



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

***Project Description:***

**Planning and Zoning Commission Public Hearing Date:** Wednesday April 17, 2019, at 6:30 p.m.

**Application File Number:** CUPFY2019-5

**Applicant:** Teri Aslett and d'Andra Cahill

**Location:** 4601 W. Chinden Blvd., Garden City, Idaho 83714; PAR# 0020 of SEC 31 4N 2E and Of Lot 6, Blk A, Fairview Acres Sub No. 2.

**Requested Use:** Animal Care Facility

Project Synopsis: Teri Aslett and d'Andra Cahill with Pooch Professionals Idaho, LLC are requesting Conditional Use Permit approval of a dog training school at 4601 W. Chinden Blvd; Ada County Parcel R2734510020, Fairview Acres Sub. #2. The 0.550 acre site is located in the highway commercial (C-1) zoning district and the Light Industrial designation of the Comprehensive Plan.

***Existing Conditions:***

- The subject property is .55 acres
- The project is in the C-1 Highway Commercial Zoning District
- The project is located in the Green Boulevard Corridor Comprehensive Plan Land Use Designation
- The subject property is not located in the 100 year floodplain designation or floodway.
- Surrounding Uses: Commercial Uses
- Existing Use: Service Provider
- There are no records on file with Garden City of existing easements
- Access to the site is from W. Chinden Blvd.
- There are no sidewalks in good repair on or adjacent to the site.

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

1. **GCC 8-7A Definitions of Uses**
2. **GCC 8-2B-2 Allowed Uses**
3. **GCC 8-2C-5 Animal Care Facility**
4. **Title 8 Chapter 4 Design and Development Regulations**
5. **GCC 8-6B-2 Conditional Use**

***Additional Plans and Comments Noted:***

1. **Other Plans and Approvals Analysis**
2. **Department and Agency Comments**

### 3. Public Comments

#### **Staff Analysis:**

#### **GCC 8-7A Definitions of Uses**

**ANIMAL CARE FACILITY:** The use of a site for the boarding, care, grooming, diagnosis or treatment of animals. The use may include overnight accommodations on the premises and boarding that is incidental to the primary activity. The term "animal care facility" shall include, but not be limited to, an animal clinic, animal hospital, commercial kennel or veterinary office.

#### **GCC 8-2B-2 Allowed Uses**

The use "Animal Care Facility" is a conditionally permitted use in the C-1 Highway Commercial Zoning District

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

<i>P = permitted use; C = conditional use; and a blank denotes the use is not allowed in that district</i>								
	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>R-20</i>	<b>C-1</b>	<b>C-2</b>	<i>M</i>	<i>LI</i>
Animal Care Facility*	C				C	C	C	C

#### **GCC 8-2C-5 Animal Care Facility:**

Garden City Code 8-2C-37 (Storage Facility) requires specific standards for this use. The proposal does not appear to comply with the following required standards:

*A. Site Layout: A minimum distance of three hundred feet (300') shall be required to be maintained from the facility to any residence or lodging not on the property; the facility shall be entirely enclosed, heated, soundproofed, and air conditioned.*

According to the applicant's supplemental site exhibit, the proposed use is within at least 288.76 feet of a home located adjacent to the site. However, the landscape plan shows a walking path and enclosed green space closer than this measurement and within the 300' buffer. GIS measurements appear to concur this distance. The applicant has requested the Commission consider the following factors:

1. A 53' change in upslope/grade from the nearest onsite structure to the nearest home, helping to reduce noise.
2. The lack of visibility of the home from the property.
3. The Thurman Mill canal sited between the properties.

4. Existing and proposed landscaping would provide an additional buffer.
5. Only a small portion of the building is within 300 ft. and will not be involved in the operation of the business.

Garden City Code is silent on how to interpret distance buffers between uses or whether unique site characteristics can be considered in an interpretation. Site distance has been determined in most applications as a straight line distance between two points without regard for grade or jurisdiction.

The Commission has decided two recent conditional use permit applications involving proximity buffers. CUPFY2018 – 4 was approved by the Commission to expand an existing animal care facility. The scope of the permit was to expand a non-conforming use. While non-conforming use expansions are not required to meet the requirements of 8-2C-5, the proposal was greater than 300' away from the nearest residence as measured by straight line distance. Since the expansion exceeded this minimum standard and the minimum standard did not apply, the Commission staff report and decision did not specifically address this issue.

CUPFY2018 – 5 was approved by the Commission for a drive through establishment. 8-2C-13 (Drive-Through Establishment) requires a 500 ft. buffer from a residence, park or school and requires the same distance from the use to another drive-through establishment. The proposed use was less than 500 ft. from the nearest residence as measured by straight line distance. The Commission interpreted the buffer for residences, parks, and schools to be applied equally as the buffer from another drive-through establishment.

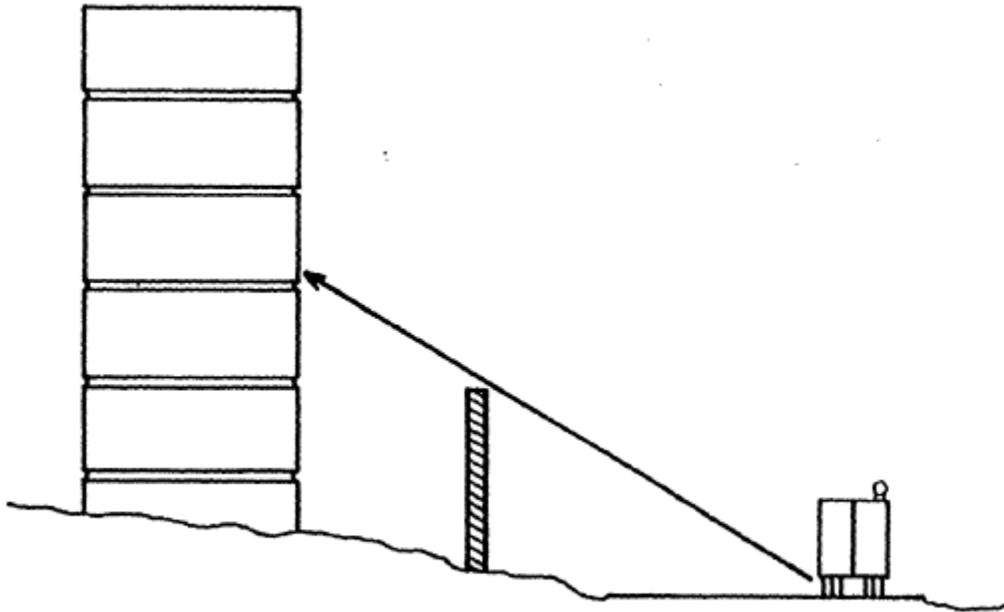
The approval of both permits do not set a binding precedent to approve other conditional use permits pursuant to 8-6B-2C-2 (Conditional Use – Precedent Not Create).

As noted above, Garden City Code does not provide specific guidance on distance buffers. The Code does not appear to preclude taking site specific considerations into account. Guidance on the matter can be found in the required findings for a conditional use permit pursuant to 8-6B-2 (Conditional Use):

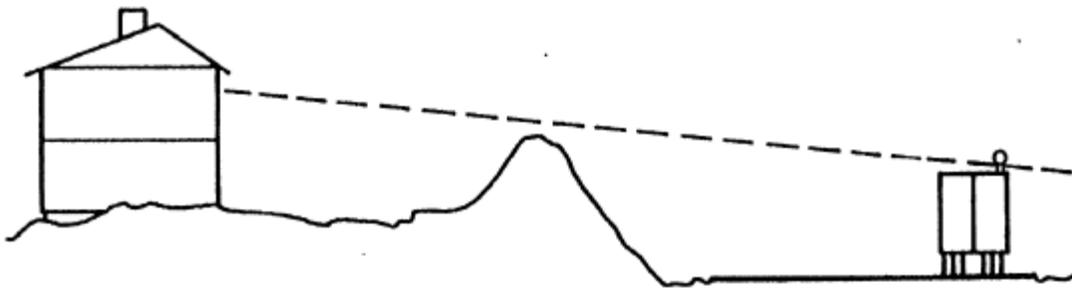
1. The use is appropriate to the location, the lot, and the neighborhood, and is compatible with the uses permitted in the applicable zoning district;
2. The use will be supported by adequate public facilities or services to the surrounding area, or conditions can be established to mitigate adverse impacts;
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.

The purpose of a proximity buffer is to protect the health, safety, and welfare of the community by providing relief to residences from the noise typically associated with animal uses. Data from Purdue University indicates that dog barking can range from 85 – 100 decibels, which is equivalent to a garbage disposal and a jackhammer, respectively. According the applicant, the accessory structure noted in the site plan and supplemental site document is not proposed for animal related uses. However, the applicant is proposing outdoor areas specifically for dogs within the 300' buffer.

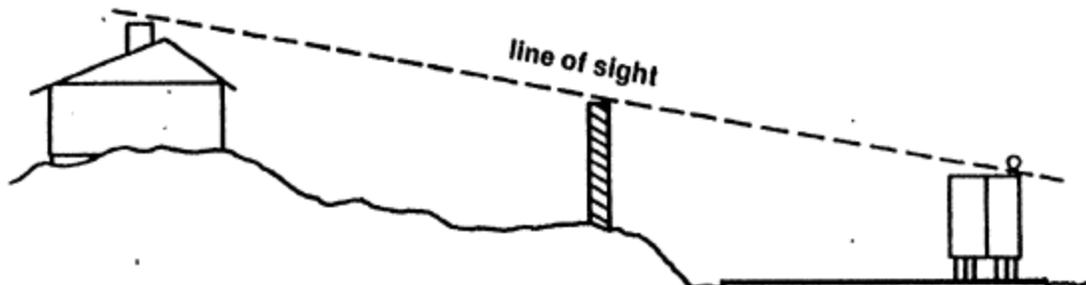
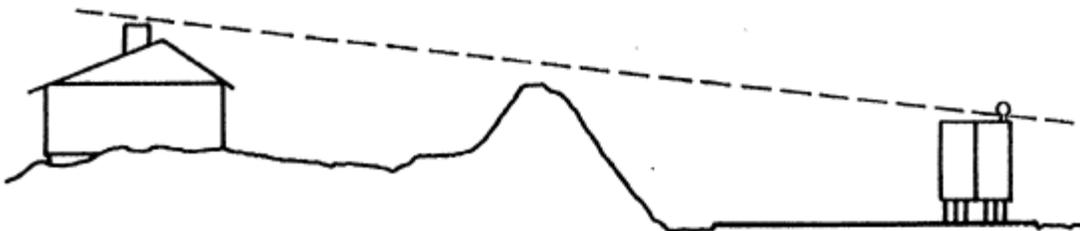
The applicant's proposed mitigation measures consist of the hillside topography and of the existing and proposed landscaping. While there does not appear to be specific data available on the effect of sound on uses on a higher elevation, the Federal Highway Administration (FHWA) considers topography when locating highway sound barriers for highway projects. According to the FHWA, noise barriers located at or above a highway can provide noise mitigation:



4.1 Noise barriers can shield only the lowest floors of a building.



4.9 Noise impacts can be reduced by use of single story houses.



4.16 To be effective, a barrier must block the "line of sight" between the highest point of a noise source and the highest part of a receiver.

Landscaping can also provide noise mitigation. According to the FHWA, in the context of highway construction: "Plantings in a buffer strip, high, dense, and thick enough to be visually opaque, will provide more attenuation than that provided by the mere distance which the buffer strip represents. A reduction of 3-5 dBA per 100 feet can be expected. Shrubs or other ground cover are necessary in this respect to provide the required density near the ground".

8-41-5 (Perimeter Landscaping Provisions) are not required for this use due the canal being adjacent to the proposed use. However, the purpose of the provisions are to "protect uses from wind, dust, noise, traffic, glare, visual disorder and harmful or noxious effects". The minimum standards for a landscape buffer are:

1. A perimeter landscaping area shall be at least ten feet (10') wide measured from the property line to the interior of the lot;

2. A screen consisting of vegetation shall be at least six feet (6') wide and six feet (6') in height at maturity;
3. At least one tree shall be planted for every fifteen (15) linear feet of perimeter length (or as appropriate to the selected species) to quickly establish continuous canopy coverage.
4. Additional standards for parking lots and carports are set forth in section [8-4I-6](#), "Parking Lot Landscaping Provisions", of this article.
5. Structures less than one hundred twenty (120) square feet, including, but not limited to, trash enclosures and storage sheds may encroach into the perimeter landscape area.
6. Perimeter landscape areas shall provide for pedestrian access from residential development to abutting commercial districts and vice versa.

The applicant's landscape plan appears to provide most of the required trees, but appears to include a gap along the southern portion of the property. A condition of approval could be required to require the applicant to provide additional landscaping and demonstrate the landscaping provides an adequate sound buffer.

## **Title 8 Chapter 4.**

### **GCC 8-4E-6 (Sidewalk Standards)**

This subsection requires sidewalks for new and more intense use of property. At times there is overlap between design and use. ***Garden City Sidewalk Policy*** notes that a sidewalk and landscaping buffer is not required if a sidewalk is in good repair on or adjacent to the property. A detached sidewalk and landscape buffer is not installed on or adjacent to the property. Sidewalk and landscaping improvements meeting the requirements of this section are required.

The applicant has requested a sidewalk waiver pursuant to the Garden City Sidewalk Policy. The applicant is requesting a waiver based on the following issues:

1. ITD is not requiring sidewalks. In discussion with Sarah Arjona at ITD, she has stated that the agency is not requiring sidewalks, but has requested a defined entrance/exit to the property. We have proposed doing this by creating a landscape buffer and drop off lane at the front of the property and by moving the parking to the east side of the property. This landscape buffer design also complies with Garden City's Green Boulevard Corridor Comprehensive Plan.
2. The Thurman Mill Irrigation Canal goes under Chinden Boulevard at the west end of the property. We need to investigate whether or not sidewalk, curb and gutter would interfere with its function.
3. A portion of the main building on the property is only 12'-0" from the property line. There is little space for the desired detached sidewalk and landscaping. Installation of the sidewalk could prevent access to the main entrance of the building.

4. To mitigate the 12'-0" from the property line issue, we need to know if ITD will allow us to build sidewalks within the right of way on Chinden Boulevard.
5. We need to determine whether or not ITD wants curbs and gutters along Highway 20/26 (Chinden Boulevard.) Curbs pose accident risks along highways.
6. We need to find out whether or not ITD already has plans to build sidewalks in the next 5 years.

The Garden City Sidewalk Policy requires the applicant documentation that demonstrates:

1. The lack of sidewalk will not constitute a grant of special privilege inconsistent with the requirements on other properties within Garden City; and
2. The requirement of sidewalk creates an undue hardship beyond that of the requirement of sidewalk elsewhere in Garden City; and
3. The waiver will not unreasonably diminish the health, safety or welfare of the community neighborhood; and
4. The waiver or alternative of a sidewalk is the only reasonable manner to overcome an undue hardship to the subject property; and
5. The waiver or alternative treatment is the minimum relief necessary to allow reasonable use of the subject property.

The Commission may consider the following applicable standards in making a determination:

1. Facts, including costs, demonstrating that construction of a pathway or alternative pedestrian facility is more appropriate.
2. The transportation authority is not requiring any improvements.
3. The transportation authority has requested that improvements not be constructed.

An attached sidewalk proposed by the applicant presents a safety hazard to pedestrians. The sidewalk is placed adjacent to the right of way, which appears graded to serve as an escape lane. The right of way width from the property line to the lane edge appears to measure 20' in width. The total required sidewalk and landscaping improvement width would measure 11' to 13' (with or without root barrier, respectively). Assuming an escape lane equal to the 12' lane width of a traffic lane, this would leave 8' of right of way that could accommodate some of the required improvements. To accommodate 11' – 13' of sidewalk improvements, a minimum of 3' – 5' would need to be located on the property and still accommodate a 12' wide escape lane. Accommodating these improvements would significantly change the applicant's proposal by eliminating the proposed drop off area shown in the site plan.

Comments from ITD contain objections to the proposal due to the location of the drop off lane and proposed parking. The comments are addressed below.

### **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.

Impacts to Finding 1 and 3:

**There appears to be evidence on the record that the use may not be appropriate to the location and the lot.** As noted in this report, the proposal does not appear to comply with the site distance requirements of GCC 8-2C-5 if measured at straight line distance. A use that does not meet the minimum standards of this Title may not be appropriate to the location and the lot and could diminish the health, safety or welfare of the community. The site distance requirement is reviewed in a previous section.

Impacts to Finding 2:

**There appears to be evidence on the record that the use may not be supported by adequate public facilities.** The applicant has proposed a 5' attached sidewalk along W. Chinde blvd. A detached sidewalk with landscaping is required by this Title. The applicant's waiver request is reviewed in a previous section.

There appears to be evidence that the proposed use cannot be supported by W. Chinden Blvd., a public facility. ITD has provided comment objecting to the placement of the proposed parking places and objecting to the placement of the proposed drop off lane shown in the site plan. ITD is requiring parking spaces relocated pursuant to the Idaho Administrative Procedures Act and has requested a permit application for the proposed access point.

Impacts to Finding 4:

**There appears to be evidence on the record that the proposed use may be in conformance with the Comprehensive Plan.**

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 Commercial and Green Boulevard Corridor Comprehensive Plan Land Use Map Designations.

**MIXED USE COMMERCIAL:** The mixed use commercial designation is for the area south of Adams Street. The intent of this designation is to create an area for mixed uses, including residential, office, retail, and small scale industrial, that are more urban in character than in the mixed use residential area. Three story buildings and 40%- 60% lot coverage, with aggregated open spaces for pocket parks should guide the development pattern in this area.

**GREEN BOULEVARD CORRIDOR:** The state highways and arterials are identified as green boulevard corridors. This is a bold statement that these corridors should be dramatically changed from the current single purpose function for moving vehicles. The intent of this designation is to create more multi-modal characteristics on these corridors, including sidewalks with parkways, bus stops, landscape medians with pedestrian refuges and channelized left-turn lanes. Mobility for vehicles should be maintained, but improvements to the safety and convenience for transit and pedestrians is needed that will influence changes in the adjacent land uses. Existing uses, including commercial uses, are allowed in the corridors, but new uses which generate high volumes of vehicular traffic should be restricted. Development regulations in the corridor should include access management including number and spacing of driveways, location of parking behind the buildings and maximum setback requirements from the street.

The proposed use at this location appears to contribute to the Mixed Use Commercial designation. An animal care facility is usually a use that is more urban in nature and is supported by residential uses. The proposed use at this location appears to contribute to the Green Boulevard Corridor designation by not appearing to contribute large volumes of traffic and by locating parking behind the facility.

The proposed use at this location appears to be in conformance with the following goals, objectives, and action steps of the Comprehensive Plan:

**Goal 1. Nurture the City**

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

**Goal 2. Improve the City Image**

*2.1 Objective: Encourage new and distinctive neighborhoods.*

**Goal 11. Serve the City**

*11.5 Objective: Support a positive business environment*

**Other Plans and Approvals Analysis**

The Garden City Sidewalk Policy was reviewed in association with this application.

**Comments from Other Departments and Agencies**

**Garden City Engineer**

The Garden City Engineer has noted concerns the property may not have sewer service to the property. Utility billing records show the property is being billed for sewer service and has a water meter, but there is no record of sewer infrastructure within the property. On April 10, 2019, Garden City Public Works Collections Manager confirmed the property had sewer service

through a dye test. Correspondence to this effect is included in the Commission's materials. No additional site specific condition of approval concerning sewer service is recommended.

**Idaho Transportation Department**

Objections to the proposal were raised due to not having an access permit for the proposed drop off area and the placement of parking not being in compliance with state regulations.

**Summary of Comments from Public**

There have been no written public comments received to date.

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

In the Matter of: ) ) Conditional Use Permit ) Animal Care Facility ) 4601 W. Chinden Blvd ) Garden City, Ada County, Idaho ) _____ )	CUPFY2019-5  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 April 17, 2019. 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 Teri Aslett and d’Andra Cahill of Pooch Professionals Idaho, LLC
2. The property owner of record is Bob Shoenhof.
3. The application is for the use “Animal Care Facility”.
4. The location of the project is 4601 W. Chinden Blvd. Ada County Parcel R2734510020; Par\*0020 of Sec 31 4N 2E & of Lot 6, Block A, Fairview Acres Sub. No 2.
5. The subject property is .55 acres.
6. The project is located in the Garden City C-1 Highway Commercial Zoning District.
7. The project is located in the Mixed Use Commercial and Green Boulevard Corridor Garden City Comprehensive Plan Land Use Designations.
8. The existing use on the site is: Service Provider
9. Current access to the site is from W. Chinden Blvd.
10. There are no sidewalks along the site.
11. The following sections of the Garden City Municipal Code apply to this proposal:

<b>This is drafted based on a denial of the request by the Planning and Zoning Commission. The is subject to change based on the Commission’s decision.</b>		
<b>Standards</b>	<b>Compliant</b>	<b>Conclusions</b>
<b>GCC 8-7A Definitions of Uses</b>	Yes	The definitions of uses that apply to this application are: Animal Care Facility
<b>GCC 8-2B-2 Allowed Uses</b>	Yes	The use “Animal Care Facility requires a conditional use permit in the C-1 Zoning District.
<b>8-2C-5 Animal Care Facility</b>	No	The proposed use is within the 300’ required buffer between an animal care facility and the nearest residence.
<b>Title 8 Chapter 4 Design and Development Regulations</b>	Yes	Sidewalks and landscaping are required by Garden City Code and the Garden City Sidewalk Policy and are required by a condition of approval.
<b>GCC 8-6B-2 Conditional Use</b>	Yes	1. The use is not appropriate to the

		<p>location, the lot, and the neighborhood. The proposal does not meet the minimum standards of Garden City Code 8-2C-5.</p> <ol style="list-style-type: none"> <li>2. The use is not supported by adequate public facilities or services to the surrounding area; or conditions can be established to mitigate adverse impacts. The required sidewalk and landscaping are not proposed to be installed. ITD objects to the proposal due to parking spaces located along W. Chinden Blvd. in violation of Idaho Administrative Procedures Act Standards. ITD also objects due to the applicant not obtaining a permit for the proposed drop off lane along W. Chinden Blvd.</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 conformance with the comprehensive plan and other adopted plans, and ordinances of the city.</li> </ol>
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12. Other studies, plans or approvals reviewed include:

<p>Garden City Comprehensive Plan</p>	<p>Yes</p>	<p>The proposal is consistent with the comprehensive land use designations of Mixed Use Commercial and Green Boulevard Corridor. It is also in conformance with Garden City Comprehensive Plan Goals and Objectives:</p> <p><b>Goal 1. Nurture the City</b>  1.4 Objective: Create a premier destination place to live, work and recreate.</p> <p><b>Goal 2. Improve the City</b></p>
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		<p><b>Image</b> 2.1 Objective: Encourage new and distinctive neighborhoods.</p> <p><b>Goal 11. Serve the City</b> 11.5 Objective: Support a positive business environment</p>
Garden City Planning And Zoning Commission Sidewalk Policy	Yes	The policy was reviewed as part of this proposal.
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. Idaho Transportation Department
  - b. Garden City Engineer
  - c. Garden City Public Works
  - d. Idaho 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 February 28, 2019. 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 March 6, 2019 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 March 15, 2019 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 April 1, 2019, and on March 15, 2019, 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 April 7, 2019, in accordance with Garden City Code for the public hearing of April 17, 2019.

