

CONDITIONAL USE PERMIT

Permit info: CUPFY2019-3
 Application Date: 2/14/19 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: Dustin & Dyan Bevins	Name: Dustin & Dyan Bevins
Company: n/a	Company: n/a
Address: 606 E. 52nd St.	Address: 606 E. 52nd St.
City: Garden City	City: Garden City
State: Idaho Zip: 83714	State: Idaho Zip: 83714
Tel.: 208-954-4334	Tel.: 208-954-4334
E-mail: dyan06@msn.com	E-mail: dyan06@msn.com

PROPERTY AND DESIGN INFORMATION

Site Address: 403 E. 52nd St. Garden City, Idaho 83714

Subdivision Name: Randall Acres #5	Lot: 3	Block: 5
Tax Parcel Number: R7334160660	Zoning: R-3	Total Acres: 0.344
Proposed Use: Residential	Floodplain: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	

Describe the proposed use:
 Single owner, 2 single family residences

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

The neighborhood as it exists today is a mix of single family and multi-family residential with industrial/commercial directly across the street from this lot. The lot is zoned R-3 which is multi-family residential. We are keeping with the residential zoning just less dense. Since single family residential is the predominate use along 52nd Street our proposal of 2 single family dwelling units fits in well.

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 lot already has water and sewer connections since there was a manufactured home on the property for a number of years. This lot is in an existing and established neighborhood already being supported by schools, parks, transit, fire and police protection.

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

Yes, I think it improves the health, safety and welfare by having an empty lot become an owner occupied residence who cares about the City and neighborhood they live in.

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

While we are proposing something less dense, this development supports diversity of housing and affordable housing while supporting protection of private property rights. This will allow a member of this household to live, work, play and shop all in Garden City. Our design is high-quality (designed by an architect) and will be landscaped beyond minimum City requirements and maintained.

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

Technically 52nd St is the greenbelt in this area so the pedestrian/bicycle pathway fronts this lot.

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 of the Applicant

(date)

Signature of the Owner

(date)

Dyan Bwims

2-12-19

Dyan Bwims

2-12-19

Dustin Davis

2-12-19

Dustin Davis

2-12-19

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 n/a
- 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 ½" 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

- 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:

- Required if irrigation canal/irrigation ditch runs through property or along property lines *n/a*

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

Compliance Statement & Statement of Intent

Parcel #: R7334160660

Zone R-3

8-2B-1 PURPOSE:

A. Residential Districts: The purpose of the four (4) residential districts is to provide a full range of housing products within the city in areas that are exclusively for residential uses. The four (4) districts are contrasted by the density and housing products that are allowed within each district:

District	Maximum Density	Minimum Density	Typical Housing Types
Medium density residential (R-3)	35 du/acre	14 du/acre in TOD locations of the comprehensive plan or neighborhood commercial nodes unless successful obtainment of a conditional use permit	Single-family, two-family and multiple-family dwelling units

Lot Size: 0.344 acres

Equates to 4.8 dwelling units

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

*Indicates uses that are subject to specific land use provisions as set forth in article C of this chapter.

	R-1	R-2	R-3	R-20	C-1	C-2	M	LI
P = permitted use; C = conditional use; and a blank denotes the use is not allowed in that district								
Dwelling unit, accessory*	P	P	P	P	P	P	P	P
Dwelling unit, group			C	P		P	C	
Dwelling unit, multiple-family*		C	P	P	C	P	P	
Dwelling unit, single-family attached		P	P	P	C	P	P	
Dwelling unit, single-family detached	P	P	P	P	C	P	P	
Dwelling unit, two-family		P	P	P	C	P	P	

Our proposed use is 2 dwelling units. One built this year and the second built at a later date in 3-5 years. The lot is zoned residential and both dwelling units will be residential. I am not sure which category we fall into Dwelling unit, accessory, single-family detached or two-family - all of which are permitted uses in Zone R-3.

We propose to build a garage apartment this year to live in for 3-5 years then build our main house which will be our primary residence. The garage apartment could be rented out or provide a home for an aging parent or a niece attending college.

No noxious uses, noise or vibration are associated with this use except during the time when the structures will be under construction.

January 19, 2019

Dear Neighbor,

Hello. Our names are Dustin & Dyan Bevins and we bought the now empty lot at 403 E. 52nd St. We are writing to you because we are applying for a Conditional Use Permit to build 2 homes on the lot. One home will be a garage apartment that we will build first and live in for a few years until the market cools down. Then we will build the main house. After that, the garage apartment could be rented out or used for one of our aging parents.

To comply with City requirements, we will be holding a neighborhood meeting on January 30 at 5:30 p.m. The meeting will be held at 606 E. 52nd St (log cabin). Please park at the end of the street (even though it says no parking) or along the white vinyl fence.

We welcome your thoughts and input and hope you can make it.

