appropriate sections below based on your intended use of the subject property. Use your best judgment. If you are unsure of the need for any of the following, staff will notify you of such requirement after reviewing the information which you submit pursuant to the instructions above:

Licenses

- Adult Bus
- Amusement Pk
- Beer
- Billiard Hall
- Card Room
- Carnival
- Circus
- Dance Hall, Public Dance
- Eating/Drinking Est
- Kennel
- Liquor
- Massage, Massage Est
- Menagerie
- Motor Coach Park
- Patrol Service, Private
- Pawnbroker
- Secondhand Dealer
- Taxicab Business
- Wine

Permits

- Burn
- Call Box Stand
- Cond./Special Use
- X-Connect Installation
- Fld Pla Dvlpmt
- Liq. Catering
- Liq. Sale Outdoor
- Mobile Home Park
- Oil Refining
- Pvt. Disposal
- P.U.D.
- Sign, Special
- Transport Over Public Way
- Wine Sale, Outdoor
- Wood Stove

Certificates

- Bldg. Occupancy
- Building, Temp. Occup.
- Sbdvsn, Segregation Plat
- Zoning, Temp. Occup.

Applications

- Annexation
- Appeal
- Com. Plan, Amend.
- Design Review
- Final Plat
- Prelim. Plat
- Re-zone
- Variance

Other _____

I consent to the submission of this application and hereby certify that information accompanying this correct to the best of my knowledge.

Paul Seering 3/20/95 Paul Seering 3/20/95
 Signature (Owner of Record) DATE Signature (Applicant) DATE

(For official use only below this line)

Zoning Administrator Acceptance DATE

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DEVELOPMENT SERVICES

Rev. 4/20/92

P.O. No.	Terms	Project
38st st 83714	Due on receipt	206 W 38th St 83714

Quantity	Description	Rate	Amount
	Sprinkler system blown out and winterized 206 W 38th St 83714 3 zones, City, PVB siphon, Sprinkler system to be blown out between 10/9 to 10/11 <i>C+C Sprinklers</i> <i>ck # 2108</i> <i>10/3/18</i> <i>Receipt</i>	35.00	35.00

Thank you for your business.
208-853-0188

Total \$35.00

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