20. On April 17, 2019, at the Planning and Zoning Commission public hearing  
a. This is a placeholder only. It will change based on the actual proceedings.

#### 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 **MEETS/DOES NOT 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:

Items in grey font are potential conditions of approval that apply only to an approval of this application.

Items in red font are potential conditions of denial that apply only to a denial of this application.

#### Prior to Occupancy

1. An occupancy permit for the occupancy of the structure shall be obtained.
2. A detached sidewalk and landscaping meeting the requirements of Garden City Code and the Garden City Sidewalk Policy shall be installed.
3. The proposed drop off and pick up lane shall be reconfigured or eliminated to accommodate the required sidewalk and landscaping improvements. A permit shall be obtained from the Idaho Transportation Department for the access point.
4. Parking shall be relocated in accordance with Idaho Transportation Department requirements.

#### 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. 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 at a time. In no cases shall the use be allowed for more than 3 years without a successful obtainment of another conditional use permit.
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.
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 15 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. Pursuant to Idaho Code, a request for reconsideration must be submitted within 14 days of the final decision and prior to judicial review. The written request must identify specific deficiencies in the decision for which reconsideration is sought.
35. A takings analysis pursuant to Idaho Code may be requested on final decisions.
36. If any term or provision of this decision, to any extent, is held invalid or unenforceable, the remaining terms and provisions hereof shall not be affected thereby, but each such remaining term and provision shall be valid and enforced to the fullest extent permitted by law.

## Decision for Denial

1. There is a 15 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.
2. Final decisions are subject to judicial review pursuant to The Idaho Administrative Procedures Act, Chapter 65 Title 67 Idaho Code.
3. Pursuant to Idaho Code, a request for reconsideration must be submitted within 14 days of the final decision and prior to judicial review. The written request must identify specific deficiencies in the decision for which reconsideration is sought.
4. A takings analysis pursuant to Idaho Code may be requested on final decisions.
5. If any term or provision of this decision, to any extent, is held invalid or unenforceable, the remaining terms and provisions hereof shall not be affected thereby, but each such remaining term and provision shall be valid and enforced to the fullest extent permitted by law.

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Chairman, Planning and Zoning Commission

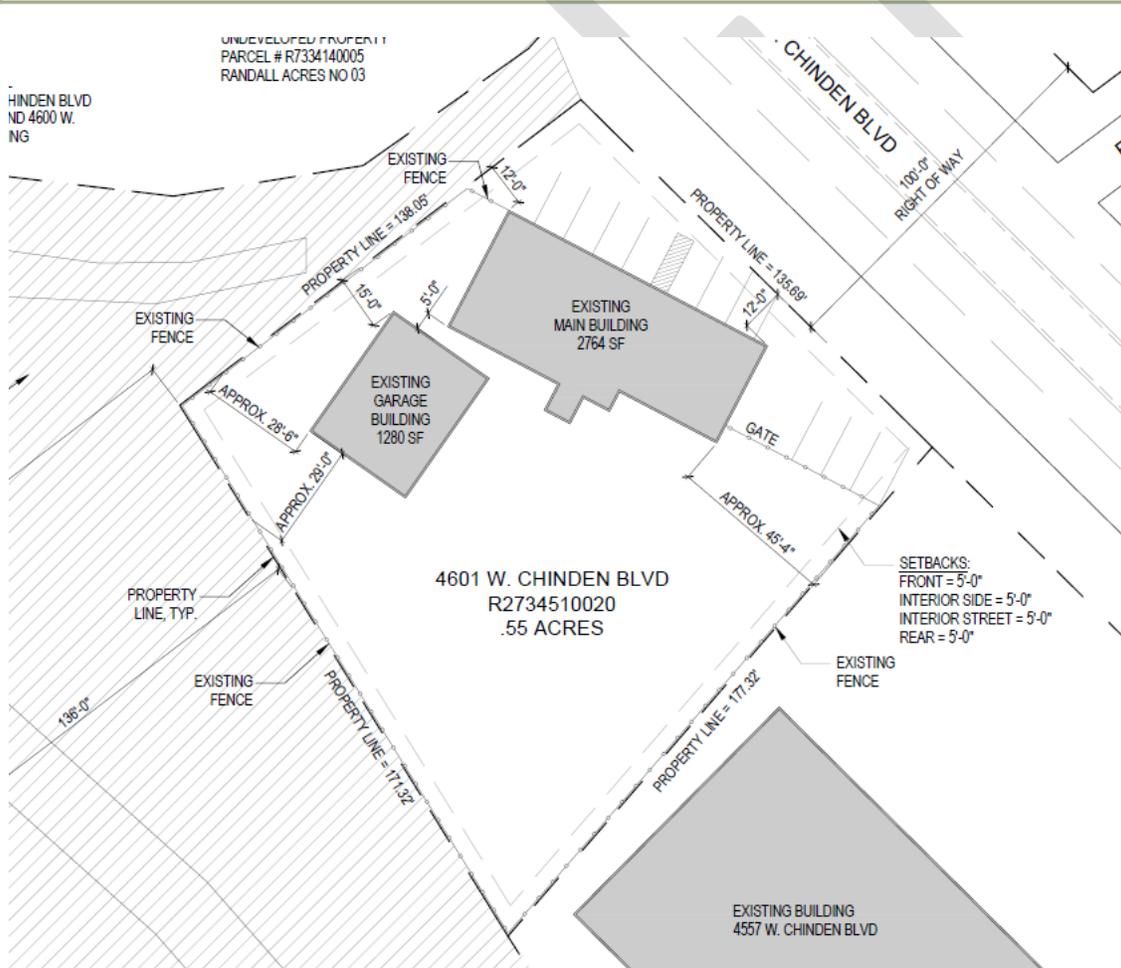
Date



# CITY OF GARDEN CITY

6015 Glenwood Street ■ Garden City, Idaho 83714  
 ■ [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org) ■ [www.gardencityidaho.org](http://www.gardencityidaho.org)  
 ■ Phone 208/472-2921

**CUPFY2019-5**  
**Conditional Use Permit**  
**Use: Animal Care Facility**  
**Location: 4601 W. Chinden Blvd. Garden City, Idaho**  
**Applicant: Teri Aslett and d'Andra Cahill**



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

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

**Project Description:**

**Planning and Zoning Commission Public Hearing Date:** Wednesday April 17, 2019, at 6:30 p.m.

**Application File Number:** CUPFY2019-5

**Applicant:** Teri Aslett and d'Andra Cahill

**Location:** 4601 W. Chinden Blvd., Garden City, Idaho 83714; PAR# 0020 of SEC 31 4N 2E and Of Lot 6, Blk A, Fairview Acres Sub No. 2.

**Requested Use:** Animal Care Facility

Project Synopsis: Teri Aslett and d'Andra Cahill with Pooch Professionals Idaho, LLC are requesting Conditional Use Permit approval of a dog training school at 4601 W. Chinden Blvd; Ada County Parcel R2734510020, Fairview Acres Sub. #2. The 0.550 acre site is located in the highway commercial (C-1) zoning district and the Light Industrial designation of the Comprehensive Plan.

**Existing Conditions:**

- The subject property is .55 acres
- The project is in the C-1 Highway Commercial Zoning District
- The project is located in the Green Boulevard Corridor Comprehensive Plan Land Use Designation
- The subject property is not located in the 100 year floodplain designation or floodway.
- Surrounding Uses: Commercial Uses
- Existing Use: Service Provider
- There are no records on file with Garden City of existing easements
- Access to the site is from W. Chinden Blvd.
- There are no sidewalks in good repair on or adjacent to the site.

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

1. GCC 8-7A Definitions of Uses
2. GCC 8-2B-2 Allowed Uses
3. GCC 8-2C-5 Animal Care Facility
4. Title 8 Chapter 4 Design and Development Regulations
5. GCC 8-6B-2 Conditional Use

**Additional Plans and Comments Noted:**

1. Other Plans and Approvals Analysis
2. Department and Agency Comments

### 3. Public Comments

#### **Staff Analysis:**

#### **GCC 8-7A Definitions of Uses**

**ANIMAL CARE FACILITY:** The use of a site for the boarding, care, grooming, diagnosis or treatment of animals. The use may include overnight accommodations on the premises and boarding that is incidental to the primary activity. The term "animal care facility" shall include, but not be limited to, an animal clinic, animal hospital, commercial kennel or veterinary office.

#### **GCC 8-2B-2 Allowed Uses**

The use "Animal Care Facility" is a conditionally permitted use in the C-1 Highway Commercial Zoning District

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

<i>P = permitted use; C = conditional use; and a blank denotes the use is not allowed in that district</i>								
	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>R-20</i>	<b><i>C-1</i></b>	<b><i>C-2</i></b>	<b><i>M</i></b>	<b><i>LI</i></b>
Animal Care Facility*	C				C	C	C	C

#### **GCC 8-2C-5 Animal Care Facility;**

Garden City Code 8-2C-37 (Storage Facility) requires specific standards for this use. The proposal does not appear to comply with the following required standards:

- A. Site Layout: A minimum distance of three hundred feet (300') shall be required to be maintained from the facility to any residence or lodging not on the property; the facility shall be entirely enclosed, heated, soundproofed, and air conditioned.*

According to the applicant's site plan, the proposed use is within 292 feet of a home located adjacent to the site. GIS measurements appear to concur this distance. However, the home is located on a hill and is located within the City of Boise. Site distance has been determined in other applications as a straight line distance between two points without regard for grade or jurisdiction.

#### **Title 8 Chapter 4.**

#### **GCC 8-4E-6 (Sidewalk Standards)**

This subsection requires sidewalks for new and more intense use of property. At times there is overlap between design and use. **Garden City Sidewalk Policy** notes that a sidewalk and landscaping buffer is not required if a sidewalk is in good repair on or adjacent to the property. A detached sidewalk and landscape buffer is not installed on or adjacent to the property. Sidewalk and landscaping improvements meeting the requirements of this section are required.

### **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.

Impacts to Finding 1 and 3:

**There appears to be evidence on the record that the use may not be appropriate to the location and the lot.** As noted in this report, the proposal does not appear to comply with the site distance requirements of GCC 8-2C-5. A use that does not meet the minimum standards of this Title may not be appropriate to the location and the lot and could diminish the health, safety or welfare of the community.

Impacts to Finding 2:

**There appears to be evidence on the record that the use may not be supported by adequate public facilities.** The applicant has not proposed a sidewalk as required by this Title, making the proposed use possibly not supported by adequate pedestrian facilities.

The Garden City Engineer has noted concerns the property may not have sewer service to the property. Utility billing records show the property is being billed for sewer service and has a water meter, but there is no record of sewer infrastructure within the property. Garden City Code Title 6 requires any new development to connect to city sewer. A condition of approval can be added to the decision to demonstrate there is an existing sewer connection and, if there is no sewer to the site, a sewer connection is required.

Impacts to Finding 4:

**There appears to be evidence on the record that the proposed use may be in conformance with the Comprehensive Plan.**

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 Commercial and Green Boulevard Corridor Comprehensive Plan Land Use Map Designations.

**MIXED USE COMMERCIAL:** The mixed use commercial designation is for the area south of Adams Street. The intent of this designation is to create an area for mixed uses, including residential, office, retail, and small scale industrial, that are more urban in character than in the mixed use residential area. Three story buildings and 40%- 60% lot coverage, with aggregated open spaces for pocket parks should guide the development pattern in this area.

**GREEN BOULEVARD CORRIDOR:** The state highways and arterials are identified as green boulevard corridors. This is a bold statement that these corridors should be dramatically changed from the current single purpose function for moving vehicles. The intent of this designation is to create more multi-modal characteristics on these corridors, including sidewalks with parkways, bus stops, landscape medians with pedestrian refuges and channelized left-turn lanes. Mobility for vehicles should be maintained, but improvements to the safety and convenience for transit and pedestrians is needed that will influence changes in the adjacent land uses. Existing uses, including commercial uses, are allowed in the corridors, but new uses which generate high volumes of vehicular traffic should be restricted. Development regulations in the corridor should include access management including number and spacing of driveways, location of parking behind the buildings and maximum setback requirements from the street.

The proposed use at this location appears to contribute to the Mixed Use Commercial designation. An animal care facility is usually a use that is more urban in nature and is supported by residential uses. The proposed use as this location appears to contribute to the Green Boulevard Corridor designation by not appearing to contribute large volumes of traffic and by locating parking behind the facility.

The proposed use at this location appears to be in conformance with the following goals, objectives, and action steps of the Comprehensive Plan:

**Goal 1. Nurture the City**

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

**Goal 2. Improve the City Image**

*2.1 Objective: Encourage new and distinctive neighborhoods.*

**Goal 11. Serve the City**

*11.5 Objective: Support a positive business environment*

**Other Plans and Approvals Analysis**

The Garden City Sidewalk Policy was reviewed in association with this application.

**Comments from Other Departments and Agencies**

**Garden City Engineer**

The Garden City Engineer has noted concerns the property may not have sewer service to the property. Utility billing records show the property is being billed for sewer service and has a water meter, but there is no record of sewer infrastructure within the property. Garden City Code Title 6 requires any new development to connect to city sewer. A condition of approval can be added to the decision to demonstrate there is an existing sewer connection and, if there is no sewer to the site, a sewer connection is required.

### **Summary of Comments from Public**

There have been no written public comments received to date.

DRAFT



## CONDITIONAL USE PERMIT

Permit info: \_\_\_\_\_  
 Application Date: \_\_\_\_\_ Rec'd by: \_\_\_\_\_  
 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> Teri Aslett and d'Andra Cahill	<b>Name:</b> Bob Shoenhof
<b>Company:</b> Pooch Professionals Idaho, LLC	<b>Company:</b>
<b>Address:</b> 4601 W. Chinden Boulevard	<b>Address:</b> P.O. Box 140154
<b>City:</b> Garden City	<b>City:</b> Boise
<b>State:</b> Idaho <b>Zip:</b> 83714	<b>State:</b> Idaho <b>Zip:</b> 83714
<b>Tel.:</b> 208-852-5246	<b>Tel.:</b> 208-336-9675
<b>E-mail:</b> info@poochprofessionals.com	<b>E-mail:</b>

### PROPERTY AND DESIGN INFORMATION

**Site Address:** 4601 W. Chinden Boulevard, Garden City, Idaho 83714

<b>Subdivision Name:</b> Fairview Acres Sub No 2	<b>Lot:</b> 6	<b>Block:</b> A
<b>Tax Parcel Number:</b> R2734510020	<b>Zoning:</b> C-1	<b>Total Acres:</b> .55 acres
<b>Proposed Use:</b> Dog Training School	<b>Floodplain:</b> YES	<b>NO</b> (circled)

**Describe the proposed use:**

A Dog Training School providing structured training and socialization. There is a scheduled daily training curriculum. Private and group classes for dogs/owners, day and overnight training, dog shuttle service is available, school to be fully staffed 24/7.

**Check any that are applicable to this application:**

*\*If any boxes are checked, attach the Design Review Application\**

No	<b>I will build a new structure</b>
No	<b>I will add 25% or more to the floor area of an existing building</b>
No	<b>I will alter, replace rehabilitate or restore 25% or more of a store façade.</b>

**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 proposed Dog Training School supplements the existing animal care businesses in the neighborhood. The *WestVet Animal Hospital* provides medical care for animals. The *Idaho Dog Park* and *Companions Dog Resort* provide dog daycare and boarding. This proposed Dog Training School focuses on training and teaching of dogs and their owners. It provides structured training and socialization services for a limited number of dogs. The property is zoned C-1. To the North is an auto repair shop. To the East is a furniture store. To the West is an undeveloped lot. To the South are residences (R-1C) built on a tall hill across Settler's Canal. There is a substantial buffer. There are two existing concrete block buildings on the lot. The main building will be used for office space, instructional boarding, and mock house training for dogs. The second building will be indoor instruction space. There is adequate parking, and *Pooch Professionals* provides an optional dog shuttle service. The .55 acre lot is fully fenced. The existing gravel lot will be landscaped with trees and grass in a park-like setting for training.

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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?**

Former businesses have occupied this property, including car repair and heating/cooling companies. It is located along Garden City's main thoroughfare, Chinden Boulevard, and adjacent to many other businesses sharing these same services and amenities. This business will not increase demand on the current public facilities or services. An "Ability to Serve" application has been filed and approval is in process.

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

*Pooch Professionals* provides a valuable community service of training and socializing dogs. This adds to our community's safety and welfare by directly addressing animal control issues outlined in Garden City's Municipal Code. To address concerns of animal waste, *Pooch Professionals* uses a daily cleaning protocol which includes a product (Pro-Vet Logic) that is non-toxic and contains microorganisms to control odor. For solid waste, they use biodegradable bags to dispose solid waste in covered receptacles.

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

*Pooch Professionals* provides a community service by helping families train and socialize their dogs. They also foster dogs for training to make them more adoptable. This contributes to public safety and to the general well being of the community. The Dog Training School also provides a positive business environment for Chinden Boulevard that is family owned and operated. The current gravel lot will be landscaped with trees and grass in a park-like setting for dog training.

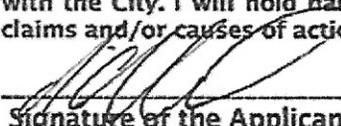
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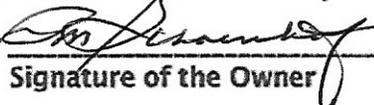
**How far is the proposed use from a pedestrian/bicycle pathway?**

Greenbelt access is 1/2 mile down 46th Street across from the property.  
The #11 bus stops 450 feet from the property at Chinden/45th Street.

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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.

 2/28/19  
Signature of the Applicant (date)

 2/28/19  
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 **“Ability to Serve” in process.**
- 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 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 **\*No new construction.**

**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

**\*No new construction.**

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. **\*No drive-throughs**

INFORMATION REQUIRED FOR IRRIGATION/DITCH AUTHORIZATION LETTER:

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

**\*Not requesting any waivers**



**PoochProfessionals**

[www.poochprosidaho.com](http://www.poochprosidaho.com)

208-949-7995

**Compliance Statement and Statement of Intent: Pooch Professionals Idaho, LLC**

Thank you in advance for considering our application for a conditional use permit at 4601 W. Chinden Boulevard in Garden City. We are an existing dog training business that has operated by doing training in client homes and in public areas. We are excited for the opportunity to expand into a training facility where we can offer more options to meet the high demand for dog training in this area.

Our intent is to be part of the Treasure Valley community and offer a service that supports the health and welfare of dogs and their people. Idaho has the largest number of dogs per household in the country, and with all the wonderful opportunities for dogs and people to get out and explore, we want to support those people and dogs who don't have the skills to keep it safe for everyone. A common problem we see are dogs that act reactively on or off leash - and fearful owners who don't know how to handle it. Because of this, these dogs get LESS of the social and physical exercise they need because their person is afraid. While the owner's intent is good - it increases the territorial behavior when the dog doesn't get opportunities to develop better social skills.

We provide a service that allows these dogs to get the training, socialization, and mental/physical exercise they need to be safe in our communities. Think "School for Dogs"- it's a learning environment, it's structured, it's balanced with education, play, and rest, and there is likely homework! There are dog daycares in the area that do a wonderful job with dogs that are well socialized; however, if a dog doesn't pass their temperament test, they are turned away.

We keep our focus on training: board and train, day training programs, group classes, socialization classes, and private training. We are excited about the space at 4601 W. Chinden Boulevard because it has an existing structure that we can setup as a mock 'house' for indoor training, an outside structure for indoor/outdoor training, and a .5 acre outdoor area. Our vision for the outdoor area is to make a park-like setting by planting trees and other greenery, in addition to installing a combination of K-9 artificial grass and real grass. There are no plans to do modifications to the existing structures. The only modifications will be to improve the current outdoor gravel space, as well as ensuring that the fence is completely secured around the property, and we will reinforce where needed.

In relation to the Garden City Municipal Code (8-2C-5 Animal Care Facility), our compliance plan includes the following:

We have attached a site plan that includes distance to the nearest residences. These residences sit above the site on the other side of the canal. There is a substantial buffer.



**PoochProfessionals**

[www.poochprosidaho.com](http://www.poochprosidaho.com)

208-949-7995

The existing main structure has a recently installed heating and air conditioning system (Diamond Heating and Air previously occupied the building.) The existing garage structure has heating and two large overhead doors. Dogs will be kept in the main structure, which is built with acoustically quiet concrete block.

Our plan is to have a maximum of 40 dogs between 7am-7pm and a maximum of 20 dogs overnight (7pm-7am.) This is a small scale facility compared to other kennels in the area. The school will be staffed at all times that dogs are present, including overnight. There will be designated overnight area containing kennels where dogs aren't able to access each other.

All dogs must be brought in and out of the facility on a leash and in a controlled manner. We also offer a shuttle service to bring dogs to/from the facility. In the common outdoor area, dogs will always be attended by staff. Outdoor space use will be structured, and dogs will not be left to just 'play' all day outside. Again, our focus is on training and education.

We have a daily cleaning protocol which includes a product (Pro-Vet Logic) that is non-toxic and contains microorganisms that work to control odor by breaking down odor causing compounds and organics. It is especially useful for liquid waste. For solid waste, pickup happens immediately and we use biodegradable bags for disposal into outdoor receptacles with lids.

We thank you for this opportunity. We look forward to working with the city as we move through this process to obtain all necessary permits, and ensuring that we are a positive business in the Garden City community!

Sincerely,

Teri Aslett and d'Andra Cahill  
[www.poochprosidaho.com](http://www.poochprosidaho.com)

Pooch Professionals Idaho, LLC

CUPFY2019-5

Animal Care Facility at 4601 W Chinden Blvd

**Overview:**

Thank you in advance for considering our application for a conditional use permit at 4601 W Chinden Blvd in the city of Garden City. Pooch Professionals Idaho, LLC is an existing dog training business that has operated by doing training in client homes and in public areas. We are excited for the opportunity to expand into a training facility where we can offer more options to meet the high demand for dog training in this area.

Our intent is to be part of the Treasure Valley community and offer a service that supports the health and welfare of dogs and their people. Idaho has the largest number of dogs per household in the country and with all the wonderful opportunities for dogs and people to get out and explore, we want to support those people and dogs who don't have the skills to keep it safe for everyone. A common problem we see are dogs that act reactively on or off leash - and fearful owners who don't know how to handle it. Because of this, these dogs get LESS of the social and physical exercise they need because their person is afraid. While the owner's intent is good - it increases the territorial behavior when the dog doesn't get opportunities to develop better social skills.

We provide a service that allows these dogs to get the training, socialization, and mental/physical exercise they need to be safe in our communities. Think "School for Dogs"- it's a learning environment, it's structured, it's balanced with education, play, and rest, and there is likely homework! There are dog daycares in the area that do a wonderful job with dogs that are well socialized; however, if a dog doesn't pass their temperament test, they are turned away.

