



CONDITIONAL USE PERMIT

Permit info: CUPFY2019-8
 Application Date: 4/11/19 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>GJB SERVICES INC</u>	Name: <u>MICHAEL & SHANNA BRAVANT</u>
Company: <u>COUNTRY LINEN SERVICE</u>	Company:
Address: <u>5220 SAWYER AVE SUITES E, F, G</u>	Address: <u>5320 SAWYER AVE</u>
City: <u>GARDEN CITY</u>	City: <u>GARDEN CITY</u>
State: <u>ID</u> Zip: <u>83714</u>	State: <u>ID</u> Zip: <u>83714</u>
Tel.: <u>208-375-0274</u>	Tel.: <u>707-489-6504</u>
E-mail: <u>SERVICES@COUNTRYLINEN.US</u>	E-mail: <u>MJB@LOWVALUENMARKET.COM</u>

PROPERTY AND DESIGN INFORMATION

Site Address: 5320 SAWYER AVE

Subdivision Name:	Lot:	Block:
Tax Parcel Number:	Zoning: <u>C2</u>	Total Acres:
Proposed Use:	Floodplain: YES	NO

Describe the proposed use: COMMERCIAL LAUNDRY PLANT. CURRENTLY DOING BUSINESS THREE DOORS DOWN FOR THIRTEEN YEARS, ABLE TO EXPAND. NO DRY CLEANING OR PETROLEUM LAUNDRY.

Check any that are applicable to this application:

<p><i>*If any boxes are checked, attach the Design Review Application*</i></p>	<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? WE ARE ALREADY DOING BUSINESS IN THE NEIGHBORHOOD FOR THIRTEEN YEARS AND HAVE NOT HAD ANY ISSUES WITH ENVIRONMENT OR SOCIAL ISSUES. WE HAVE WORKED WELL WITH KEVIN AND HAVE ALWAYS TAKEN HIS ADVICE AND ACTED ON IT.

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 *(ATTACHED APPLICATIONS IF SUBMITTED TO MAY)*
 - 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 *NA*
- 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 *NA*

- 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. *NA*

INFORMATION REQUIRED FOR IRRIGATION/DITCH AUTHORIZATION LETTER:

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

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 *NA*

Is the use supported by adequate public facilities or services such as water/sewer, schools, roads, parks, transit, fire protection and police protection? YES, BETTER THAN OUR CURRENT LOCATION THREE BUILDINGS AWAY.

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

WONT CHANGE ANYTHING AS OUR CURRENT BUSINESS HAS BEEN RUNNING WITHOUT ANY ISSUES.

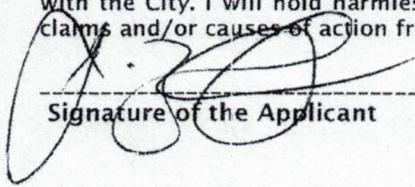
How does the use support the goals of the Comprehensive Plan?

IT WILL KEEP A THRIVING BUSINESS AND IT'S EMPLOYEES HAPPY AND ALLOW US TO CONTINUE GROWING. WE ARE THE ONLY INDEPENDENT COMMERCIAL LAUNDRY IN THE TREASURE VALLEY

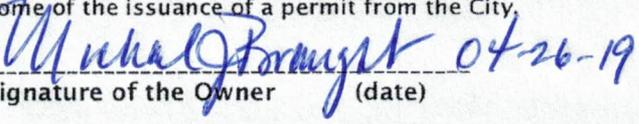
How far is the proposed use from a pedestrian/bicycle pathway?

QUITE A WAYS AWAY. WE SEE THE HORSE TRACK ACROSS THE STREET AND IT RUNS BEHIND THAT. AGAIN, SORRY FOR BEING REDUNDANT, EXACT SITUATIONS WE HAVE BEEN OPERATING FOR THIRTEEN YEARS.

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

4-1-2019
(date)


Signature of the Owner

04-26-19
(date)



GJB Services Inc
Country Linen Service

5220 Sawyer Ave Suite E
Garden City, ID 83714

208-375-0274 Phone
844-270-3122 Fax

services@countrylinen.us

Waiver Request

To whom it may concern,

We are asking for a waiver of the required Irrigation/Ditch Company Letter that is required for the CUP application we have submitted since the property is not near any irrigation canals or irrigation ditches. Thank you for understanding our request.