Sincerely,

A handwritten signature in blue ink that reads "Dustin + Dyan". The word "Dustin" is written in a cursive style, followed by a plus sign and the word "Dyan" in a similar cursive style. Below the signature, the names "Dustin & Dyan Bevins" are printed in a standard black font.

Dustin & Dyan Bevins

PARCEL	PRIMOWNER	ADDCONCAT	STATCONCAT
R7294240010	FOSTER DARRYL L	501 E 52ND ST	GARDEN CITY, ID 83714-0000
R7294240025	HARRIS GORDON L	11200 SWEET OLA HWY	SWEET, ID 83670-0000
R7294240005	COOLEGE PETER L LIVING TRUST	521 E 52ND ST	GARDEN CITY, ID 83714-1448
R7294240015	PEACHEY GALEN L	1176 E PRAIRIEFIRE ST	MERIDIAN, ID 83646-0000
R7294240020	SOMERTON CARL H	5165 N QUINELLA ST	GARDEN CITY, ID 83714-1415
R7334160242	5111 ALWORTH LLC	PO BOX 1661	BOISE, ID 83701-1661
R7334160660	BEVINS DYAN	606 E 52ND ST	GARDEN CITY, ID 83714-0000
R7334160911	CDLR LLC	411 E REMINGTON ST	GARDEN CITY, ID 83714-0000
R7334160931	CDLR LLC	411 E REMINGTON ST	GARDEN CITY, ID 83714-0000
R7334160936	CDLR LLC	411 E REMINGTON ST	GARDEN CITY, ID 83714-0000
R7334160670	NESBIT GEORGE ALBERT III	401 E 52ND ST	GARDEN CITY, ID 83714-1446
R7334160681	INTERMOUNTAIN GAS CO	PO BOX 5650	BISMARCK, ND 58506-5650
R7334160684	LARSON BRAD L	1875 W JANET CT	EAGLE, ID 83616-0000
R7334160685	MEDINA JESUS I	6232 PARK MEADOW WAY APT 102	BOISE, ID 83713-0000
R7334160686	HALL JOHN B IV	11131 W HICKORY DALE DR	BOISE, ID 83712-0000
R7334160861	GARDEN CITY MOBILE ESTATES INC	3784 N LANCER WAY	BOISE, ID 83713-0000
R7334160886	THOMPSON CHARLES F	502 E 52ND ST	GARDEN CITY, ID 83714-0000
R7334160897	SANTERO ANDREA	4001 S YORKTOWN WAY	BOISE, ID 83706-0000
R7334160901	MELTON DENISE KAY	410 E 52ND ST	GARDEN CITY, ID 83714-1445
R7334160261	ADA COUNTY - TREASURERS OFFICE	200 W FRONT ST	BOISE, ID 83702-0000
R7334160261	ADA COUNTY - TREASURERS OFFICE	200 W FRONT ST	BOISE, ID 83702-0000
R7334160817	GRIGGS DELAND K	416 E 51ST ST	GARDEN CITY, ID 83714-0000
R7334160932	CDLR LLC	411 E REMINGTON ST	GARDEN CITY, ID 83714-0000
R7334160683	MARTINET PAUL V	403 LARKSPUR CT	CALDWELL, ID 83605-0000
R7334160687	PHILLIPS REESE T II	P.O. BOX 9751	BOISE, ID 83707-0000
R7334160815	KEENEY ELISABETH A	1654 HOWRY	BOISE, ID 83706-0000
R7334160823	KEENEY ELISABETH	1654 HOWRY ST	BOISE, ID 83706-0000
R7334160881	BAILEY ELLEN M	506 E 52ND ST	GARDEN CITY, ID 83714-1447
R7334161301	SOLOMONS HOLDINGS LLC	400 E 52ND ST	GARDEN CITY, ID 83714-0000
R7880770010	COLLIER RITA E	415 E 52ND ST	GARDEN CITY, ID 83714-0000
R7880770050	HUCKSTEP WILLIAM D	200 E 46TH PL	GARDEN CITY, ID 83714-1446
R7880770020	HUCKSTEP TYLER J	5151 N GIGGLE LN	GARDEN CITY, ID 83714-0000
R7880770030	JUEL LINDA M HOLSMAN	PO BOX 44344	BOISE, ID 83711-0344
R7880770040	DAVIS JASON	413 E 52ND ST	GARDEN CITY, ID 83714-0000