We keep our focus on training: board and train, day training programs, group classes, socialization classes, and private training. We are excited about the space at 4601 W. Chinden Boulevard because it has an existing structure that we can setup as a mock 'house' for indoor training, an outside structure for indoor/outdoor training, and a .5 acre outdoor area. Our vision for the outdoor area is to make a park-like setting by planting trees and other greenery, in addition to installing a combination of K-9 artificial grass and real grass. There are no plans to do modifications to the existing structures. The only modifications will be to improve the current outdoor gravel space, as well as ensuring that the fence is completely secured around the property, and we will reinforce where needed.

We look forward to meeting with the council on Wednesday April 17<sup>th</sup> to discuss our application and the associated exhibits related to the code compliance.

## **8-2 C-5 Animal Care Facility:**

- A. **Site Layout:** A minimum distance of three hundred feet shall be required to be maintained from the facility to any residence or lodging not on the property

The building in question is an accessory building to be used as an indoor/outdoor training facility at scheduled times. The building where we will run the business, board and care for dogs, meet with clients, and have our employee facilities is well beyond the 300 foot requirement. (See site layout)

To obtain a more accurate measurement of distance from the accessory building, we hired Tealey's Surveying. The reason for needing a survey company to help measure is that:

1. There is a 53 ft change in elevation from the nearest house to the building.
2. The house is not visible from the property due to being on the rim as well as all the trees (see attached)
3. The canal is between the house and the building

We have attached an exhibit from the survey, however, in summary:

1. The change in elevation adds ~5ft to the straight line distance
2. The distance changes from different points due to the way the buildings are set on the properties. The shortest distance is 293ft at the west corner and the longest distance is 319ft at the east corner (see survey results)

In our site plan, we have moved the outdoor off leash socialization and play area for the dogs to be greater than 300 ft from the houses. The outside area between the accessory building and the fence will be landscaped with a circular walking path and fenced off from the dog play areas. This walking path will have very low activity for 1:1 leash walking.

We ask that the council consider our plan for the site and that the building is only used as needed in structured sessions as part of indoor/outdoor space (see attached picture). We also ask to consider the following:

1. You cannot see the building in question from the house (and cannot see the house from the building)
2. The upslope will significantly reduce noise
3. There are already trees, and we will also be planting more trees along the backside of the property to reduce noise
4. There is only a small portion of the building that is within 300 ft and it is not the building that we will be running the business from.

**B. Site Maintenance (Adequate shelter, means of restraining animals, and prevention of nuisance factors related to noise and odor):**

a. Below is an outline of our operational plan to comply with the site maintenance code:

i. Hours of operation and staffing:

1. Our hours of operation open to clients are 7A-7P M-F and weekends 9A-5P
2. There will always be a staff member present if dogs are present (so if we have boarding dogs, there will be someone 24 hrs)
3. We are a dog training school- not dog daycare. Dogs will only have structured outdoor play with trainers present during scheduled times from 7A-7P.
4. After 7:00 PM, dogs will only be let in yard close to main building for potty (but no outdoor play after 7:00 PM)
5. We have a maximum of 40 dogs between hours of 7A-7P and maximum of 20 dogs overnight.
6. Our ratio of trainer:dog will not exceed 1:10

ii. Landscape:

1. We will be adding trees around fence line along back and sides of property
2. The hill behind the building will act as natural sound buffer
3. We will be installing K-9 grass for the outdoor potty areas and it has a proprietary 5 inch material below that allows it to drain straight down and there are special products and tools we use to sanitize and deodorize the turf. The product is non-toxic and contains micro-organisms that break down odor causing compounds and organics
4. We will be repairing/replacing all external fencing as well as creating more designated fenced spaces within the outside fence to allow for separation of dogs and training space (see site plan)

iii. Indoors:

1. The main building is built with concrete which is acoustically quieter than other building material
2. We will install noise reduction panels in large open areas
3. The main building has recently updated heating and air (previous business was Diamond Heating and Air)
4. The floors inside building are all hard surface and therefore easy to clean and sanitize
5. All dogs will have their own kennel and in designated areas

iv. General guidelines:

1. Dogs will be brought in and out on leash and in a controlled manner

2. When it comes to barking- there's always a leader. Our staff is trained to recognize that leader and take action through training and/or removing from the pack.
3. To reduce disruptions and reduce the overall flow of people and dogs coming and going, we will run a shuttle service to pick-up and drop off dogs for boarding and daycare (we do this now for our clients)

**Title 8 Chapter 4:**

**GCC 8-4E-6 (sidewalk standards)**

Pooch Professionals is willing to work with the City of Garden City to comply with their sidewalk policy. However, at the time of writing this letter, we are still investigating a few issues relating to the sidewalk installation. We hope to have answers by the time of the hearing. These issues include:

1. ITD is not requiring sidewalks. In discussion with Sarah Arjona at ITD, she has stated that the agency is not requiring sidewalks, but has requested a defined entrance/exit to the property. We have proposed doing this by creating a landscape buffer and drop off lane at the front of the property and by moving the parking to the east side of the property. This landscape buffer design also complies with Garden City's Green Boulevard Corridor Comprehensive Plan.
2. The Thurman Mill Irrigation Canal goes under Chinden Boulevard at the west end of the property. We need to investigate whether or not sidewalk, curb and gutter would interfere with its function.
3. A portion of the main building on the property is only 12'-0" from the property line. There is little space for the desired detached sidewalk and landscaping. Installation of the sidewalk could prevent access to the main entrance of the building.
4. To mitigate the 12'-0" from the property line issue, we need to know if ITD will allow us to build sidewalks within the right of way on Chinden Boulevard.
5. We need to determine whether or not ITD wants curbs and gutters along Highway 20/26 (Chinden Boulevard.) Curbs pose accident risks along highways.
6. We need to find out whether or not ITD already has plans to build sidewalks in the next 5 years.

Until these issues are resolved, we can certainly install a defined pathway as described in the Garden City Sidewalk Policy. The front of the property is entirely asphalt, so a pathway could easily be painted in the meantime.

**Response to findings related to conditional use:**

- Finding #1: see page 2 and accompanying exhibits
- Finding #2 regarding sewer: There was a dye test done by city of Garden City on Wednesday 4/10 at 9:45 that confirmed the building is attached to city sewer. We don't have report back at time of this entry- but it will be in a report and confirmed before hearing.

**We are excited to bring a dog training school to the Treasure Valley and believe that the improvements we're making to the site in addition to the service we can provide the community align with the goals of Garden City and the comprehensive plan.**

**PICTURES FROM PROPERTY:**

Picture taken from corner of accessory building looking directly at closest house



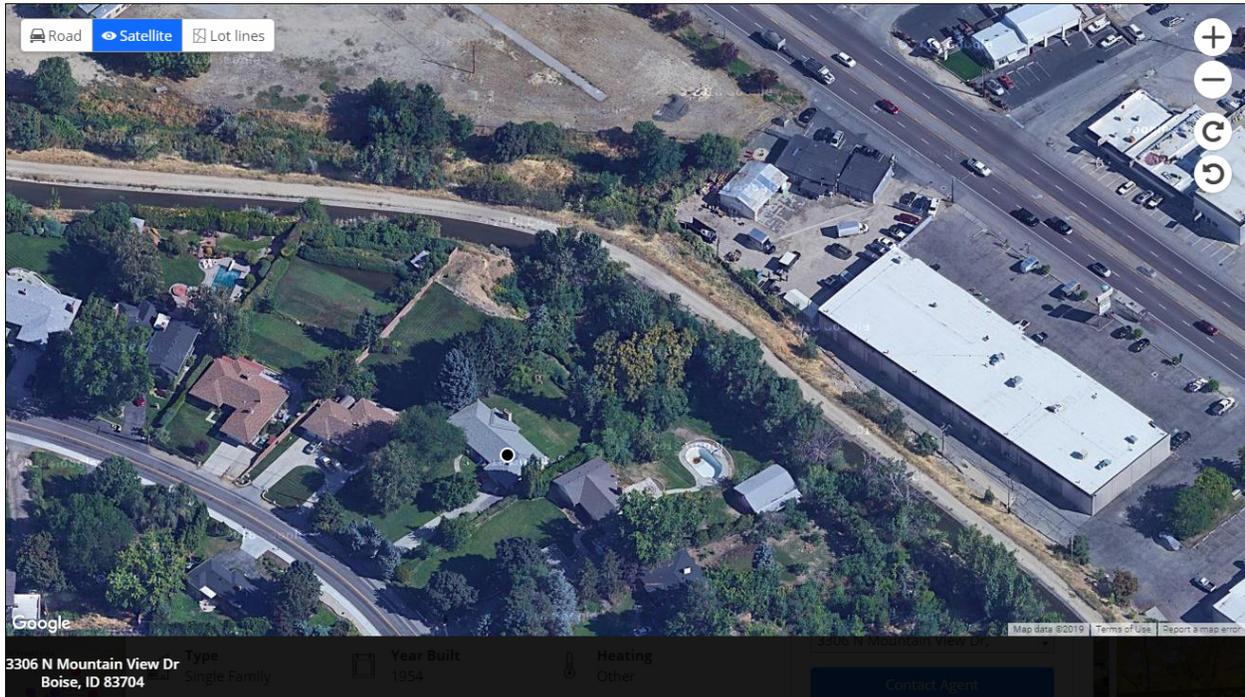
Picture of accessory building: Intend to open garage doors and use as outdoor/indoor training space when hot or in inclement weather



Picture from inside accessory building looking:



Aerial Photo of site and houses:



**PROPERTY INFORMATION**

ADDRESS: 4601 W. CHINDEN BLVD.  
GARDEN CITY, ID 83714

PARCEL NUMBER: R2734510020  
SUBDIVISION: FAIRVIEW ACRES SUB NO 02  
TOWNSHIP/RANGE/SECTION: 3N2E05  
ZONE CODE: C-1  
PARCEL SIZE: 0.55 ACRES

PROPERTY DESCRIPTION: PAR #0020 OF SEC 31  
4N 2E & OF LOT 6 BLK A  
FAIRVIEW ACRES SUB 2

FLOODPLAIN: NO  
DESIGN REVIEW: NO  
CONDITIONAL USE: YES

SETBACKS: FRONT = 5'-0"  
INTERIOR SIDE = 5'-0"  
INTERIOR STREET = 5'-0"  
REAR = 5'-0"  
MAX. HEIGHT = NONE

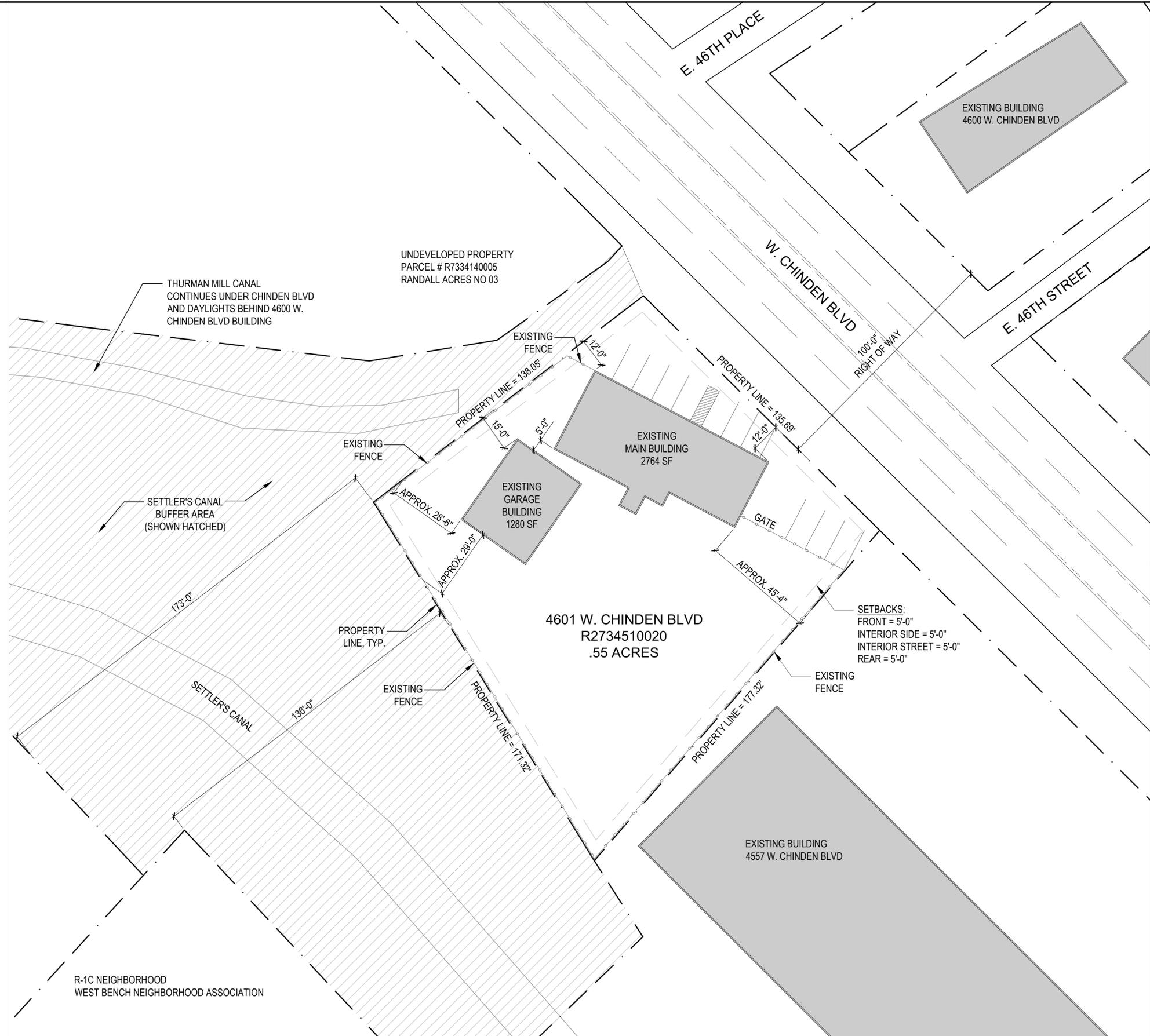
EXISTING LEASABLE SPACE: 4044 SF  
EXISTING MAIN BUILDING: 2764 SF  
EXISTING SECOND BUILDING: 1280 SF

OWNER RETAINING 544 SF FOR PERSONAL STORAGE SPACE.  
POOCH PROFESSIONALS TO LEASE 3500 SF  
NO PROPOSED STRUCTURES OR INCREASE IN EXISTING  
BUILDING AREA

**PROJECT DIRECTORY**

APPLICANT: Teri Aslett and d'Andra Cahill  
Pooch Professionals  
4601 W. Chinden Blvd.  
Garden City, ID 83714  
208-852-5246  
info@poochprofessionals.com

DESIGNER: Amanda Swails  
Amanda Swails Design, LLC  
4505 W. Bethel Street  
Boise, ID 83706  
208-283-4608  
as@aswails.com



**1 SITE PLAN**  
SCALE: 1" = 20'-0"



amanda swails  
**DESIGN**

Amanda Swails  
as@aswails.com  
208-283-4608

**POOCH PROFESSIONALS  
DOG TRAINING SCHOOL**

4601 W. Chinden Boulevard  
Garden City, Idaho 83714

**Revisions**

#	Date
1	
2	
3	

Project: 18010  
Scale: As Noted  
Date: 02-28-2019

**A1.0**  
SITE PLAN

CONDITIONAL USE PERMIT - NOT FOR CONSTRUCTION

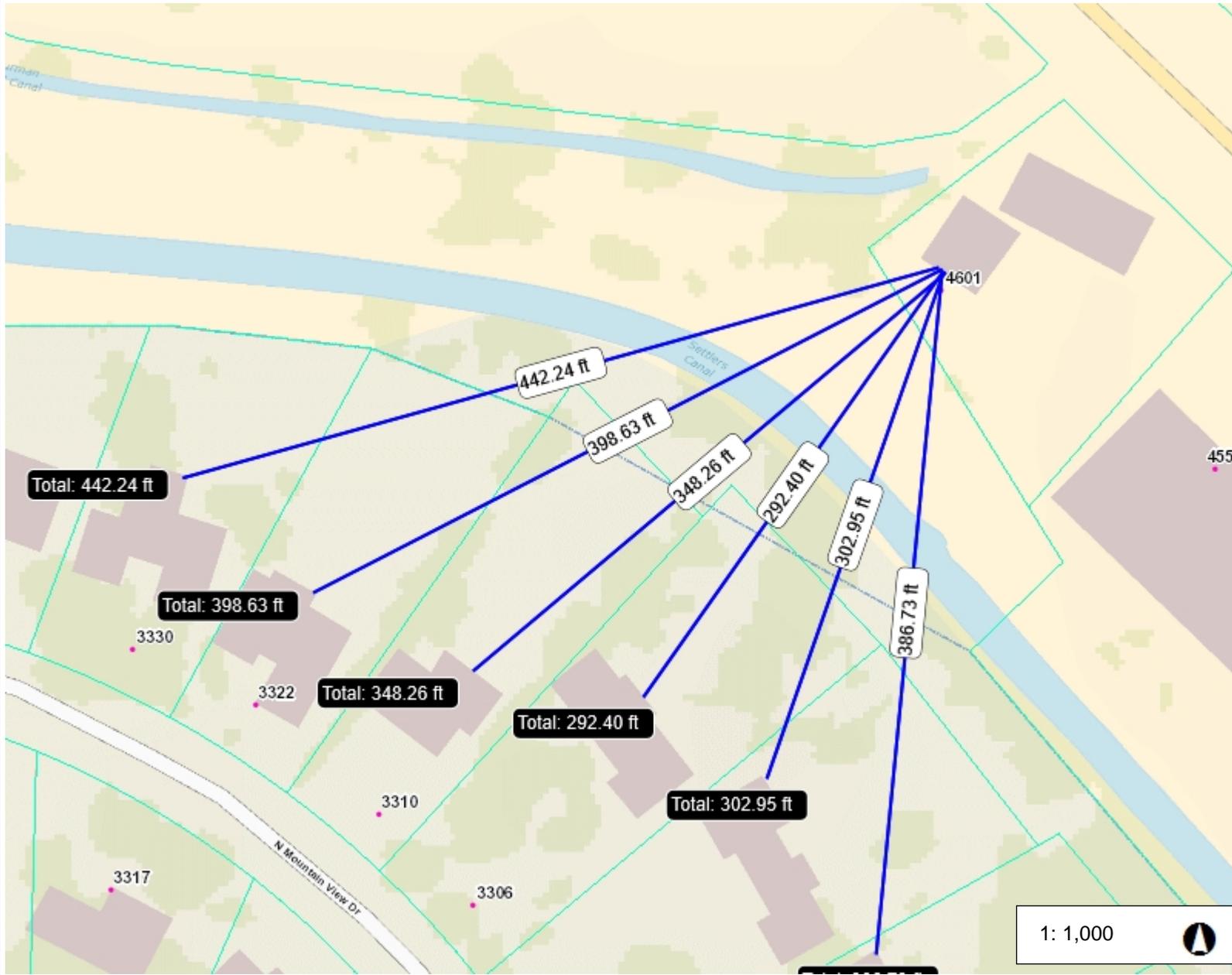
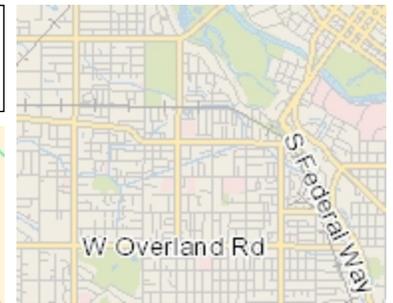


1 PROPOSED LANDSCAPE PLAN  
SCALE: 1" = 20'-0"

SCHEMATIC DESIGN  
NOT FOR CONSTRUCTION



# Residential Proximity to 4601 W. Chinden Blvd.



### Legend

- Addresses
- Preliminary Lots
- Parcels

1: 1,000



0.0 0 0.02 0.0 Miles

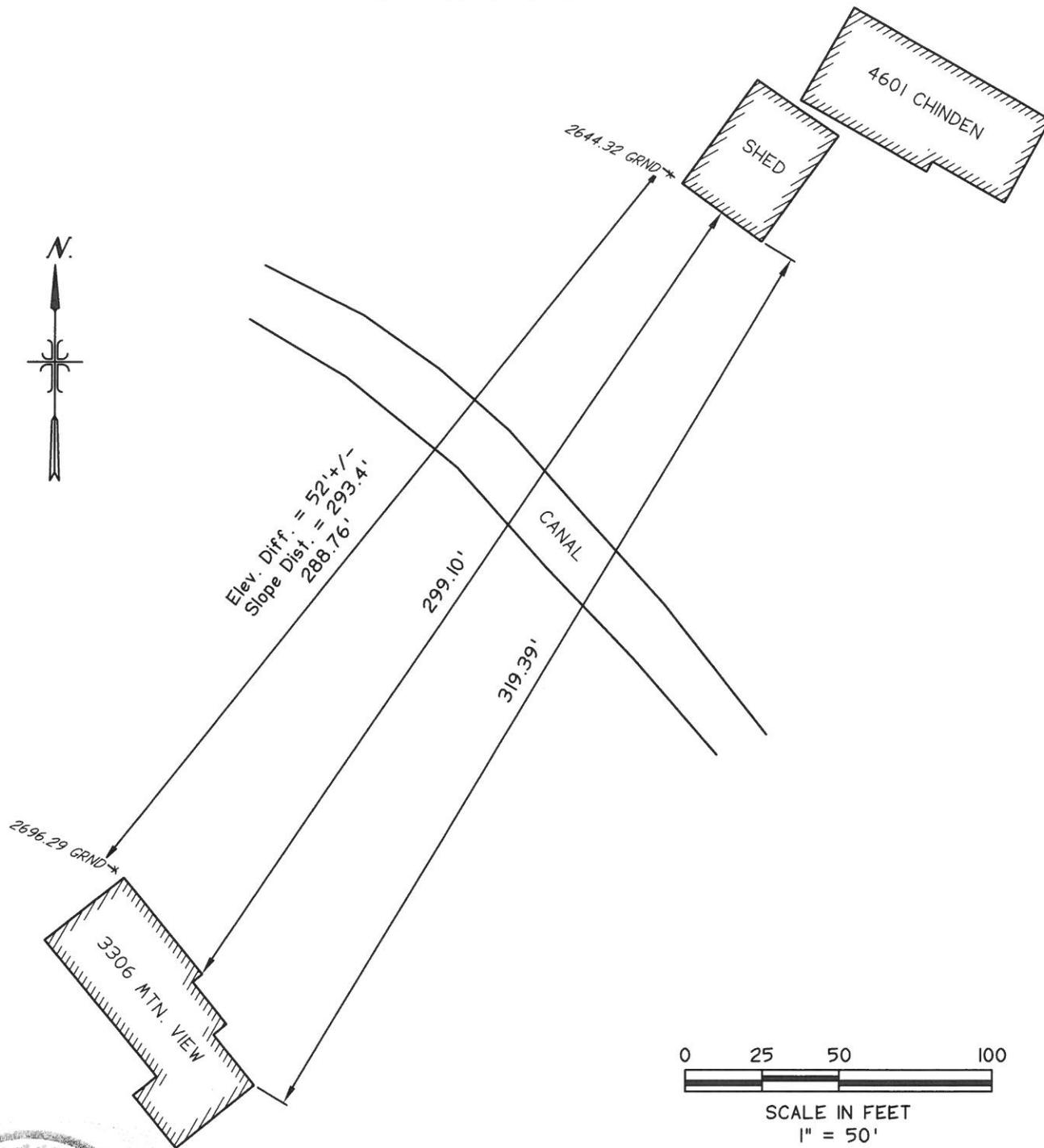
NAD\_1983\_Transverse\_Mercator  
Date Generated: 2/19/2019 6:33:48 PM

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

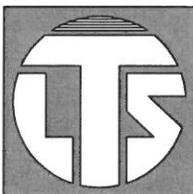
THIS MAP IS NOT TO BE USED FOR NAVIGATION

### Notes

# BUILDING EXHIBIT FOR CAHILL



SCALE IN FEET  
1" = 50'



**TEALEY'S LAND SURVEYING**

12594 W. EXPLORER DRIVE, SUITE 150

208-385-0636

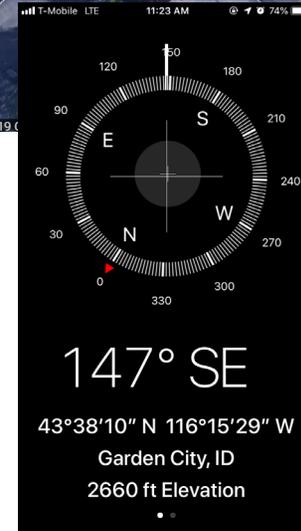
BOISE, ID. 83713

4601 W. Chinden Blvd., Garden City, ID 83714



**A** 3310 W. Mountain View Drive

Google Aerial View  
 Residential area is heavily wooded.  
 Hillside elevation gain = approx. 30'-0"



**B** 4601 W. Chinden Blvd.

4601 W. Chinden Blvd., Garden City, ID 83714



Google Maps Street View  
Photo taken August 2018  
Hillside is heavily wooded and elevated.