Gary Braught

GJB Services Inc dba Country Linen Service

Compliance Statement and Letter of Intent

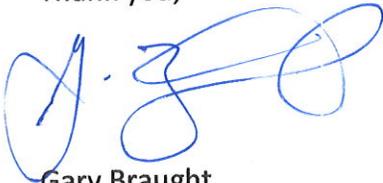
Country Linen Service has been doing business in Garden City since 2006. When we started our business, we originally were located at 5111 Allworth Street, in Suite D. We quickly grew and our landlord helped us move into to of their larger units located right around the corner to 5220 Sawyer Ave, suites E and F. We continued to grow and eventually assumed suite G as well. We have continued to grow our business centering most of our business on washing laundry from hotels/motels, medical clinics (Primary Health Clinics), and several local restaurants around the Treasure Valley. With the growth of our business, we are needing to expand again. We are wanting to move three doors down to 5320 Sawyer Ave to do just that.

We do not feel there are any compliance issues with the move since we have been doing the exact same business in the exact same neighborhood since 2006 without any complaints from either citizens, Garden City or Boise utility officials. We have always stayed compliant when Kevin would visit from Garden City, and we worked together to design a better drain system for our washers that we continue to use today.

Country Linen Service washes only light commercial laundry, the same laundry that is washed in on premise laundries all over the valley, we just provide the service for those who don't have their own laundry. We do not, nor do we have desire or intention, to ever do dry cleaning or washing of petroleum or ink-based laundry (auto body shop or auto mechanic shop). We do not offer any retail or personal laundry drop-off and are not open to the public. We simply wash very basic laundry on a larger than normal level.

Because the bindery business that was in the building for 30 years prior to us was doing light production as well, we feel our business would fit in the same location seamlessly. We do not create any noise or noxious smells that would be any different than the business neighborhood has come accustomed to. Again, Country Linen Service has been in this same block of businesses since 2006.

Thank you,



Gary Braught
Owner



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

April 11, 2019

Subject: Ability to Provide Fire Flows

Fire Flow Information:

Address fire flow requested for: 5320 N Sawyer

Fire hydrant serving this address: hydrant #3190 Near N Sawyer and Alworth St.
intersection

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

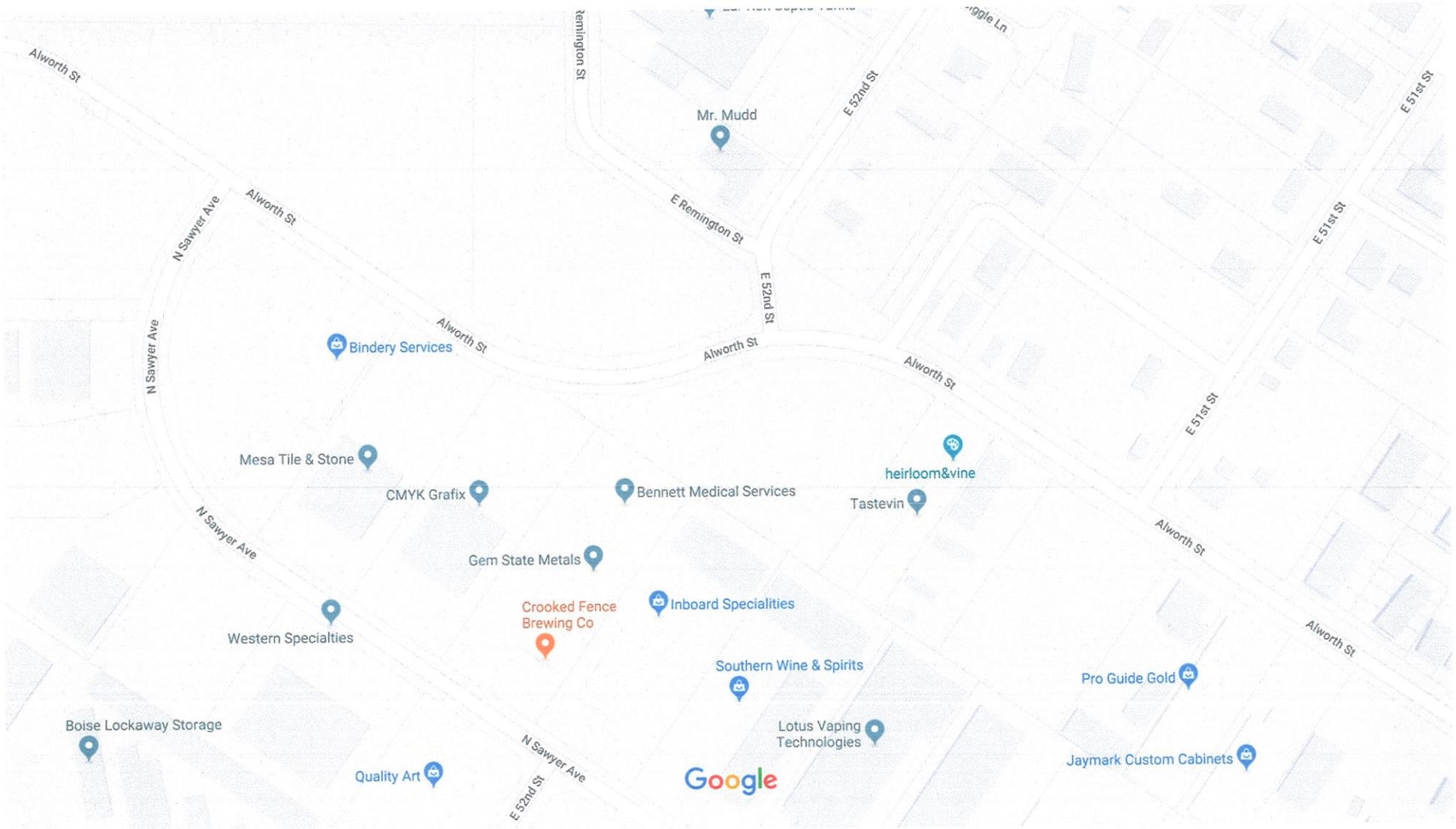
Minimum flow at residual pressure: 2000 gpm