JAN 30, 2019
Neighborhood Meeting Sign-In Sheet

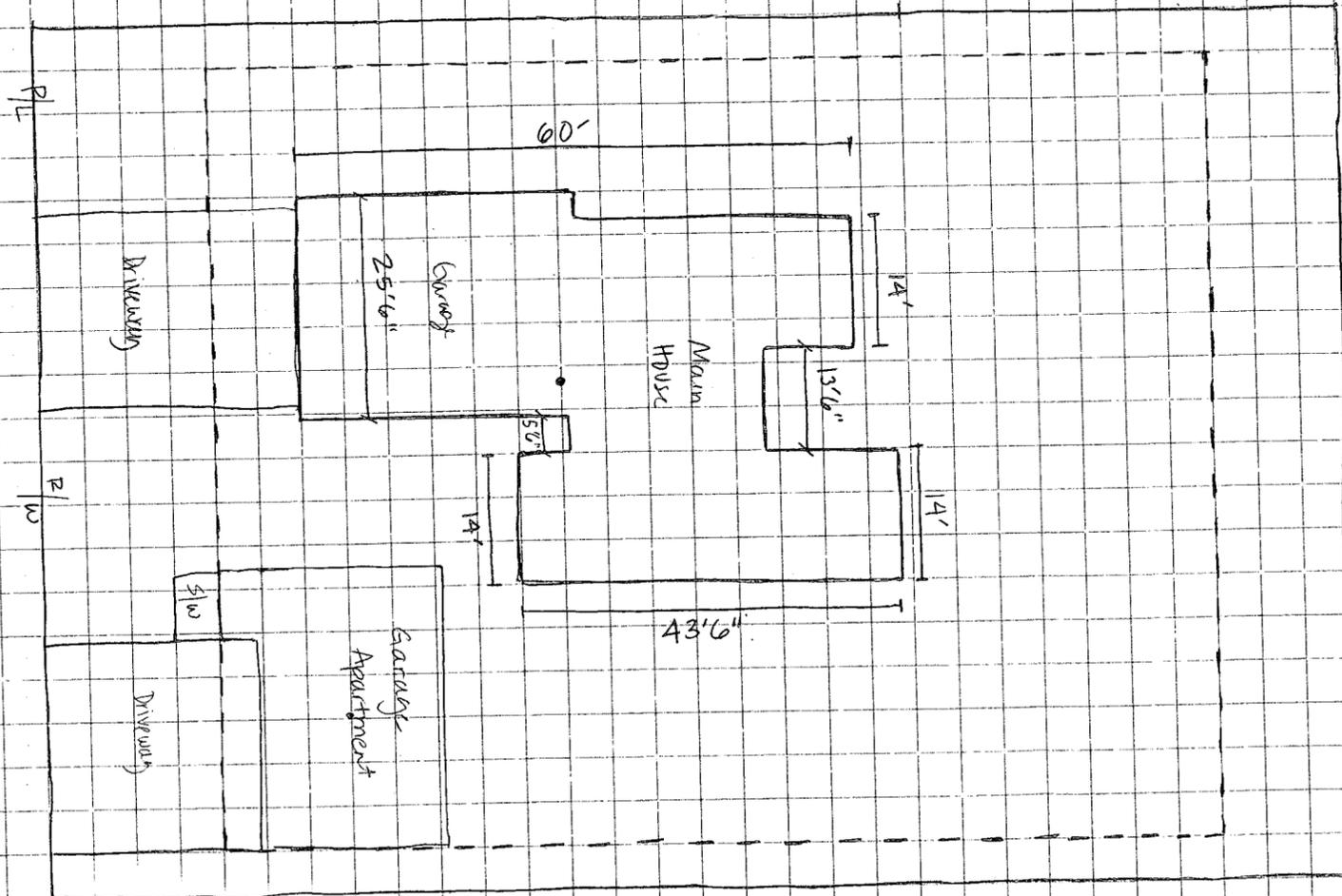
Name	Signature
5111 ALWORTH LLC	
ADA COUNTY - TREASURERS OFFICE	
BAILEY ELLEN	
CDLR LLC	
COLLIER RITA	
COOLEGE PETER	<i>Peter Coolege</i>
DAVIS JASON	
FOSTER DARRYL	
GARDEN CITY MOBILE ESTATES INC	
GRIGGS DELAND	
HALL JOHN	
HARRIS GORDON	
HUCKSTEP TYLER	
HUCKSTEP WILLIAM	
INTERMOUNTAIN GAS CO	
JUEL LINDA M HOLSMAN	<i>Linda M. Juel Krista Murphy</i>
KEENEY ELISABETH	
LARSON BRAD	
MARTINET PAUL	<i>Paul V. Martin</i>
MEDINA JESUS	
MELTON DENISE KAY	<i>Madeline M. George D. Nesbit</i>
NESBIT GEORGE	
PEACHEY GALEN	
PHILLIPS REESE	
SANTERO ANDREA	
SOLOMONS HOLDINGS LLC	
SOMERTON CARL	
THOMPSON CHARLES	

1" = 20'



PARCEL: 100' x 150' = 15,000 SF = 0.344 acres

52nd St



Required Setback

Garage Apartment: 22' x 32' → 704 SF Apartment
 w/ 4' x 8' Bumpout → 736 SF Garage

• Center of building envelope

Main House: 1352 SF Livable SF
 835 SF Garage
 135 SF Covered patio