4601 W. Chinden Blvd., Garden City, ID 83714



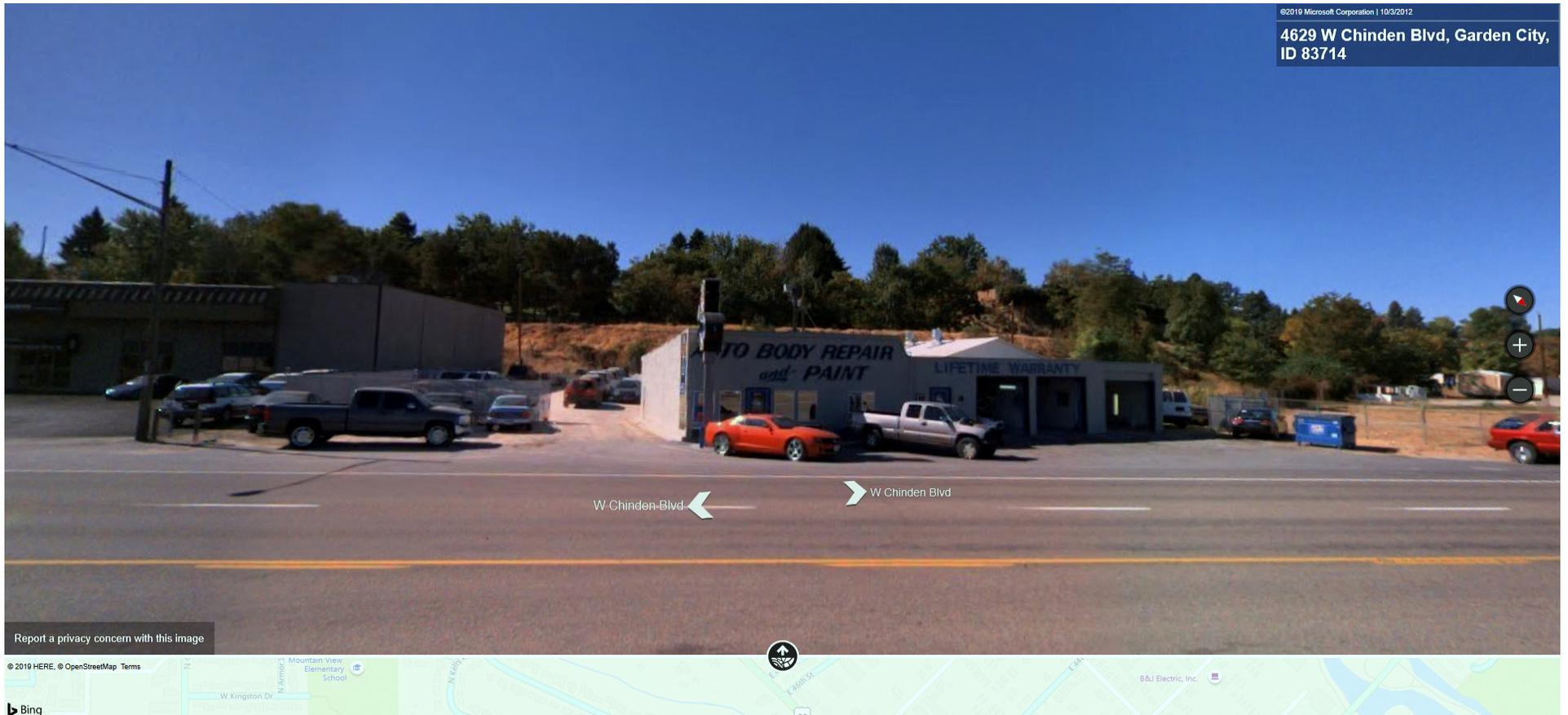
Google Maps Street View  
Photo taken August 2011  
Hillside is heavily wooded and elevated.

4601 W. Chinden Blvd., Garden City, ID 83714



Loopnet.com Rental listing  
Posted September 2018  
Hillside is heavily wooded and elevated.

4601 W. Chinden Blvd., Garden City, ID 83714



Microsoft Bing Street View  
Photo taken 10/3/2012  
Hillside is heavily wooded and elevated.

4601 W. Chinden Blvd., Garden City, ID 83714



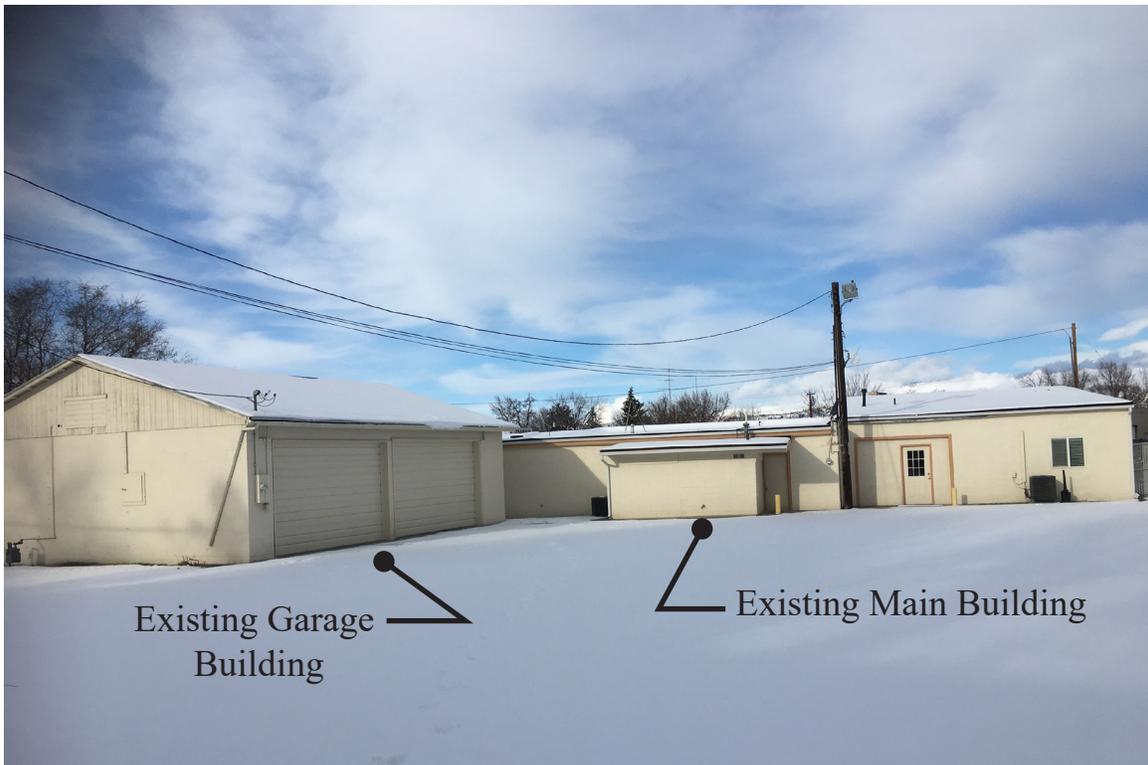
Existing Main Building, Front Facade facing Chinden Blvd.



4601 W. Chinden Blvd., Garden City, ID 83714



Large Hill behind (South) of property. Houses are not visible from site.



Back of the existing buildings.

4601 W. Chinden Blvd., Garden City, ID 83714



Back of existing Buildings



Back of the existing garage building

4601 W. Chinden Blvd., Garden City, ID 83714

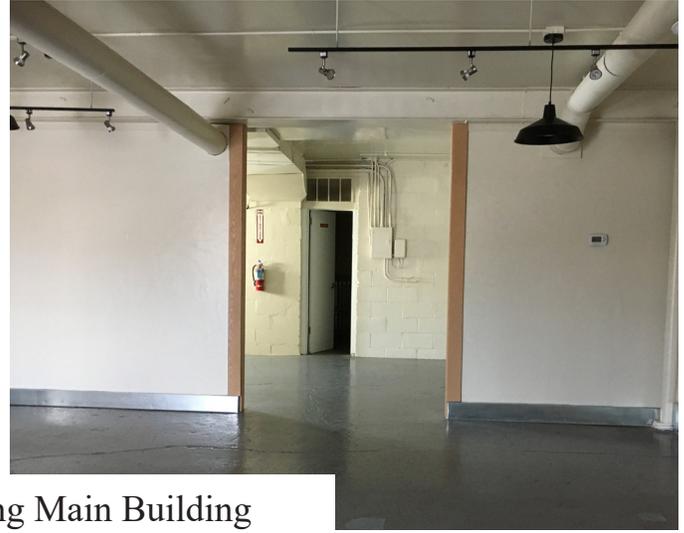


Existing Main Building entrance lobby



Existing Main Building entrance lobby

4601 W. Chinden Blvd., Garden City, ID 83714



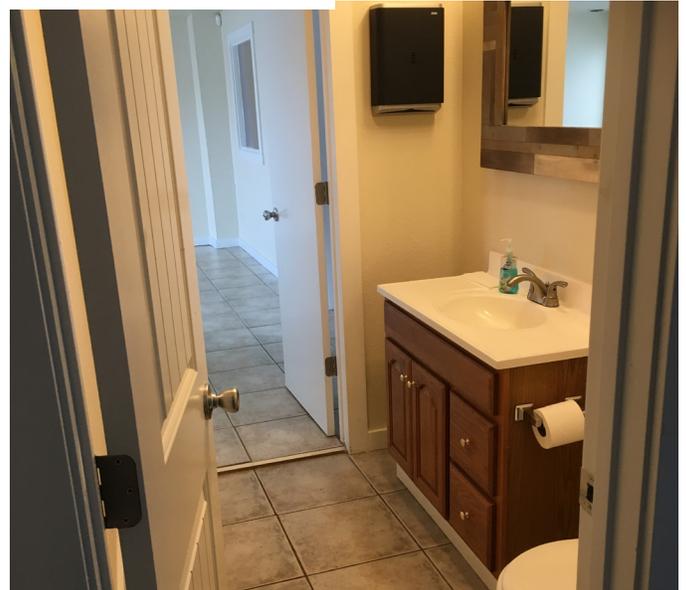
Interior photos of Existing Main Building



4601 W. Chinden Blvd., Garden City, ID 83714



Interior photos of Existing Main Building



4601 W. Chinden Blvd., Garden City, ID 83714



Exterior of Existing Garage Building



Interior of Existing Garage Building



# NOISE

[Construction Noise](#)[Measurement](#)[Noise Barriers](#)[Noise Compatible Planning](#)

- ▶ [Federal Approach](#)

- ▶ [Regulation](#)

- ▶ [U.S. Examples](#)

- ▶ [Workshops](#)

[Noise Effect on Wildlife](#)[Regulation and Guidance](#)[Resources](#)[Tire Pavement Noise](#)[Traffic Noise Model](#)[Training](#)**Contacts**

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**FHWA Resource Center**

**Michael Roberts**

Phone: 404-895-6224

FHWA → ENVIRONMENT → Noise → Noise Compatible Planning → Federal Approach → Audible Landscape

## The Audible Landscape: A Manual for Highway Noise and Land Use

### 4. Physical Techniques to Reduce Noise Impacts

This section describes some of the physical methods which architects, developers and builders can employ to reduce noise impacts. There are four major actions which can be taken to improve noise compatibility for any type of land use or activity. These are site planning, architectural design, construction methods, and barrier construction.

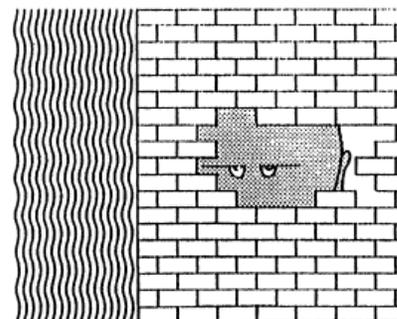
Acoustical site design uses the arrangement of buildings on a tract of land to minimize noise impacts by capitalizing on the site's natural shape and contours. Open space, nonresidential land uses, and barrier buildings can be arranged to shield residential areas or other noise sensitive activities from noise, and residences can be oriented away from noise.

Acoustical architectural design incorporates noise reducing concepts in the details of individual buildings. The areas of architectural concern include building height, room arrangement, window placement, and balcony and courtyard design.

Acoustical construction involves the use of building materials and techniques to reduce noise transmission through walls, windows, doors, ceilings, and floors. This area includes many of the new and traditional "soundproofing" concepts.

Noise barriers can be erected between noise sources and noise-sensitive areas. Barrier types include berms made of sloping mounds of earth, walls and fences constructed of a variety of materials, thick plantings of trees and shrubs, and combinations of these materials.

These physical techniques vary widely in their noise reduction characteristics, their costs, and especially, in their applicability to specific locations and conditions. This section is not designed to provide complete criteria for selecting a solution to particular noise problems and is not intended as a substitute for acoustical design. Rather, its purpose is to illustrate the wide range of possible alternatives which could be considered in the architectural and engineering planning process. Knowledgeable municipal officials



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#### 4.1 Acoustical Site Planning

The arrangement of buildings on a site can be used to minimize noise impacts. If incompatible land uses already exist, or if a noise sensitive activity is planned, acoustical site planning often provides a successful technique for noise impact reduction.

Many site planning techniques can be employed to shield a residential development from noise. These can include:

1. increasing the distance between the noise source and the receiver;
2. placing nonresidential land uses such as parking lots, maintenance facilities, and utility areas between the source and the receiver;
3. locating barrier-type buildings parallel to the noise source or the highway; and
4. orienting the residences away from the noise.

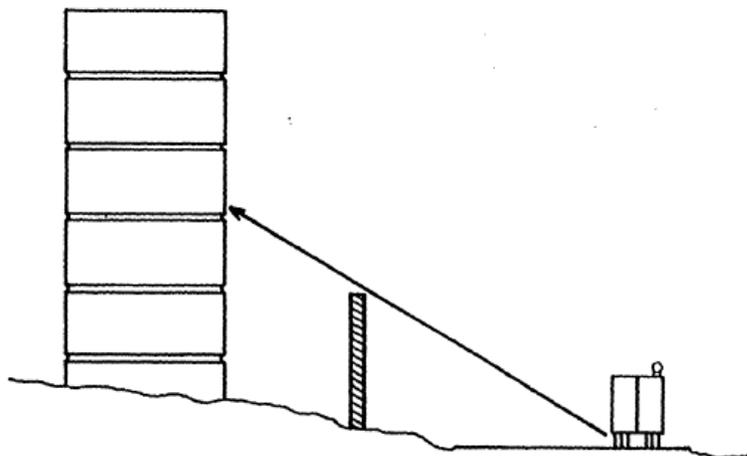
The implementation of many of the above site planning techniques can be combined through the use of cluster and planned unit development techniques.

**Distance:** Noise can be effectively reduced by increasing the distance between a residential building and a highway. Distance itself reduces sound: doubling the distance from a noise source can reduce its intensity. Distance itself reduces sound: doubling the distance from a noise source can reduce its intensity by as much as 6 dBA. In the case of high rise buildings, distance may be the only means, besides acoustical design and construction, of reducing noise impacts. This is because it is nearly impossible to provide physical shielding for the higher stories from adjacent noise. (See Figure 4.1.)

**Noise Compatible Land**

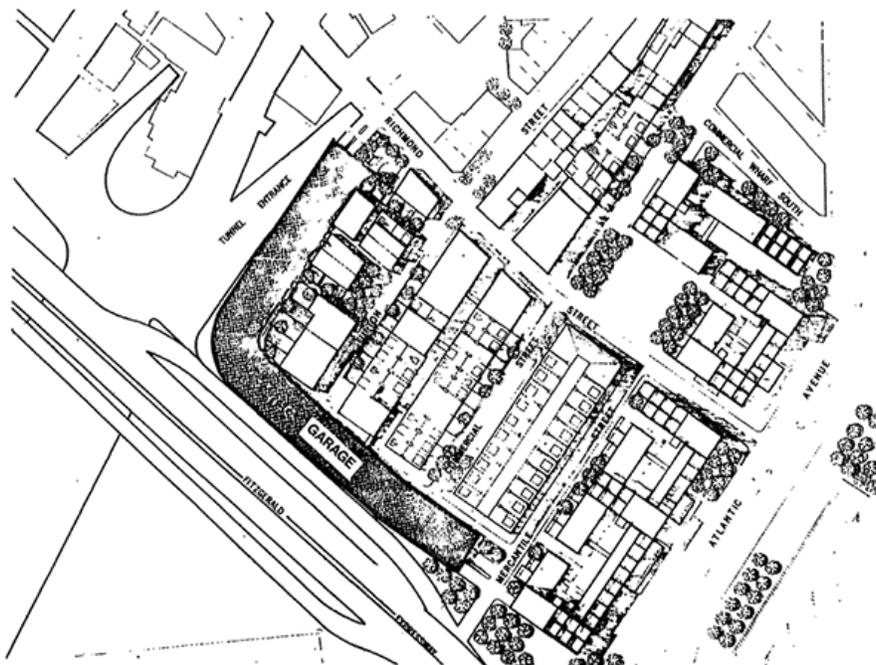
**Uses as Buffers:** Noise protection can be achieved by locating noise-compatible land uses between the highway and residential units. Whenever possible, compatible uses should be nearest the noise source.

Figure 4.2 which follows shows a proposed parking garage along two sides of a development in Boston. Both the Fitzgerald Expressway and the entrance to the Callahan Tunnel which are shown on the site plan are major and noisy traffic routes. In addition to protecting the residential development from the noise and dirt of highway traffic, the parking garage provides needed facilities for the residents



4.1 Noise barriers can shield only the lowest floors of a building.

Figure 4.3 provides another example of locating noise-compatible uses near a highway (West Street) in Springfield, Massachusetts. From the plan, one can see that parking spaces, ends of buildings, and a baseball diamond are near the highway.



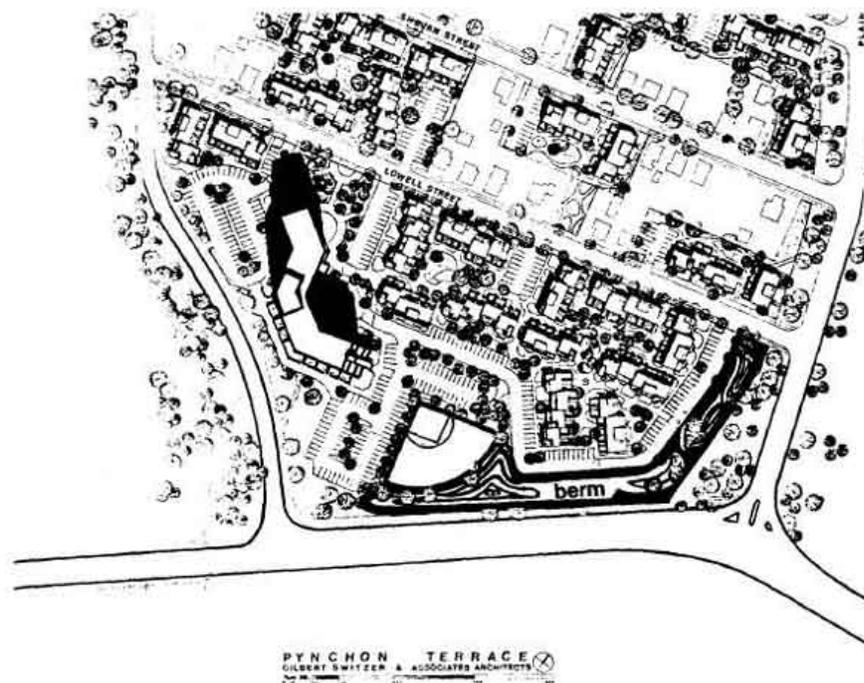
4.2 Parking Garage to shield residential area.

**Buildings as Noise Shields:**

Additional noise protection can be achieved by arranging the site plan to use buildings as noise barriers. A long building, or a row of buildings parallel to a highway can shield other more distant structures or open areas from noise. One study shows that a two-story building can reduce noise levels on the side of the building away from the noise source by about 13dBA.<sup>1</sup>

If the use of the barrier building is sensitive to highway noise, the building can be

soundproofed. This technique was used in a housing project under construction in England where a 3,900 foot long, 18 foot wide and 45-70 foot high wall (depending on the terrain) serves as both residence and a sound shield.<sup>2</sup>



4.3 Parking spaces, end of buildings, and a baseball diamond are placed near the highway. A berm is constructed and trees are planted to shield residences from traffic noise.

The wall/building will contain 387

apartments in which the kitchens and bathrooms are placed towards the noise, and the bedrooms and living rooms face away from the highway. The wall facing the highway will be soundproofed and windows, when they exist, are sealed. Substantial noise reductions are expected.