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

Sincerely,

Garden City Public Works Water Division

cc:
Applicant
File







GJB Services Inc
Country Linen Service

5220 Sawyer Ave Suite E
Garden City, ID 83714

208-375-0274 Phone
844-270-3122 Fax

services@countrylinen.us

To whom it may concern,

As your current neighbor currently located at 5220 Sawyer Ave Suites E, F and G, we are expanding our business to a larger facility and are moving three doors down to 5320 Sawyer Ave. Because the zoning for the building is C2, a conditional use permit for the building is required for us to do business there.

Although I have never heard from any of you with concerns or issues, we would like to open the door to anyone with questions or comments about this request for a conditional use permit. Please feel free to join us at a meeting we will be hosting at 5320 Sawyer Ave, Garden City on Wednesday, April 10, 2019. The meeting will be held from 5:30 pm and be over at 8:00 pm.

Thank you in advance for your time,

Gary Braught

Owner

PARCEL PRIMOWNER
R1055420040 IRON MOUNTAIN HOLDINGS LLC
R1055420071 BRAUGHT MICHAEL J
R1055420082 KING PROPERTIES LLC
R1055420091 FORTUNA LLC
R1055420100 SAWYER COURT LLC
R1399740010 CHRIS-KATE PROPERTIES L L C
R1399740020 CHRIS-KATE PROPERTIES L L C
R1657730200 J W SWEET LLC
R1657730100 MD275 LLC
R5493640011 ORTON PROPERTIES LLC
R5493640058 BRUNEEL CRAIG G
R7334160261 ADA COUNTY - TREASURERS OFFICE
R7334160261 ADA COUNTY - TREASURERS OFFICE
R9465700020 FRIEND RAYMOND K
R9465700010 FRIEND RAYMOND K
S0630336301 ADA COUNTY - TREASURERS OFFICE
S0631223240 CRAFTS DOUG

ADDCONCAT
5265 N SAWYER AVE
PO BOX 3
5280 N SAWYER AVE
7132 TOP RIM WAY
PO BOX 1661
5600 S QUEBEC ST # 355-C
5600 S QUEBEC ST # 355-C
919 W GOOSE LAKE CT
919 W GOOSE LAKE CT
10166 W CAYUSE LN
5395 N LARKWOOD PL
200 W FRONT ST
200 W FRONT ST
3930 W HILLCREST DR
3930 W HILLCREST DR
200 W FRONT ST
18760 BLYTHSWOOD DR

STATCONCAT
GARDEN CITY, ID 83714-0000
LAYTONVILLE, CA 95454-0000
BOISE, ID 83714-0000
STAR, ID 83669-0000
BOISE, ID 83701-1661
GREENWOOD VILLAGE, CO 80111-0000
GREENWOOD VILLAGE, CO 80111-0000
EAGLE, ID 83616-0000
EAGLE, ID 83616-0000
BOISE, ID 83714-0000
MERIDIAN, ID 83646-0000
BOISE, ID 83702-0000
BOISE, ID 83702-0000
BOISE, ID 83705-0000
BOISE, ID 83705-0000
BOISE, ID 83702-0000
LOS GATOS, CA 95030-0000

CHRIS
208-472-2922
BERRY
208-472-2929

OPEN HOUSE MEETING HELD AT
5320 SAWYER AVE START TIME 5:30

ATTENDEES:

NAME

ADDRESS

COMMENTS

LEFT AT 7:30 NOBODY SHOWED

A series of handwritten scribbles and loops, possibly representing initials or a signature, located below the text 'LEFT AT 7:30 NOBODY SHOWED'. The scribbles consist of several overlapping loops and lines, with a vertical line intersecting one of the loops.