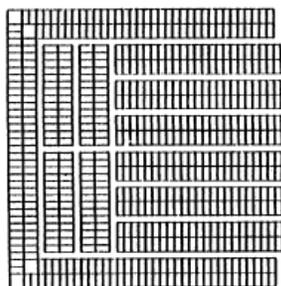
**Orientation:** The orientation of buildings or activities on a site affects the impact of noise, and the building or activity area may be oriented in such a way as to reduce this impact.

Noise impacts can be severe for rooms facing the roadway since they are closest to the noise source. The noise impact may also be great for rooms perpendicular to the roadway because a) the noise pattern can be more annoying in perpendicular rooms and b) windows on perpendicular walls do not reduce noise as effectively as those on parallel walls because of the angle of the sound. Road noise can be more annoying in perpendicular rooms because it is more extreme when it suddenly comes in and out of earshot as the traffic passes around the side of the building, rather than rising and falling in a continuous sound, as it would if the room were parallel to passing vehicles.

Whether the noise impact is greater on the perpendicular or the parallel wall will depend on the specific individual conditions. Once the most severely impacted wall or walls are determined, noise impacts may be minimized by reducing or eliminating windows from these walls.

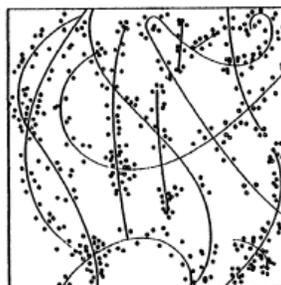
Buildings can also be oriented on a site in such a way as to exploit the site's natural features. With reference to noise, natural topography can be exploited and buildings placed in low noise pockets if they exist. If no natural noise pockets exist, it is possible to create them by excavating pockets for buildings and piling up earth mounds between them and the noise. Such a structure would obstruct the sound paths and reduce the noise impacts on the residences.

**Cluster and Planned Unit Development:** A cluster subdivision is one in which the densities prescribed by the zoning ordinance are adhered to but instead of applying to each individual parcel, they are aggregated over the entire site, and the land is developed as a single entity. A planned unit development, or P.U.D., is similar but changes in land use are included, such as apartments and commercial facilities in what would otherwise be a single-family district. Examples of grid, cluster and P.U.D. subdivisions follow in Figures 4.4, 4.5, and 4.6.



HIGHWAY

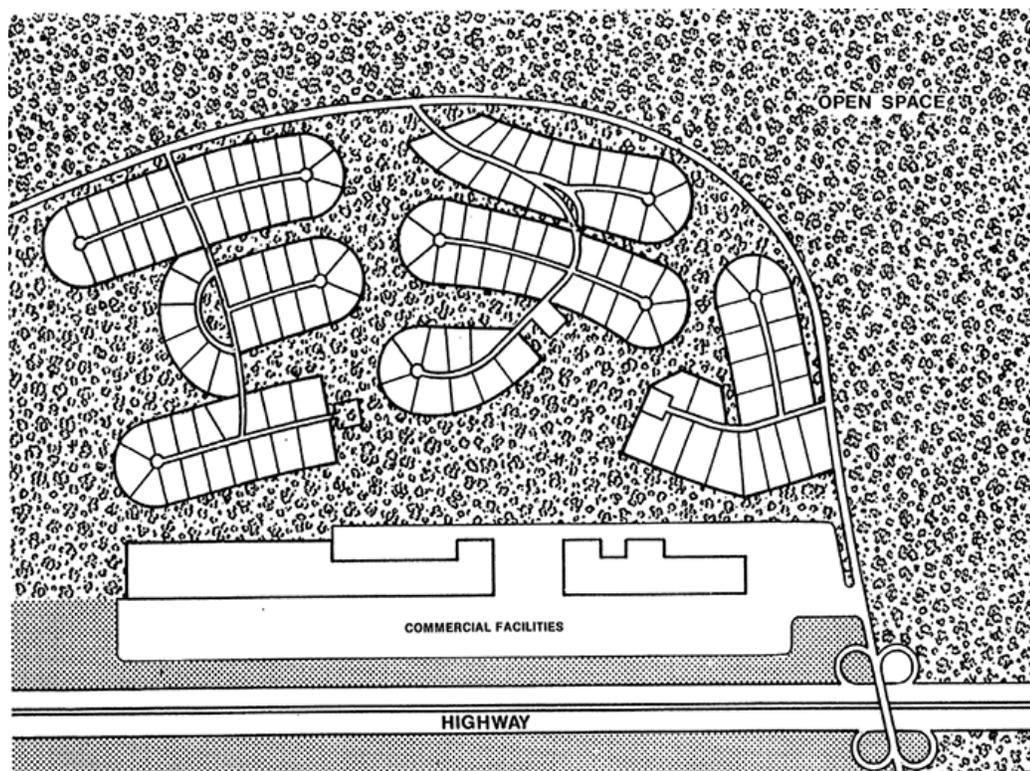
4.4 Conventional Grid Subdivision



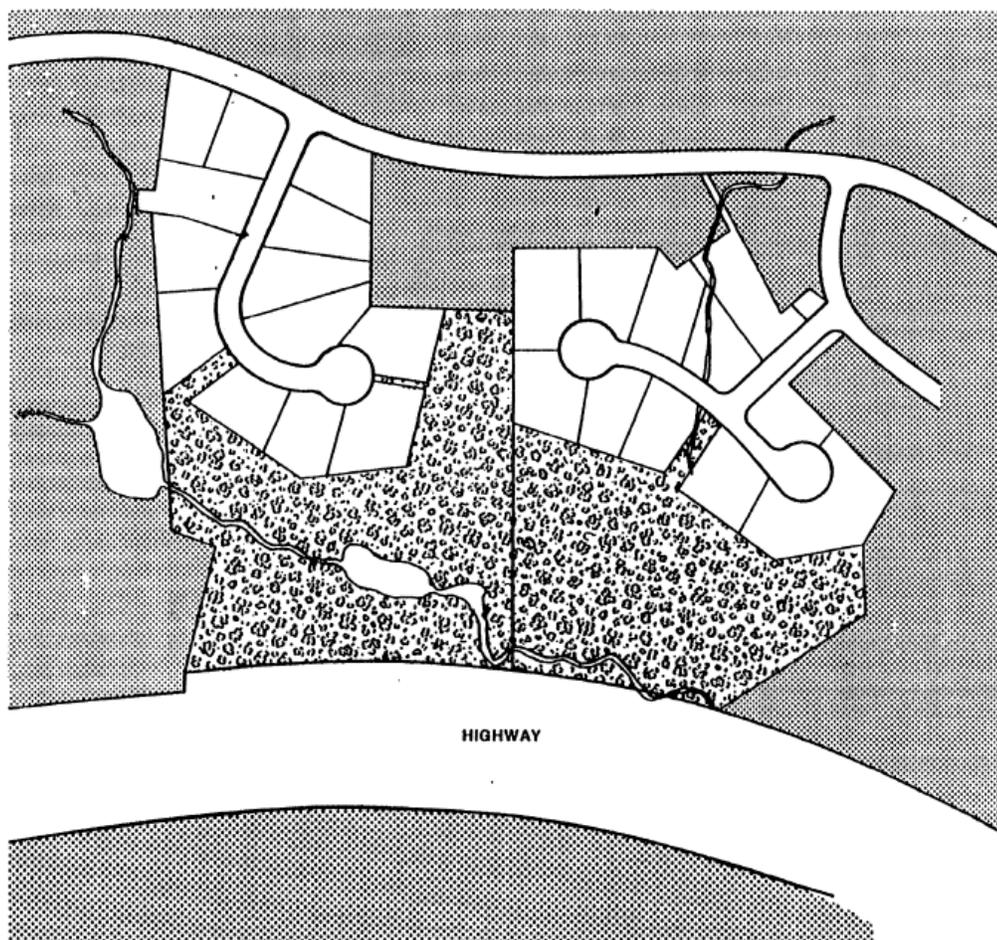
HIGHWAY

4.5 Cluster Subdivision

From Figure 4.4 it can be seen how the conventional grid subdivision affords no noise protection from the adjacent highway. The first row of houses bears the full impact of the noise. In contrast, the cluster and P.U.D. techniques enable commercial uses and open space respectively to serve as noise buffers. Examples of this are shown in Figures 4.6 and 4.7.



4.6 Placement of noise compatible land uses near highway in Planned Unit Development



4.7 In cluster development, open space can be placed near the highway to reduce noise impacts on residences

A word of caution is necessary: in a cluster development, the required open space can be located near the highway to minimize noise to the residences. However, many recreation uses are noise sensitive, and when one takes advantage of the flexibility of cluster development to minimize noise, care must be taken not to use all of the available open space in buffer strips, thus depriving the development of a significant open space area. Where high noise levels exist, a combination of buffer strips and other techniques (such as berms and acoustical sound proofing) can be employed.

The flexibility of the cluster and planned unit development techniques allows many of the above site planning techniques to be realized and effective noise reduction achieved.

## 4.2 Acoustical Architectural Design

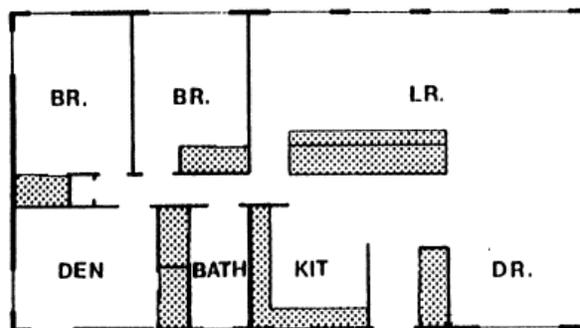
Noise can be controlled in a building with proper architectural design. By giving attention to acoustical considerations in the planning of room arrangement, placement of windows, building height, balconies, and courtyards, the architect may achieve significant noise impact reduction, without the need for costly acoustical construction.

**Room Arrangement:** Noise impacts can be substantially reduced by separating more noise sensitive rooms from less noise sensitive rooms; and placing the former in the part of the building which is furthest away from the noise source. The less sensitive rooms should then be placed closest to the noise source where they can act as noise buffers for the more sensitive rooms.

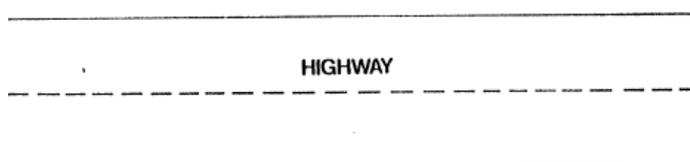
Whether or not a room is noise sensitive depends on its use. Bedrooms, living rooms, and dining rooms are usually noise sensitive, while kitchens, bathrooms, and playrooms are less so. Figure 4.8 shows a layout designed to reduce the impact of highway noise. This technique was used extensively in England in a 100 acre residential development adjacent to a planned expressway.<sup>3</sup> Kitchens and bathrooms were placed on the expressway side of the building, and bedrooms and living rooms were placed on the shielded side. In addition, the wall facing the expressway is sound insulated.

**Solid Walls:** Noise can be reduced by eliminating windows and other openings from the walls of a building close to noise sources. The solid wall can then have the effect of a sound barrier for the rest of the building. As previously discussed in Figure 4.1,

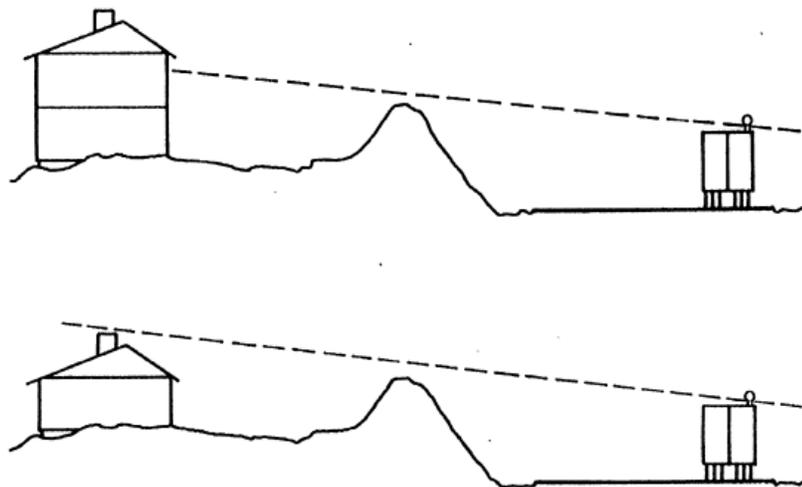
walls directly adjacent, and those perpendicular to the noise source can be the most severely impacted. When a solid wall is impractical, illegal, or highly undesirable; the same effect can be achieved by reducing window size and sealing windows airtight. This technique is used in the housing project described above.<sup>4</sup>



**One Story Houses:** In cases where either the house or the highway is slightly recessed or a barrier has been placed in the sound path, the noise impact may be further reduced if the house has only one story<sup>5</sup> (See Figure 4.9). If the single-story design is inefficient, the split-level design may be effective. In any case the path of the sound waves should be assessed before the building design is drawn.

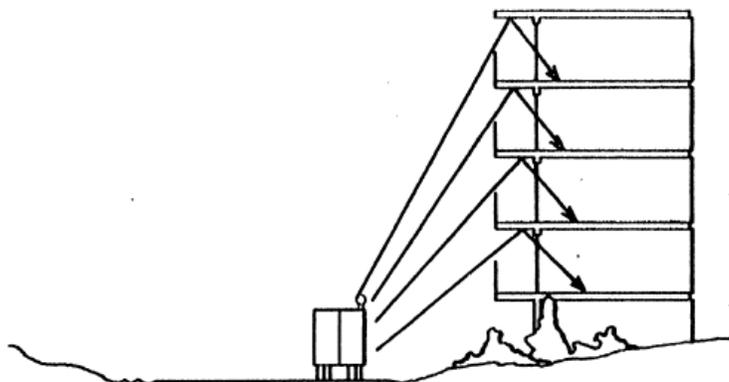


4.8 Use of acoustical architectural design to reduce noise impacts on more noise sensitive living spaces



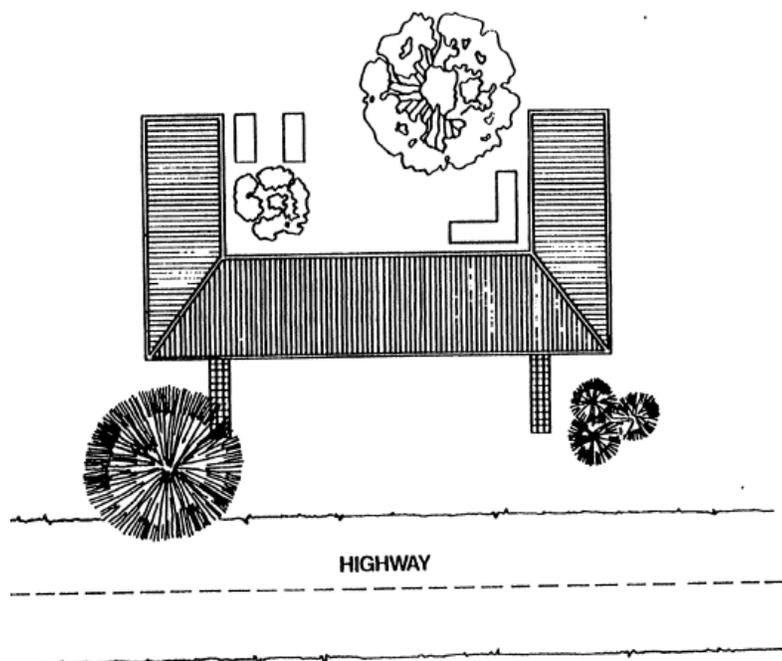
4.9 Noise impacts can be reduced by use of single story houses.

**Balconies:** If balconies are desired they should be given acoustical consideration. The standard jutting balcony, facing the road, may reflect traffic noise directly into the interior of the building in the manner illustrated in Figure 4.10. In addition to reflecting noise into the building, the balcony may be rendered unusable due to the high noise levels. This problem is particularly applicable to high rise apartment buildings where balconies are common. If balconies are desired, the architect may avoid unpleasant noise impacts by placing them on the shielded side of the buildings.



4.10 The standard jutting balcony facing the road may reflect traffic noise directly into the interior of the building.

**Courtyards:** Proper architectural design may also provide for noise reduction in an area outside of the building. The court garden and patio houses can provide outdoor acoustical privacy. (See Figure 4.11). Schools, rest homes, hotels, and multi-family apartment dwellings can also have exterior spaces with reduced noise by means of court yards.



4.11 Use of courtyard house to obtain quite outdoor environment

### 4.3 Acoustical Construction

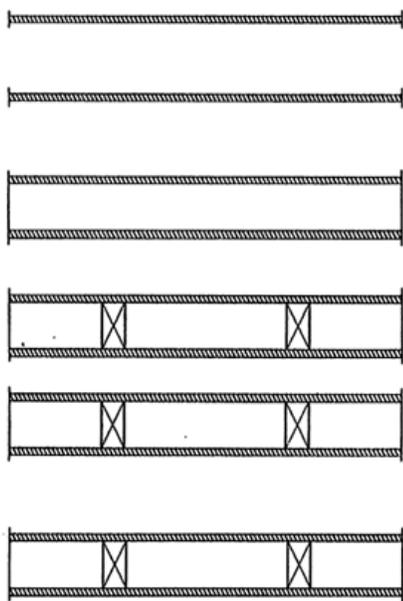
Noise can be intercepted as it passes through the walls, floors, windows, ceilings, and doors of a building. Examples of noise reducing materials and construction techniques are described in the pages that follow.

To compare the insulation performance of alternative constructions, the Sound Transmission Class (STC) is used as a measure of a material's ability to reduce sound. Sound Transmission Class is equal to the number of decibels a sound is reduced as it passes through a material. Thus, a high STC rating indicates a good insulating material. It takes into account the influence of different frequencies on sound transmission, but essentially it is the difference between the sound levels on the side of the partition where the noise originates and the side where it is received. For example, if the external noise level is 85 dB and the desired internal level is 45 dB, a partition of 40 STC is required. The Sound Transmission Class rating is the official rating endorsed by the American Society of Testing and Measurement. It can be used as a guide in determining what type of construction is needed to reduce noise.

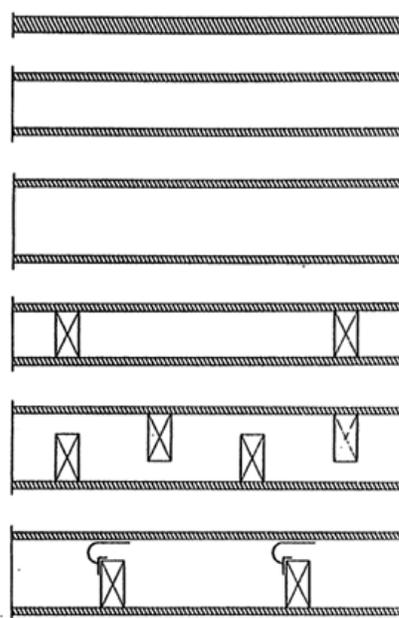
#### A) Walls

Walls provide building occupants with the most protection from exterior noise. Different wall materials and designs vary greatly in their sound insulating properties. Figure 4.12 provides a visual summary of some ways in which the acoustical properties can be improved:

**Lower sound attenuation**



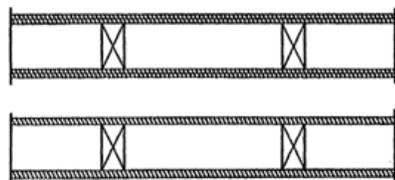
**Higher sound attenuation**



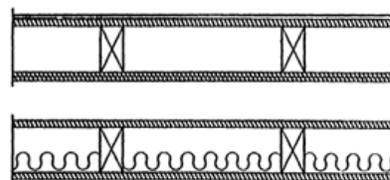
- Increased mass**
- Use of air space**
- Increased width of airspace**
- Wide spacing between studs**
- Staggered studs**
- Use of resilient attachments**

4.12-a Factors which influence sound attenuation of walls

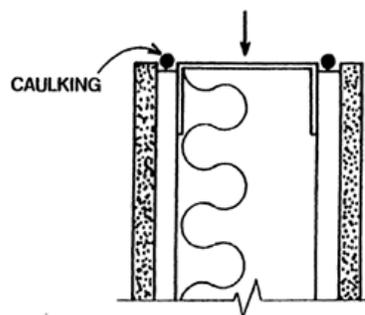
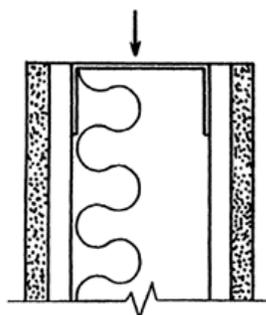
**Lower sound attenuation**



**Higher sound attenuation**



- Dissimilar panels**
- Sound absorbing blanket in airspace**



- Well sealed cracks and edges**

4.12-b Factors which influence sound attenuation of walls

- Increase the mass and stiffness of the wall.  
In general, the denser the wall material, the more it will reduce noise. Thus, concrete walls are better insulators than wood walls of equal thickness. Increasing the thickness of a wall is another way to increase mass and improve sound insulation. Doubling the thickness of a partition can result in as much as a 6 dB reduction in sound.<sup>6</sup> However, the costs of construction tend to limit the feasibility of large increases in wall mass.  
The relative stiffness of the wall material can influence its sound attenuation value. Care must be taken to avoid wall constructions that can vibrate at audible frequencies and transmit exterior sounds.
- Use cavity partitions.  
A cavity wall is composed of two or more layers separated by an airspace. The airspace makes a more effective sound insulator than a single wall of equal weight, leading to cost savings.
- Increase the width of the airspace.  
A three-inch airspace provides significant noise reduction, but increasing the spacing to six inches can reduce noise levels by an additional 5 dBA. Extremely wide air spaces are difficult to

design.

- Increase the spacing between studs.

In a single stud wall, 24 inch stud spacing gives a 2-5 dB increase in STC over the common 16 inch spacing.<sup>7</sup>

- Use staggered studs.

Sound transmission can be reduced by attaching each stud to only one panel and alternating between the two panels.

- Use resilient materials to hold the studs and panels together.

Nails severely reduce the wall's ability to reduce noise. Resilient layers such as fiber board and glass fiber board, resilient clips, and semi-resilient attachments are relatively inexpensive, simple to insert, and can raise the STC rating from 2-5 dB.<sup>8</sup>

- Use dissimilar leaves.

If the leaves are made of different materials and/or thickness, the sound reduction qualities of the wall are improved.<sup>9</sup>

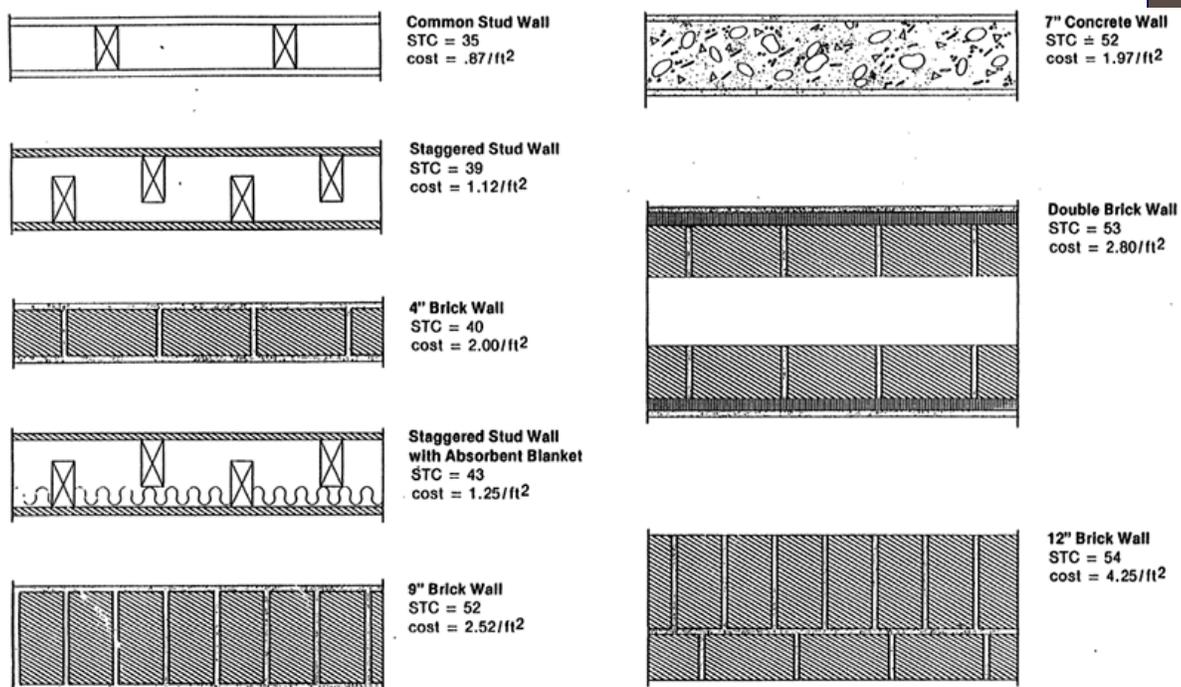
- Add acoustical blankets.

Also known as isolation blankets, these can increase sound attenuation when placed in the airspace. Made from sound absorbing materials such as mineral or rock wool, fiberglass, hair felt or wood fibers, these can attenuate noise as much as 10 dB.<sup>10</sup> They are mainly effective in relatively lightweight construction.

- Seal cracks and edges.

If the sound insulation of a high-performance wall is ever to be realized, the wall must be well sealed at the perimeter. Small holes and cracks can be devastating to the insulation of a wall. A one-inch square hole or a 1/16 inch crack 16 inches long will reduce a 50 STC wall to 40.<sup>11</sup>

Figure 4.13 shows a sample of wall types ranging from the lowest to the highest sound insulation values. The cost of these walls in dollars per square foot is given for comparison of cost effectiveness.<sup>12</sup>



4.13 Wall Types with STC Rating and Approximate Cost.

## B) Windows

Sound enters a building through its acoustically weakest points, and windows are one of the weakest parts of a wall. An open or weak window will severely negate the effect of a very strong wall. Whenever windows are going to be a part of the building design, they should be given acoustical consideration. Figure 4.14 illustrates the effects of windows on the sound transmission of walls. For example, if a wall with an STC rating of 45 contains a window with an STC rating of 26 covering only 20% of its area, the overall STC of the composite partition will be 33, a reduction of 12 dB.

The following is a discussion of techniques that can be used to reduce noise in a building by means of its windows. These techniques range from a blocking of the

principal paths of noise entry to a blocking of the most indirect paths.

- **Close windows:** The first step in reducing unwanted sound is to close and seal the windows. The greatest amount of sound insulation can be achieved if windows are permanently sealed. However, openable acoustical windows have been developed which are fairly effective in reducing sound.<sup>13</sup> Whether or not the sealing is permanent, keeping windows closed necessitates the installation of an air-conditioning system. The air conditioning system may in addition provide some masking of noise. (Masking is discussed below). If windows must be openable, special seals are available which allow windows to be opened.<sup>14</sup>
  - **Reduce window size:** The smaller the windows, the greater the transmission loss of the total partition of which the window is a part. Reducing the window size is a technique that is used because (a) it precludes the cost of expensive acoustical windows, and (b) it saves money by cutting down the use of glass. The problems with this technique are (a) it is not very effective in reducing noise; e.g., reducing the proportion of window to wall size from 50% to 20% reduces noise by only 3 decibels; and (b) many building codes require a minimum window to wall size ratio.
  - **Increase glass thickness:** If ordinary windows are insufficient in reducing noise impacts in spite of sealing techniques, then thicker glass can be installed. In addition, this glass can be laminated with a tough transparent plastic which is both noise and shatter resistant. Glass reduces noise by the mass principle; that is, the thicker the glass, the more noise resistant it will be. A 1/2-inch thick glass has a maximum STC rating of 35 dB compared to a 25 dB rating for ordinary 3/16-inch glass.
- However, glass thickness are only practical up to a certain point, when STC increases become too insignificant to justify the cost. For example, a 1/2-inch-thick glass can have an STC of 35; increasing the thickness to 3/4 inch only raises the STC to 37. However, a double glass acoustical window consisting of two 3/16-inch-thick panes separated by an airspace will have an STC of 51 and can cost less than either solid window.
- In addition to thickness, proper sealing is crucial to the success of the window. To prevent sound leaks, single windows can be mounted in resilient material such as rubber, cork, or felt.
- **Install Double-Glazed Windows:** Double-glazed windows are paired panes separated by an airspace or hung in a special frame. Generally, the performance of the double-glazed window may be increased with:
    - a. increased airspace width
    - b. increased glass thickness
    - c. proper use of sealing
    - d. slightly dissimilar thickness of the panes
    - e. slightly non-parallel panes

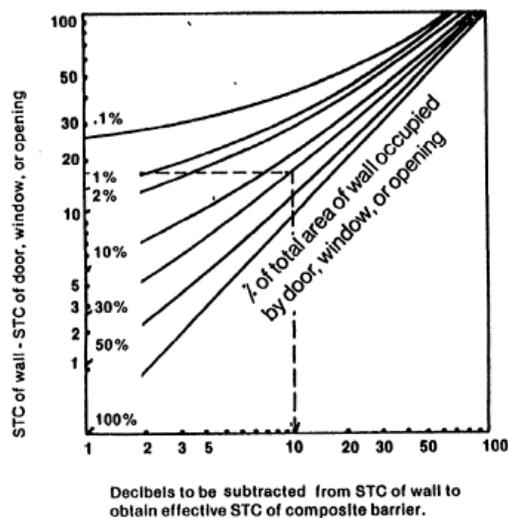
In general, the airspace between the panes should not be less than 2-4 inches if an STC above 40 is desired. If this is not possible, a heavy single-glazed window can be used. The use of slightly non-parallel panes is a technique employed when extremely high sound insulation is required, such as in control rooms of television studios.

The thickness of double-glazed panes may vary from 1/8 to 1/4 inch or more per pane. Although thickness is important, the factors which most determine the noise resistance of the window is the use of sealant and the width of the airspace.

As in the case of all windows, proper sealing is extremely important. To achieve an STC above 43, double-glazed windows should be sealed permanently. If the windows must be openable, there are available special frames and sealers for openable windows which allow a maximum STC of 43.<sup>15</sup>

Permanently sealed double-glazed windows often require an air pressure control system to maintain a constant air pressure and minimal moisture in the airspace. Without this system, the panes may deflect, and, in extremely severe cases, pop out of the frames.

To further insure isolation of noise between double-glazed panes, the panes could be of different thicknesses, different weights, and slightly non-parallel to each other. This prevents acoustical coupling and resonance of sound waves.



4.14 Graph for calculating STC of composite barriers.

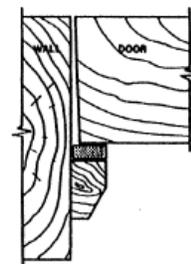
### C) Doors

Acoustically, doors are even weaker than windows, and more difficult to treat. Any door will reduce the insulation value of the surrounding wall. The common, hollow core door has an STC rating of 17 dB. Taking up about 20% of the wall, this door will reduce a 48 STC wall to 24 STC. To strengthen a door against noise, the hollow core door can be replaced by a heavier solid core door that is well sealed<sup>16</sup> and is relatively inexpensive. A solid core door with vinyl seal around the edges and carpeting on the floor will reduce the same 48 STC wall to only 33dB.<sup>17</sup> An increased sound insulation value can be achieved if gasketed stops or drop bar threshold closers are installed at the bottom edge of the door. (See Figure 4.15)

The alternative solution to doors is to eliminate them whenever possible from the severely impacted walls and place them in more shielded walls.

### D) Ceilings

Acoustical treatment of ceilings is not usually necessary unless the noise is extremely severe or the noise source is passing over the building. The ordinary plaster ceiling should provide adequate sound insulation except in extremely severe cases. An acoustically weak ceiling which is likely to require treatment is the beamed ceiling.<sup>18</sup> Beamed ceilings may be modified by the addition of a layer of fiberglass or some other noise resistant material. Suspended ceilings are the most effective noise reducers but they are also the most expensive.

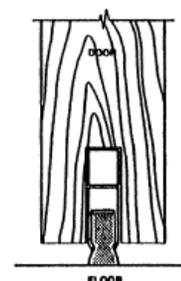


**Gasketed door stop**

### E) Floors

In the case of highway noise, floors would only require acoustical treatment if the highway were passing under the building. In this case, flooring would have to provide protection against structural vibrations as well as airborne sound.

Two ways to insulate a floor from noise are to install a solid concrete slab at least 6 inches thick or install a floating floor. In general, the floating floor gives the greatest amount of sound and vibration insulation; however, it is extremely expensive. Basically, a floating floor consists of a wood or concrete slab placed over the structural slab, but separated by a resilient material. The resilient material isolates the surface slab from the structural slab and the surrounding walls.



**Drop bar threshold closer**

### F) Interior Design

Overall interior noise levels can be reduced by the extensive use of thick, heavy carpeting, drapes, wall hangings, and acoustical ceiling tiles. These materials absorb sound. They cannot prevent noise from coming through the walls, but they can reduce overall sound levels by reducing sound reverberations.

### G) Masking

Another way of coping with noise is to drown it out with background noise. This technique is known as masking. It can be very effective in reducing noise fluctuations which are often the most annoying aspects of noise. Masking can be produced by air conditioning and heating systems, soft music, or electronic devices.

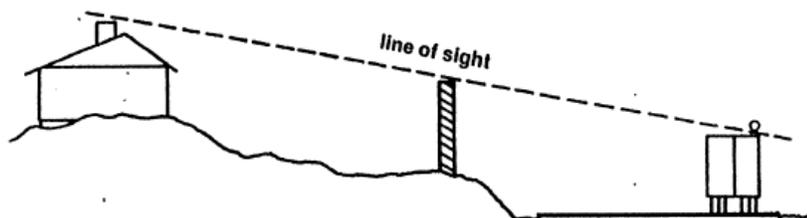
## 4.4 Barriers

A noise barrier is an obstacle placed between a noise source and a receiver which interrupts the path of the noise. They can be made out of many different substances:

- sloping mounds of earth, called berms
- walls and fences made of various materials including concrete, wood, metal, plastic, and stucco
- regions of dense plantings of shrubs and trees
- combinations of the above techniques

The choice of a particular alternative depends upon considerations of space, cost, safety and aesthetics, as well as the desired level of sound reduction. The effectiveness of the barrier is dependent on the mass and height of the barrier, and its distance from the noise source and the receiver. To be effective a barrier must block the "line of sight" between the highest point of a noise source, such as a truck's exhaust stack, and the highest part of the receiver. This is illustrated in Figure 4.16.

4.15 Increased sound insulation can be achieved with gasketed door stops or drop bar threshold closers.



4.16 To be effective, a barrier must block the "line of sight" between the highest point of a noise source and the highest part of a receiver.

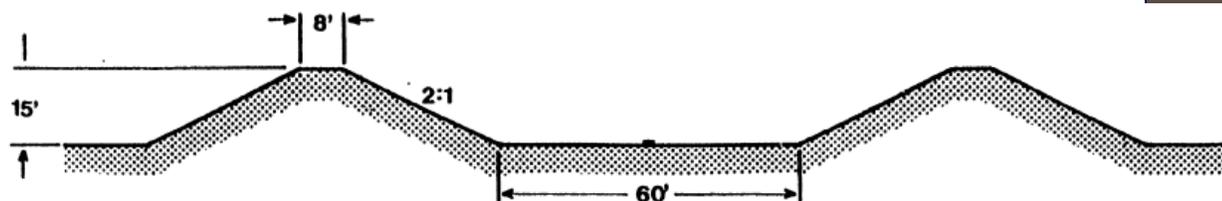
To be most effective, a barrier must be long and continuous to prevent sounds from passing around the ends. It must also be solid, with few, if any, holes, cracks or openings. It must also be strong and flexible enough to withstand wind pressure.

Safety is another important consideration in barrier construction. These may include such requirements as slope, the distance from the roadway, the use of a guard rail, and discontinuation of barriers at intersections.

Aesthetic design is also important. A barrier constructed without regard for aesthetic considerations could easily be an eyesore. A well-designed berm or fence can aesthetically improve an area from viewpoints of both the motorist and the users of nearby land.

### A) Earth Berms

An earth berm, a long mound of earth running parallel to the highway, is one of the most frequently used barriers. Figure 4.17 shows a cross-section of a berm.

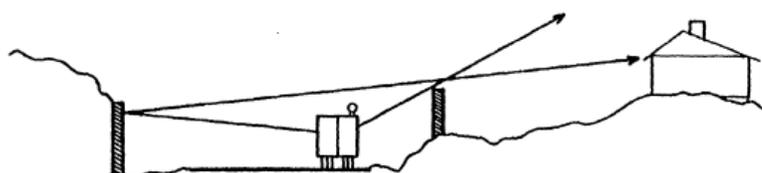


4.17 Cross section of a berm

Berms can range from five to fifty feet in height. The higher the berm, the more land is required for its construction. Because of the amount of land required, a berm is not always the most practical solution to highway noise. Different techniques must be applied in urban as distinct from rural settings.

A berm can provide noise attenuation of up to 15 dBA if it is several feet higher than the "line of sight" between the noise source and the receiver. This is comparable to the noise reduction of various walls and fences which are used as barriers. However, earth berms possess an added advantage: instead of reflecting noise from one side of the highway to another, as walls do,<sup>19</sup> and thus increasing the noise heard on the opposite side, they deflect sound upwards. Figure 4.18 illustrates this phenomenon.

The cost of building a berm varies with the area of the country and the nature of the project. In California, the statewide average for building a berm is about \$1 per cubic yard when the earth is at the site.<sup>20</sup>



4.18 Wall barriers may reflect sound from one side of the highway to the other.

In planning a berm, one must include seeding and planting in figuring cost. Also to be included are land costs and maintenance in relation to erosion, drainage, snowplowing, mowing, and perhaps future seeding. It costs approximately \$1,000 per acre per year to maintain a berm which is accessible to maintenance equipment.<sup>21</sup>

### B) Walls and Fences as Barriers

In addition to the more usual function of keeping people, animals and vehicles from entering the highway right of way at undesired locations, a properly designed fence or wall can also provide visual and acoustical separation between highway noise sources and adjacent land areas. This method can reduce noise as much as 15 dBA.<sup>22</sup>

The vertical construction and minimal width of walls and fences makes installation possible when space is severely limited. This is especially important when land costs are high, and where buildings are already adjacent to the highway. The advantages and disadvantages of wall and fence barriers are summarized in

Figure 4.19.

The number of design variations for fence and wall barriers is virtually unlimited.

Acoustically, any solid continuous structure will suffice, provided that it is high enough, and provided that the barrier is of adequate mass and density.

The cost of a fence or wall type barrier can vary considerably according to the type of construction, the material used, local availability of materials and skills, and the barrier's dimensions. Not all types of barriers are suited for all climates, and local conditions may cause significant differences in the maintenance cost of the various barrier types. The cost questions must be evaluated on a local basis.

Some of the frequently used materials for fence and wall construction are masonry, precast concrete, and wood.

Masonry noise barriers can be made of concrete blocks, brick or stone. A concrete block barrier might range in cost from \$10 a linear foot for a 6-ft. high wall, to \$75 a linear foot for a 12-ft. high wall. This latter figure includes a safety railing. In general, a concrete block wall would cost \$50 to \$60 a linear foot.<sup>23</sup> To alleviate the monotony of a long run of wall, pilasters can be used: a 20 ft. high concrete wall with pilasters might cost \$300 per linear foot.<sup>24</sup> Brick and stone are extremely expensive and should only be used for special aesthetic considerations.<sup>25</sup>

Precast concrete panels offer opportunities for cost reduction. A 13' 4" high wall in Fairfield, California constructed of precast concrete panels cost only \$29.50 per linear foot. Wood noise barriers are another possibility. They tend to be less expensive than other methods but are not as durable. An estimated cost for a 6' high 5/8" plywood fence is \$5.00 per linear foot.<sup>26</sup>

### C) Plantings

Plants absorb and scatter sound waves. However, the effectiveness of trees, shrubs, and other plantings as noise reducers is the subject of some debate. Some conclusions can, however, be drawn:

- Plantings in a buffer strip, high, dense, and thick enough to be visually opaque, will provide more attenuation than that provided by the mere distance which the buffer strip represents. A reduction of 3-5 dBA per 100 feet can be expected. Shrubs or other ground cover are necessary in this respect to provide the required density near the ground.
- The principal effect of plantings is psychological. By removing the noise source from view, plantings can reduce human annoyance to noise. The fact that people cannot see the highway can reduce their awareness of it, even though the noise remains.
- Time must be allowed for trees and shrubs to attain their desired height.
- Because they lose their leaves, deciduous trees do not provide year-round noise protection.

In general, plantings by themselves do not provide much sound attenuation. It is more effective, therefore, to use plantings in conjunction with other noise reduction techniques and for aesthetic enhancement.

The cost of plantings varies with the species selected, the section of the country, the climate, and the width of the buffer strip. For deciduous trees and evergreens, costs range from \$10 to \$50 a linear foot. The width of such a strip would be approximately 40 feet for deciduous trees and 20 feet for evergreens. Planting shrubs between the trees so as to form a dense ground cover would double the price.

### D) Combinations of Various Barrier Designs

Often, the most economical, acoustically acceptable, and aesthetically pleasing barrier is some combination of the barrier types previously discussed.

For example, the Milwaukee County Expressway and Transportation Commission feels that barriers constructed of precast concrete on top of an earth berm provide maximum benefit for the cost.<sup>27</sup> They estimate that such a combination costs \$51 per linear foot.

In addition to cost advantages, an earth berm with a barrier wall on top of it possesses several other advantages over both a wall or a berm alone: 1) it is more visually pleasing than a wall of equivalent height; 2) the berm portion of this combination is less dangerous for a motorist leaving the roadway; 3) the non-vertical construction of the berm does not reflect noise back to the opposite side of the highway the way a wall does; 4) the combination requires less land than would be required for a berm of equivalent height and slope; and 5) the wall provides a fencing function not provided by a berm.

Another combination to be considered is that of plantings in combination with a barrier. Not only do plantings and ground cover provide some additional noise attenuation, but they also increase visual appeal.

## 4.5 Conclusion

Figure 4.19 provides a summary of the physical techniques which can be used by designers, builders, and developers to reduce highway noise impacts. Some conclusions follow which may be useful in getting them implemented.

**Figure 4.19 Summary of Physical Techniques to Reduce Noise Impacts**

Physical Technique	Potential Effectiveness	Situations Where Most Effective	Cost	Relevant Administrative Technique	Comments
<b>Acoustical Site Planning</b>	Good-excellent: depends on size of lot and natural terrain.	Before building construction, before subdivision development	Low. only costs are fees of acoustical consultant and site planner.	Building code* Health code	Fairly inexpensive but requires space which may be unavailable. Has limited sound reduction. Positive aesthetic impacts.
<b>Acoustical Architectural Design</b>	Fair	Before building construction.	Low: only cost is that of acoustical consultant	Building code* Health code	Low cost but limited effectiveness.
<b>Acoustical construction.</b>	Excellent for interior, poor for exterior.	During building construction best. Most costly after construction.	Varies with amount of noise reduction desired but generally high especially after construction.	Building code* Health code	Most effective noise reduction for interiors
<b>Barriers</b>	Fair-excellent, depends on height and mass	Varies with type of barrier	Moderate-high: varies with type of barrier, see below.	Zoning, subdivision rules, health code	High noise reduction and potentially low cost. Achieves exterior noise reduction. Can have adverse aesthetic impacts.
<b>Earth Berms</b>	Good-excellent	Best during road construction when earth is available. Costly after road construction. Impractical in densely populated areas where land is scarce.	Moderate-high: depends on availability of earth.		Good noise reduction properties and aesthetic appeal, but requires space and requires maintenance.
<b>Walls and Fences</b>	Poor-excellent, depends on height and mass	Any time	Low-high: depends on height and thickness.		Requires little space and no maintenance, but may be aesthetically unappealing and can reflect noise to other side of road.
<b>Plantings</b>	Poor	After road construction. After building construction.	Moderate high: depends on size of buffer strip.		Poor noise reduction but often necessary for aesthetic appeal. Best used in combination with other techniques.
<b>Combinations</b>	Good-excellent.	Depends on particular	Moderate-high:		Potentially

		combination.	depends on type of barrier used	high noise reduction and aesthetic appeal.
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\* Administrative techniques which can achieve any physical technique are health codes, occupancy permit procedures, architectural review boards, and municipal design services.

As is indicated by the chart below, five factors which must be considered in the selection of noise reduction measures include the following:

1. Noise reduction desired
2. Situation where the physical technique would be most effective
3. Cost
4. Relevant administrative techniques
5. Aesthetics

**Noise Reduction:** The physical techniques discussed vary in their noise reduction capabilities. For example, the effectiveness of the less expensive techniques, such as site planning and acoustical architectural design, is limited to situations where there is some distance between the buildings and the noise source. If the noise source is nearby and significant noise reduction is desired regardless of the expense, then more expensive measures, such as acoustical soundproofing and barrier construction, may be necessary.

**Situation where a technique is most applicable:** The applicability of a technique is determined by the population density of an area and the point in the development process at which the technique is to be used, i.e., its timing. In a densely populated area, site planning (perhaps in conjunction with construction of a berm and a region of plantings) can often solve the noise problem. In a high-density area where land is scarce and expensive, a better alternative would be barrier construction and acoustical soundproofing of the buildings.

The timing of a technique also determines whether or not it is applicable. There are three points at which physical noise reduction measures can be used: in the planning phase; during building construction; and after construction. Techniques applicable during the planning phase include acoustical site planning and acoustical architectural design. During the construction phase, those techniques most applicable for highways are berms and barriers, since building materials are available at the site; and during building construction the most appropriate measure is acoustical soundproofing. It is possible to undertake noise reduction measures after construction, but costs are much higher.

**Cost:** Cost is a very important consideration in the selection of a physical noise reduction technique. Generally, cost is determined by the amount of noise reduction desired and whether the noise measure is a preventative or ameliorative one.

The most effective noise reduction measures are often the most expensive. These include barrier construction and acoustical soundproofing. However, if action is taken as a preventative measure in the planning stage, there is often no need for the more expensive techniques.

**Relevant administrative techniques:** All these physical techniques depend upon administrative actions for implementation. It is possible that physical measures to reduce noise would be taken without local government action, but since they involve extra expense, it is unlikely that they would be adopted on any significant scale. Many administrative means exist to achieve each physical noise reduction technique. For example, a noise impacted area can be zoned to specify details of development design or construction. In such an area, buffer strips (acoustical site planning), acoustical arrangement of living spaces (acoustical architectural design), building insulation (acoustical construction techniques), and barrier construction could be required. Similar requirements could be included in the subdivision laws. Building and health codes, enforced by withholding an occupancy permit, are effective ways to bring about acoustical soundproofing. As explained in the section on Building Codes, particular acoustical construction materials can be required or specific performance standards established.

**Aesthetics:** Aesthetic and quality of life considerations are another important area of concern. They depend largely on local preferences and climate, and opinions of what is aesthetically pleasing will vary among communities.

Whatever the aesthetic judgement, aesthetic considerations must be incorporated into the planning and construction process to ensure that the solution which results is not offensive to the community. This can save a great deal of time and money in the long run.

Finally, it should be stressed that no single technique or combination of techniques is best for all situations, and that technique which is best will depend on the nature of the project. The factors which are discussed above (i.e., noise reduction, cost, applicability, and aesthetics) must be balanced against each other to determine which technique or combination of techniques will be most effective in a given situation.

- [1](#) Hans Bernard Reichow, "Town Planning and Noise Abatement," *Architect's Journal*, 137-7 (February 13, 1963) pp. 357-360.
- [2](#) "Live-in Wall, 3,900 Feet Long, is Also a Sound Shield," *Engineering Record*, (September 6, 1973).
- [3](#) "Live-In Wall is Also Sound Shield," *Engineering News-Record*, September 6, 1973.
- [4](#) "Live-in Wall..."
- [5](#) This technique is used extensively in Cerritos, California.
- [6](#) R.K. Cook and P. Chrzanowski, "Transmission of Noise Through Walls and Floors," Cyril Harris, ed., *Handbook of Noise Control*, McGraw-Hill Book Company, Inc. (New York, 1957).
- [7](#) Leslie T. Doelle, *Environmental Acoustics*, (New York, McGraw-Hill Book Company, 1972), pp. 232-233.
- [8](#) Ibid, p. 172.
- [9](#) Ibid, p. 162.
- [10](#) Doelle, p. 20.
- [11](#) United States Gypsum, *Sound Control Construction: Principles and Performance* (Chicago, 1972), p. 66.
- [12](#) Costs taken from *National Construction Estimator, 1970-1*, 18<sup>th</sup> Edition, Craftsman Book Company (Los Angeles, 1970).
- [13](#) U.S. Department of Housing and Urban Development, *A study of Techniques to Increase the Sound Insulation of Building Elements*, Report No. WR 73-5, Washington, D.C., June 1973.
- [14](#) Los Angeles Department of Airports, *Guide to the Soundproofing of Existing Homes Against Exterior Noise*, Report No. WCR 70-2, March 1970, pp. 9-11, 22-30. In this report, the function and performance of a number of operable seals are described.
- [15](#) Ibid.
- [16](#) D.E. Bishop and P.W. Hirtie, "Notes on the Sound Transmission Loss of Residential-Type Windows and Doors," *Journal of the Acoustical Society of America*, 43:4 (1968).
- [17](#) U.S. Gypsum, *Sound Control...*, p.100.
- [18](#) Ibid., p. 15.
- [19](#) Reflection of noise from one side of the highway to another can increase sound levels by 3 dBA. Scholes, Salvidge, and Sargent, "Barriers and Traffic Noise Peaks," *Applied Acoustics*, 5:3 (July 1972) p. 217.
- [20](#) This estimate was provided by the California Highway Department.
- [21](#) Ibid.
- [22](#) California Division of Highways, *Highway Noise Control, A Value Engineering Study*, (October 1972).
- [23](#) Figure provided by an official of the California Highway Department.
- [24](#) Representative cost estimates of materials and labor of construction but excluding real estate acquisition; private
- [25](#) California Division of Highways, *Highway Noise Control, Value Engineering Study*, (October 1972), p. 33.
- [26](#) California Division of Highways, *Highway Noise Control, Value Engineering Study*, (October 1972), p. 46.
- [27](#) Milwaukee County Expressway and Transportation Commission, *Noise Impact Study of the Airport Spur Vol. II: Technical Report*, (March 1973), pp. 7-21.



## Auditory Stress: Implications for Kenneled Dog Welfare

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### Introduction

Dogs in kennels often are exposed to noise levels known to be stressful to animals. Such levels may negatively impact their welfare. Several studies suggest that prolonged exposure to loud noises can cause hearing impairment or even total loss in humans. Because the auditory systems of humans and dogs are similar, noise levels that damage human hearing may have similar adverse effects on dogs. Despite the similarities, dogs are able to detect sounds ranging in frequency from 40 Hz to 50 kHz, while humans can hear up to only 20 kHz. That suggests dogs may be even more at risk of noise distress than people experiencing the same environments. Exposure to hazardous noise levels can not only cause hearing damage but lead to behavioral and physiological responses, such as a suppressed immune system, insulin resistance, cardiovascular disease and intestinal problems (Coppola et al., 2006). However, few studies have investigated the effects of auditory stress on kenneled dogs.

### Sources of noise in kennels

Most noise in dog kennels is produced by dogs. Sales et al. (1997) have reported that the bark of a single dog can reach 100 dB, and recorded sound levels can range between 85 and 122 dB in kennels. Barking by one dog may become a self-reinforcing behavior and may also stimulate other individuals to vocalize further. Additionally, dogs housed in kennels may bark as a territorial behavior or from excitement generated by people passing by the pens. Routine husbandry may also have some effect on barking. For example, dogs that anticipate activities such as the daily arrival of staff may begin to bark around the same time each day in an attempt to solicit food or attention from caretakers.

Another source of noise in kennels is from equipment and husbandry procedures, some of which may be inaudible to people. For example, use of high-pressure water hoses during cleaning will emit sound in the ultrasonic range which may reach 90 dB (Coppola et al., 2006). Other noise-emitting equipment



in the kennel environment includes refrigerators, ventilation systems, temperature regulating systems, and noise made by food and water bowls, as well as doors and nearby motor vehicle traffic.

### Negative impacts of high noise levels on people and dogs

Physiological stress responses to noise levels of 100-110 dB have been documented in rodents (Cappert et al., 2000). In humans, hearing loss has been reported at 85 dB; exposure to sounds greater than 90 dB for longer than 8 hours can result in serious hearing damage. Exposure to sounds above 140 dB can cause immediate damage and physical pain. Sound levels ranging from 85-100 dB are common in dog kennels. Exposure to these high levels of sound throughout the day puts both animals and humans at risk for damage to their hearing and may result in decreased quality and quantity of sleep in dogs. An unpleasantly noisy environment can result in reduced reproductive and cardiovascular function, disturbed sleep-wake cycles, or a limited ability to communicate with other dogs (Wells, 2009).

### Decreasing kennel noise

Given the risks associated with noise distress, it is important to consider ways to minimize kennel noise. Modifying kennel management procedures or incorporating sound control into construction of new buildings are among several ways of doing so. Reducing the number of interruptions in the kennel and setting a regular care schedule may decrease barking. Replacing squeaky kennel doors and loud overhead fans, and using quieter cleaning equipment may all help to decrease the level of noise within the facility. Another intervention, if budgets allow, is the use of sound absorbing materials. Materials such as concrete block walls and floors, and metal or hard ceilings do not absorb noise but, instead, reflect it. Because these materials are routinely used in kennels, noise abatement, when not cost prohibitive, should be considered. Sound-dampening materials that can be incorporated into kennel design include noise abatement paneling, hanging baffling and sound clips. Because incorporating such materials can be impractical and costly, in newer facility designs, self-contained rooms may be incorporated as an alternative to traditional kennels and runs as a means of reducing noise. Such rooms typically are enclosed within a larger area with the noise absorbed and contained within the smaller rooms. Additionally, dogs can be housed in groups within these self-contained rooms, which has been shown to decrease noise caused by vocalization and increase the time spent sleeping (Coppola et al., 2006). However, for many facilities, such as high-volume or low-resource shelters or kennels, self-contained rooms may not be feasible due to their relatively high costs and impracticality for housing large numbers of dogs.



### Using environmental enrichment for noise abatement

Environmental enrichment can provide an effective intervention to decrease barking and, therefore, lower kennel noise. Auditory enrichment programs have been used to decrease barking in kennels. The demonstrated benefits of auditory stimulation have led to the development of music selections created specifically to enhance companion animal well-being. For example, playing classical music in a kennel can promote restful behaviors often associated with reduced stress levels, thereby reducing some of the negative aspects of the kennel environment at relatively minimal cost and effort (Kogan et al., 2012). In addition, the music may have a positive effect on human caretakers by creating a more relaxing work environment. The use of radio broadcasts has also been shown to have beneficial effects on captive animals by masking distracting noises (Wells, 2009). More recently, commercially available psycho-acoustically designed classical music CDs, such as “Through a Dog’s Ear,” have become popular for use in various companion animal environments. Use of these albums in shelters, clinics, and home settings have been proven to help calm dogs with anxiety (Leeds and Wagner, 2005).

Another type of enrichment that may reduce barking is olfactory enrichment. For example, Dog Appeasement Pheromone (DAP), a synthetic version of a pheromone that is produced by bitches shortly after whelping, has a calming effect on newborn puppies and has been found to decrease problem behaviors in dogs. Wells (2009) reported that dogs in shelters decreased barking after being exposed to DAP for

seven days. DAP is commercially available as a collar, diffuser or spray. The use of essential oils and other plant-based odors has also been found to have beneficial effects on animals that may lead to reduced noise. Lavender and chamomile have been shown to decrease activity and vocalizations that are indicative of relaxation in shelter dogs (Wells, 2009). Scented cloths and diffusers can be used to reduce barking and other activities that result from over-excitement or distress in kenneled dogs.

### Conclusions

Auditory stress for kenneled dogs is a serious welfare concern that requires more investigation. An unpleasantly noisy environment can result in altered immune function, disturbed sleep-wake cycles, and possibly, hearing damage or loss to dogs and people. Therefore, it is important to monitor and reduce noise levels in kennels. Sound monitoring equipment is available to determine the level of environmental noise, but can be expensive. However, sound detector apps now available on cellphones may provide a cost-effective and practical way to monitor the intensity of sounds in the kennels. For kennels that are found to be excessively noisy, there are several ways to improve the auditory environment at relatively low cost, time and effort. Attending to noise levels in kennels and reducing the auditory stress that kenneled dogs experience may help to create a more positive environment that results in better health and welfare outcomes for dogs as well as people.

### References

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Updated: 6/9/2017

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Federal Highway Administration | 1200 New Jersey Avenue, SE | Washington, DC 20590 | 202-366-4000



**PoochProfessionals**

[www.poochprosidaaho.com](http://www.poochprosidaaho.com)

February 16, 2019

To Whom it May Concern-

Our family owned dog training company, Pooch Professionals Idaho, is seeking to obtain a conditional use permit for an Animal Care Facility at 4601 (or 4605) W Chinden Blvd, Garden City, 83714. We are an established small business here in Boise that offers dog training services; including private training, board and train, training classes, and dog socialization.

We would like to invite our neighbors to share their thoughts on our request. The neighborhood meeting will be held at **4601 (or 4605) W Chinden Blvd, Garden City, 83714 on Wednesday February 27<sup>th</sup> at 6:30 PM.**

Thank you and we look forward to meeting you.

Sincerely,

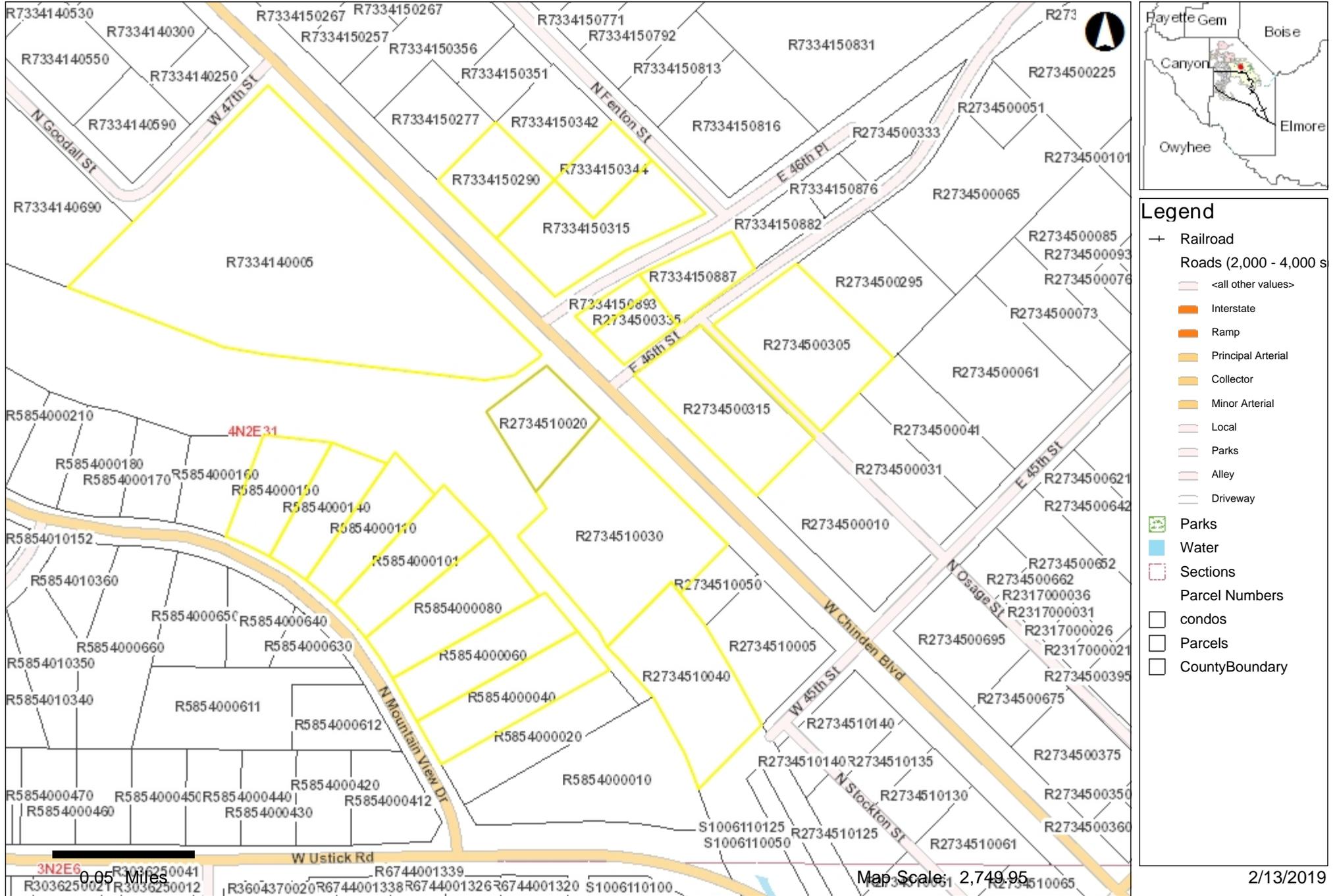
Two handwritten signatures in black ink. The first signature is 'Teri Aslett' and the second is 'd'Andra Cahill'. Both are written in a cursive, flowing style.

Teri Aslett and d'Andra Cahill

[www.poochprosidaaho.com](http://www.poochprosidaaho.com)

# 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.



	A	B	C	D
1	PARCEL	PRIMOWNER	ADDCONCAT	STATCONCAT
2	R2734510020	SCHOENHOF ROBERT M	PO BOX 140154	BOISE, ID 83714-0154
3	R7334150344	THOMPSON MICHAEL J	944 S BRENTBROOK LN	EAGLE, ID 83616-0000
4	R7334140005	SMG IDAHO LLC	4665 W CHINDEN BLVD	BOISE, ID 83714-0000
5	R2734510040	PHILLIPS ENTERPRISES INC	210 MURRAY ST	GARDEN CITY, ID 83714-4615
6	R7334150893	AMMERMAN TOM	4600 W CHINDEN BLVD	GARDEN CITY, ID 83714-0000
7	R7334150887	BENCHMARK AUTOMOTIVE PROPERTIES LLC	104 E 46TH ST	GARDEN CITY, ID 83714-0000
8	R7334150315	THOMPSON MICHAEL J	944 S BRENTBROOK LN	EAGLE, ID 83616-0000
9	R7334150290	MINEGAR MICHAEL D &	4660 CHINDEN BLVD	BOISE, ID 83714-4754
10	R5854000060	PETERSON EVELYN B	3232 MOUNTAIN VIEW DR	BOISE, ID 83704-4635
11	R5854000110	BUXTON SUSAN E	3310 N MOUNTAIN VIEW DR	BOISE, ID 83704-4637
12	R5854000101	WHITE CHARLES L JR TRUST	PO BOX 64142	ST PAUL, MN 55164-0142
13	R5854000150	MILLER JON H	3330 MOUNTAIN VIEW DR	BOISE, ID 83704-4637
14	R5854000140	REIMANN RICHARD J &	3322 MOUNTAIN VIEW DR	BOISE, ID 83704-4637
15	R5854000080	EISENMAN PETER L	3300 N MOUNTAIN VIEW DR	BOISE, ID 83704-0000
16	R5854000040	SCHROEDER GERALD F	3216 MOUNTAIN VIEW DR	BOISE, ID 83704-4635
17	R2734510030	PHILLIPS ENTERPRISES INC	210 MURRAY ST	GARDEN CITY, ID 83714-4615
18	R2734500315	STANDARD LLC	15171 BANGY RD # 110	LAKE OSWEGO, OR 97035-0000
19	R2734500335	AMMERMAN TOM	4600 W CHINDEN BLVD	GARDEN CITY, ID 83714-0000
20	R2734500305	J J & B REALTY LP	12810 N TOWN RIDGE RD	BOISE, ID 83714-9431
21				



**PoochProfessionals**

[www.poochprosidadaho.com](http://www.poochprosidadaho.com)

208-949-7995

**Conditional Use Permit Application  
for 4601 W. Chinden Blvd., Garden City, ID 83714**

**Neighborhood Meeting 02/27/2019 at 6:30pm  
Sign-In Sheet**

1	Name	Address	Email or Phone
2	Adley Rothrock	892 S Curtis Rd Boise ID	208 95 70 729
3	Amanda Inal	4805 W. Bethel Boise	as@aswails.com
4	Grant Walden	3310 W. Mt View Boise	208-841-0484
5	RICHARD REIMANN	3322 MOUNTAIN VIEW DR	rjreimann65@gmail.com
6	Patty Reimann	3922 Mt. View Dr.	208-376-8687
7	Kristen Cadwell	25 W Horizon Dr.	208-866-6222
8	Edie Stelker	3rd N Whitewater PK	360-388-0994
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## **PoochProfessionals**

[www.poochprosidadaho.com](http://www.poochprosidadaho.com)

### **Dog Training School**

We are a school for dogs and people committed to helping family pets tap into their endless training potential. We do this by providing a structured training and socialization schedule and a range of training programs complete with daily class curriculum from Puppy Kindergarten to Canine College. In between our daily lessons, we have recess and rest times. Sponsored scholarships are also available to dogs in need of loving homes. We'll even provide job placement for those working breeds that crave a career!

It's not all about training the dogs though. We also spend time educating pooch parents on basic dog psychology, and how they can change their own behavior in order to bring out the best in their dog's behavior at home, and in their own neighborhoods.

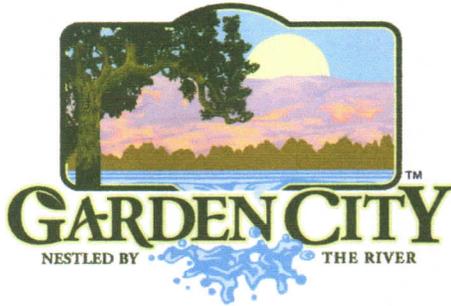
#### **Services we provide:**

- Private Training for Dogs and People
- Group Classes for Dogs and People
- Day and Overnight Care w/ Optional Shuttle Service
- Dog Socialization and Play Time









## CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714

Phone 208/472-2900 • Fax 208/472-2996

14 March 2019

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

Subject: **4601 West Chinden Boulevard  
Water Ability to Serve  
Sanitary Sewer is Not Available  
ATS2019-10**

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 1,500 gallons per minute with a residual pressure of 20 pounds per square inch for two hours based upon a letter dated 8 March 2019 (fire hydrant 1054) 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.

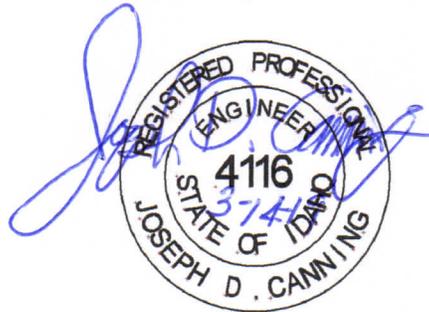
Any new water mainline extensions or water service connections must be coordinated, reviewed and approved by the city prior to installation. Design and installation is the responsibility of the applicant.

**This address does not have access to the city sanitary sewer system.** An applicant for any project being proposed for the site must contact the Public Works Department to determine what, if any, options are available for sewer service and if connection to the city sewer system is required.

Any new water service connections or sanitary sewer main line extensions 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 the 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



## B & A Engineers, Inc.

Consulting Engineers & Land Surveyors  
5505 West Franklin Rd. Boise, ID 83705  
Telephone 208.343.3381 Facsimile 208.342.5792

To: **Garden City Planning**

Copy: **Jenah Thornborrow**  
**Chris Samples**  
**Betty Gumm**  
**Colin Schmidt**  
**Kevin Wallis**  
**Troy Vaughn**  
**Chad Vaughn**  
**Olesya Durfey**

From: **Joe Canning, PE/PLS**  
Telephone: 208.343.3381  
E-Mail: [jdcanning@baengineers.com](mailto:jdcanning@baengineers.com)

Date: 16 March 2019

Subject: **4601 West Chinden Boulevard**  
**Lot 6, Block A**  
**Fairview Acres Subdivision No. 2**  
**CUPFY2019-10**  
**Tax Parcel R2734510020**

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 use existing buildings and the site with some grounds modifications.

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, if any, 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 and the Idaho Department of Transportation may be required.

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

Approval of the project by the North Ada County Fire and Rescue District may be required. Should fire flow requirements exceed those available, modifications to the building, its use, off-site city water lines or other efforts may be necessary to obtain approval of plans.

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

Any new water and sewer services will have to be reviewed and approved by the city's Public Works Department.

A recently completed "will serve" letter dated 14 March 2019 noted that it appears sanitary sewer is not available to this property. It is suggested the landowner or applicant work with staff of Public Works to help determine if the site is connected to city sewer; and if so, where that connection occurs.

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

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

FEMA has recently issued preliminary maps for Garden City. These maps do not reflect the latest flood study for the Boise River. Significant changes are in the future for much of Garden City based upon available work maps. The site has existing building on the site, but impact to the buildings is possible. Please advise on what, if any, mitigation is proposed. Please note that the FEMA preliminary maps do not reflect the probable final disposition of the floodplain area as the city is expected to be placed in an interim seclusion overlay.

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

A site grading and drainage plan may be required to be reviewed and approved by the city. From the information provided with the application, we suspect that the plan will not be needed; but is not entirely obvious from the plan that was submitted if 1,000 square feet or more of existing ground surface will be altered. And if so, how will it be altered? The applicant should provide a brief analysis of existing and proposed site surfaces. If the threshold of 1,000 square feet of additional hard surface area is met or surpassed, a site grading and drainage plan will be required. Additionally, should any proposed improvements or grading alter existing drainage patterns on the site, a site grading and drainage plan may be required.

If a site grading and drainage plan is 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. Drainage must be maintained on-site.

If a site grading and drainage plan is necessary, a site geotechnical report will be required for the design of the on-site storm water system. Said report would identify the depth to seasonal high groundwater, provide a profile of encountered soils and their

infiltration rates. The report would 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***

If a site grading and drainage plan is necessary, the landowner must 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.

***Irrigation Facilities***

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

***Property Land Description***

The Ada County Assessor has the property noted as a portion of Section 31 of Township 4 North, Range 2 East and as a portion of Lot 6 of Block A of Fairview Acres Subdivision No. 2. The portion of the property that resides in Lot 6 is a very small percentage of the site near the northeast corner. Most of the site lies in section land.

This could perhaps explain the lack of information regarding sewer service to this property.

The county has the most recent deed for the site listed as #2018-090803. The city may consider reviewing the parcel history to confirm it is an original parcel of record.

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

**From:** [planning](#)  
**To:** [building](#)  
**Subject:** FW: 4601 West Chinden - CUPFY2019-5  
**Date:** Monday, March 25, 2019 11:22:30 AM

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**From:** Joseph Canning [mailto:[jdcanning@baengineers.com](mailto:jdcanning@baengineers.com)]  
**Sent:** Friday, March 22, 2019 6:03 AM  
**To:** [planning](#)  
**Subject:** 4601 West Chinden - CUPFY2019-5

For some reason I have this site listed as CUPFY2019-10. I believe CUPFY2019-5 is due to an additional land use at the site? If so, the city engineer's comments for CUPFY2019-5 are the same for CUPFY2019-10.

Thanks,

Joe

---

**Total Control Panel**

[Login](#)

To: [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org) [Remove](#) this sender from my allow list

From:  
[jdcanning@baengineers.com](mailto:jdcanning@baengineers.com)

*You received this message because the sender is on your allow list.*



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Your Economic Opportunity**

**IDAHO TRANSPORTATION DEPARTMENT**  
P.O. Box 8028 • Boise, ID 83707-2028  
(208) 334-8300 • [itd.idaho.gov](http://itd.idaho.gov)

April 2, 2019

Garden City Development Services Division  
6015 Glenwood Street  
Garden City, ID 83714

**VIA EMAIL**

<b>Development Application</b>	<b>CUPFY2019-5</b>
<b>Project Name</b>	<b>DOG TRAINING FACILITY</b>
<b>Project Location</b>	4601 West Chinden Blvd, west of US-2026 milepost 45.55
<b>Project Description</b>	Establishment of a dog training facility to provide structured training and socialization
<b>Applicant</b>	Teri Aslett and d'Andra Cahill

The Idaho Transportation Department (ITD) reviewed the referenced conditional use permit application and has the following comments:

1. This project abuts the State highway system.
2. This approach has not been properly documented with an ITD permit. Applicant will need to submit an ITD Right-of-Way Encroachment Application and Permit – Approaches or Public Streets in order to have it properly documented. This application can be found on the ITD website at [www.itd.idaho.gov](http://www.itd.idaho.gov) by selecting “click for more topics” in the purple Business box, then selecting “Form Finder” from the drop down menu, and finally scrolling down to form number 2109 and clicking on the blue number. For assistance please contact Shona Tonkin at (208) 334-8341 or [Shona.Tonkin@itd.idaho.gov](mailto:Shona.Tonkin@itd.idaho.gov). Connection to or modification of an existing access to the State Highway system will require a permit from ITD. Once permitted, should the use of the parcel change causing any increase in trip generation, or the parcel be split, property owner will need to re-apply for access at that time.
3. The existing parking spaces in front of the building require drivers to back into the state right-of-way in order to exit. Per the Idaho Administrative Procedures Act (IDAPA) 39.03.42 (8a.): “Improvements intended to serve patrons on private property adjacent to state highway right-of-way shall be setback from the highway right-of-way line so that stopping, standing, parking or maneuvering of vehicles on the right of way is not necessary. A minimum setback of fourteen (14) feet from state highway right-of-way line is recommended, unless a greater minimum is established by an engineering study. When an ordinance requires a certain number of parking spaces per square footage of building, the parking spaces shall not be included within the State Highway right-of-way.” These parking spaces shall be relocated to comply with IDAPA.
4. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway.





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Your Economic Opportunity**

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P.O. Box 8028 • Boise, ID 83707-2028

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5. Idaho Administrative Procedures Act (IDAPA) 39.03.60 rules govern advertising along the State highway system. The applicant may contact Justin Pond, Right-of-Way Section Program Manager, at (208) 334-8832 for more information.
6. ITD objects to the proposed application due to access concerns as noted in items 2 and 3.
7. Once access concerns have been resolved with ITD Staff, ITD will withdraw any objection to the proposed application.

If you have any questions, you may contact Ken Couch at (208) 332-7190 or me at (208) 334-8338.

Sincerely,

A handwritten signature in blue ink that reads "Sarah Arjona".

Sarah Arjona  
Development Services Coordinator  
[Sarah.Arjona@itd.idaho.gov](mailto:Sarah.Arjona@itd.idaho.gov)





## DEVELOPMENT SERVICES DEPARTMENT

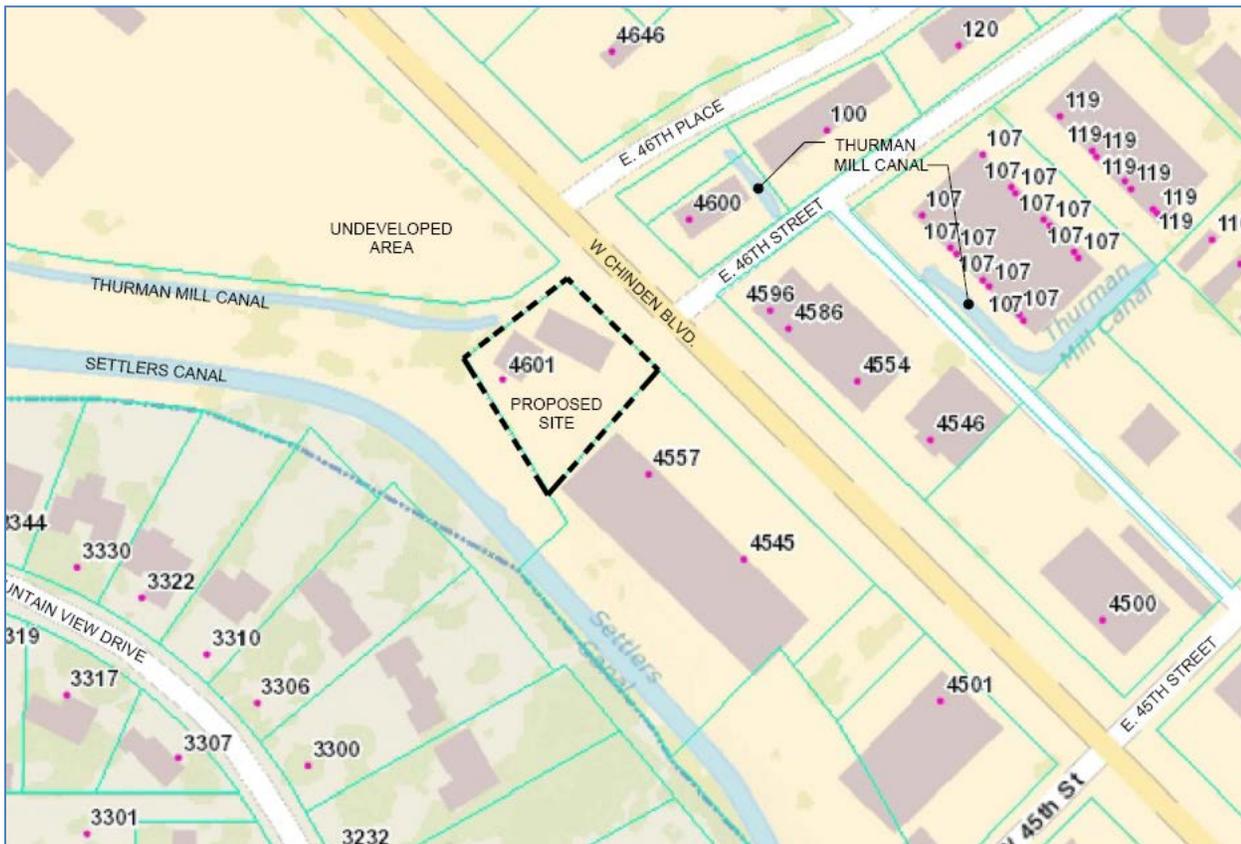
6015 Glenwood Street ■ Garden City, Idaho 83714 ■ [www.gardencityidaho.org](http://www.gardencityidaho.org)  
Phone 208/472-2921 ■ Fax 208/472-2996 ■ [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org)

March 15, 2019

### Dear Property Owner:

This is an Official Notice of a Public Hearing regarding a property near your own. You are invited to attend a public hearing of the Planning and Zoning Commission on Wednesday, **April 17, 2019 at 6:30pm** and offer your testimony for consideration at Garden City City Hall, 6015 N. Glenwood Street, Garden City, Idaho. **Anyone who submits written or oral testimony has the right to appeal all or a portion of the decision.** Applicants or affected property owners shall have no more than fourteen (14) days after a final decision is rendered to request reconsideration by the final decision-maker. If you wish to offer testimony on this item and are unable to attend this meeting, you may submit your comments to the Garden City Development Services office and they will be entered in the public record on your behalf. *Due to sunshine laws we request that the applicant or public do not contact the decision makers directly. Please either submit your comments through staff or on the record at the public hearing. Auxiliary aids or services for persons with disabilities are available upon request. Please call Development Services three (3) or more days prior to this public meeting so that arrangements can be made.*

**APPLICATION CUPFY2019-5:** Teri Aslett and d'Andra Cahill with Pooch Professionals Idaho, LLC are requesting Conditional Use Permit approval of a dog training school at 4601 W. Chinden Blvd; Ada County Parcel R2734510020, Fairview Acres Sub. #2. The 0.550 acre site is located in the highway commercial (C-1) zoning district and the Light Industrial designation of the Comprehensive Plan.



The application materials can be found online at [www.gardencityidaho.org](http://www.gardencityidaho.org) in the correlating date of the hearing in the 'Calendar/Agendas' link on the home page. A staff report and draft decision document will also be available one week prior to the hearing.

**What to Expect at a Public Hearing:** Each application on the agenda will adhere to the following procedure:

1. The applicant will have the ability to represent the application (default 15 minute time limit).
2. A staff member will present the *Staff Report* (default 15 minute time limit).
3. The Chair will open the Public Hearing during which time you will have the ability to give testimony (default 3 minute time limit per person and up to 15 minutes time limit for spokesman in cases where spokesmen are pre-authorized by the chairman time limit).
4. The applicant will then be able to give rebuttal testimony.
5. Close of Public Hearing and discussion among decision making body.
6. The decision makers may approve, deny, continue for additional deliberations or make a recommendation to City Council.

**General Rules for Testimony:**

1. No person shall be permitted to testify or speak before the hearing agency at a public hearing unless such person has signed his name and written his contact address on sign-up sheets to be provided by the city. This requirement shall not apply to staff or technical witnesses directed by the Chairperson/Mayor to give evidence or information to the hearing agency.
2. No person shall be permitted to speak before the Committee/Council/Commission at a public hearing until such person is recognized by the chairperson.
3. Testimony should directly address the subject at hand.
4. Testimony should not be repetitious with other entries into the record.
5. Testimony should not be personally derogatory.
6. Testimony should comply with time restrictions established by the hearing agency.
7. If oral testimony fails to comply with the aforementioned standards, the chairperson may declare such testimony out of order and require it to cease.
8. All public hearing proceedings shall be recorded electronically and all persons speaking at such public hearings shall speak before a microphone in such a manner as will assure that the recorded testimony or remarks will be complete.

**Standards for Written Testimony:**

Written testimony and exhibits from the public to be admitted at a public hearing shall comply with the following standards:

1. Written testimony and exhibits must be submitted at least seven (7) calendar days prior to the date of the pertinent public hearing. This provision may be varied through notice to potential hearing participants.
2. Written testimony should include the signature and address of the submitter.
3. Written testimony should address the issue at hand.
4. Written testimony should not be personally derogatory.
5. If written testimony or an exhibit fails to comply with the aforementioned standards, the Chairperson/Mayor or Committee/Council/Commission may declare such testimony inadmissible.

If you wish to give testimony and cannot attend the public hearing please submit the following form, or any additional written testimony containing the following information below to Garden City Development Services no later than Tuesday, April 9, 2019.

**Garden City Development Services, 6015 N. Glenwood St., Garden City, Idaho 83714**

.....  
**CUPFY2019-5 – Dog Training School at 4601 W. Chinden Blvd.**

Your Name \_\_\_\_\_ Date \_\_\_\_\_

Your Physical Address: \_\_\_\_\_

**(Please select)** I wish to be kept informed of any additional future meeting dates:  Yes  No

**(Please select)** Regarding this application I:  Support the Application  Am Neutral  Oppose the Request

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: \_\_\_\_\_

**From:** [planning](#)  
**To:** [bill.bosworth@idfg.idaho.gov](mailto:bill.bosworth@idfg.idaho.gov); [building](#); [Caleb.Lakey@itd.idaho.gov](mailto:Caleb.Lakey@itd.idaho.gov); [Colin Schmidt](#); [Kevin Wallis](#); [Lisa Leiby](#); [Lindsey Pettyjohn Library](#); [Elfreda Higgins](#); [Jeff Souza](#); [Jeff Souza Home](#); [John Evans](#); [planning](#); [Susanna Smith](#); [Troy Vaughn](#); [Abe Blount](#); [Charles Wadams](#); [Pam Beaumont](#); [Pam Beaumont Home](#); [William Mitchell](#); [Joe Canning Work](#); [Jenah Thornborrow](#); [Lindsey Pettyjohn Library](#); [Pam Beaumont Home](#); [Rick Allen](#); [Tom Patterson](#); [Alicia.martin@deq.idaho.gov](mailto:Alicia.martin@deq.idaho.gov); [bob.kibler@fws.gov](mailto:bob.kibler@fws.gov); [Bryce@sawtoothlaw.com](mailto:Bryce@sawtoothlaw.com); [bujak.charissa@epa.gov](mailto:bujak.charissa@epa.gov); [Carla.bernardi@cableone.biz](mailto:Carla.bernardi@cableone.biz); [clittle@achdidaho.org](mailto:clittle@achdidaho.org); [cmiller@compassidaho.org](mailto:cmiller@compassidaho.org); [ciddle@cityofboise.org](mailto:ciddle@cityofboise.org); [dfluke@cityofboise.org](mailto:dfluke@cityofboise.org); [dgordon@cityofboise.org](mailto:dgordon@cityofboise.org); [dsperfma@adaweb.net](mailto:dsperfma@adaweb.net); [exline.eric@westada.org](mailto:exline.eric@westada.org); [greg.j.martinez@usace.army.mil](mailto:greg.j.martinez@usace.army.mil); [info@westernada.com](mailto:info@westernada.com); [jamie.huff@dhs.gov](mailto:jamie.huff@dhs.gov); [kmoeller@idahostatesman.com](mailto:kmoeller@idahostatesman.com); [lanette.daw@boiseschools.org](mailto:lanette.daw@boiseschools.org); [lbadigia@cdhd.idaho.gov](mailto:lbadigia@cdhd.idaho.gov); [lisaharm@msn.com](mailto:lisaharm@msn.com); [mack@settlersirrigation.org](mailto:mack@settlersirrigation.org); [mark.wasdahl@itd.idaho.gov](mailto:mark.wasdahl@itd.idaho.gov); [mark@pioneerirrigation.com](mailto:mark@pioneerirrigation.com); [mreno@cdhd.idaho.gov](mailto:mreno@cdhd.idaho.gov); [msinglet@intgas.com](mailto:msinglet@intgas.com); [nadine.curtis@idpr.idaho.gov](mailto:nadine.curtis@idpr.idaho.gov); [newdrycreek@hotmail.com](mailto:newdrycreek@hotmail.com); [Projectmgr@boiseriver.org](mailto:Projectmgr@boiseriver.org); [pvc1953@aol.com](mailto:pvc1953@aol.com); [rjohnson@cityofboise.org](mailto:rjohnson@cityofboise.org); [rolson@republicservices.com](mailto:rolson@republicservices.com); [rphillips@idahopower.com](mailto:rphillips@idahopower.com); [Shelley@nacfire.org](mailto:Shelley@nacfire.org); [syarrington@achdidaho.org](mailto:syarrington@achdidaho.org); [tlaws@cityofboise.org](mailto:tlaws@cityofboise.org); [wbsdmb@qwestoffice.net](mailto:wbsdmb@qwestoffice.net); [William.m.terry@usps.gov](mailto:William.m.terry@usps.gov); [d3development.services@itd.idaho.gov](mailto:d3development.services@itd.idaho.gov); [RMurbach@republicservices.com](mailto:RMurbach@republicservices.com); [yulia@sunshinehomesllc.com](mailto:yulia@sunshinehomesllc.com); [building](#); [wed2no1@yahoo.com](mailto:wed2no1@yahoo.com)  
**Subject:** Garden City Agency Notice - PZ  
**Date:** Friday, March 15, 2019 11:10:12 AM

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THE FOLLOWING ITEMS WILL BE CONSIDERED IN A QUASI JUDICIAL HEARING AT GARDEN CITY IDAHO:

**CUPFY2019-5:** Teri Aslett and d’Andra Cahill with Pooch Professionals Idaho, LLC are requesting Conditional Use Permit approval of a dog training school at 4601 W. Chinden Blvd; Ada County Parcel R2734510020, Fairview Acres Sub. #2. The 0.550 acre site is located in the highway commercial (C-1) zoning district and the Light Industrial designation of the Comprehensive Plan.

**Application materials can be found at:**

<https://gardencityidaho.org/index.asp?SEC=435AAA7D-EB0F-4395-AA73-B9091191194B&DE=AC475746-109A-4659-8889-11F31890485F>

NOTE: Please send comments to Garden City Development Services by **April 2, 2019**. 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 N. Glenwood St., 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)

## LEGAL NOTICE OF PUBLIC HEARINGS

PURSUANT TO ESTABLISHED PROCEDURE, NOTICE IS HEREBY GIVEN THAT THE GARDEN CITY PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING AT 6:30 P.M. WEDNESDAY, APRIL 17, 2019, AT GARDEN CITY HALL, 6015 N. GLENWOOD ST., GARDEN CITY, IDAHO TO CONSIDER A REQUEST FOR:

**CUPFY2019-5:** Teri Aslett and d'Andra Cahill with Pooch Professionals Idaho, LLC are requesting Conditional Use Permit approval of a dog training school at 4601 W. Chinden Blvd; Ada County Parcel R2734510020, Fairview Acres Sub. #2. The 0.550 acre site is located in the highway commercial (C-1) zoning district and the Light Industrial designation of the Comprehensive Plan.

We are pleased to make reasonable accommodations for members of the public who are disabled or require special assistance. For those requiring special arrangements for any meeting, please contact our office at 472-2921, at least 72 hours prior to the time of the meeting. Due to sunshine laws it is requested that the applicant and public do not contact the decision makers directly. All documentation and comments should be submitted through staff or at the Public Hearing.

Publish 4.1.2019

# CITY OF GARDEN CITY PUBLIC HEARING NOTICE

THERE WILL A PUBLIC HEARING  
WED APRIL 17th at 6:30 PM  
AT CITY HALL 6015 GLENWOOD

Purpose: Obtain a conditional use permit for an animal care facility.  
Property Location: 4601 W. Chinden Blvd.  
Application By: Pooch Professionals Idaho LLC  
Contact the City Planner at (208) 472-2921 with any questions.

*China*  
**BUSINESS**

INTERIORS  
BATTERIES  
LAWN MOWERS  
BATTERIES  
FOCAL P  
HOME DESIGN  
ACTIVE  
FURNITURE

Office Furniture  
focal

FOR LEASE  
376-4665

Garden City  
Furniture  
noise

**CITY OF GARDEN CITY  
PUBLIC HEARING NOTICE  
THERE WILL A PUBLIC HEARING  
WED APRIL 17th at 6:30 PM  
AT CITY HALL 6015 GLENWOOD**

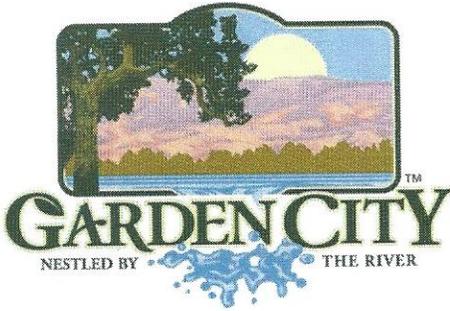
Purpose: Obtain a conditional use permit for an animal care facility.

Property Location: 4601 W. Chinden Blvd.

Application By: Pooch Professionals Idaho LLC

Contact the City Planner at (208) 472-2921 with any questions.





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

### Affidavit of Property Posting

I, (name) Andra Cahill do hereby attest that the property located at (site address) 4601 W Chinden Blvd, Garden City, Idaho, was posted on (date) 4/4/19. This posting was for (application number) CUPFY2019-5. The date of posting was no less than ten (10) days prior to the public hearing for which the application is to be heard in conformance with Section 8-6A-7 of the Garden City Code. The property was posted in compliance with Garden City standards of form, size, lettering, content, and placement for posting property for public notice.

*\*must submit clear and legible photos of the property posting with affidavit\**

BY: [Signature]  
TITLE Member, Pool Professionals Idaho LLC

State of Idaho)  
                  )SS  
County of Ada)

On this 8<sup>TH</sup> day of APRIL (month), 2019 (year), before me, the undersigned, a Notary Public in and for said State, personally appeared DANDRA CAHILL (person responsible for posting) known or identified to me to be the person whose name is subscribed to be the foregoing instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

[Signature]  
Notary Public for Idaho  
Residing at BOISE, ID  
Commission Expires: APR, 27 2023

