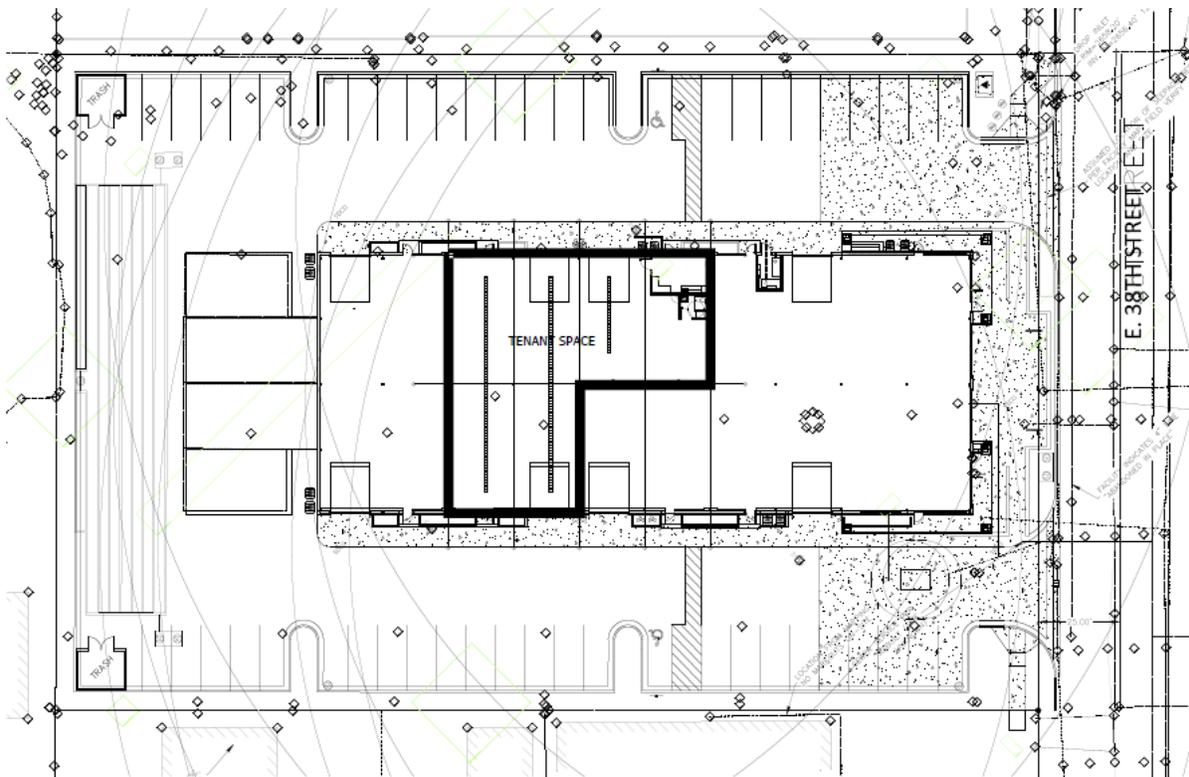




CITY OF GARDEN CITY

6015 Glenwood Street ■ Garden City, Idaho 83714
■ planning@gardencityidaho.org ■ www.gardencityidaho.org
■ Phone 208/472-2921

CUPFY2019-7
Conditional Use Permit
Use: Vehicle Service, Storage
Location: 112 E. 38th Street, Garden City, Idaho
Applicant: Jeff Likes with ALC Architecture



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

City of Garden City
Planning and Zoning Commission Staff
Report

Project Description:

Planning and Zoning Commission Public Hearing Date: Wednesday May 15, 2019, at 6:30 p.m.

Application File Number: CUPFY2019-7

Applicant: Jeff Likes with ALC Architecture

Location: 112 E. 38th St.; Ada County Parcel R2734502550, Fairview Acres Sub. No. 1 Block 8, Lots 5/6.

Requested Use: Vehicle Service, Storage

Project Synopsis: Jeff Likes with ALC Architecture is requesting Conditional Use Permit approval of Vehicle Service and Storage uses at 112 E. 38th St.; Ada County Parcel R2734502550, Fairview Acres Sub. No. 1 Block 8, Lots 5/6. The 1.38 acre site is located in the General Commercial (C-2) zoning district and the Mixed Use Commercial designation of the Comprehensive Plan.

Existing Conditions:

- The subject property is 1.38 acres
- The project is in the C-2 General Commercial Zoning District
- The project is located in the Mixed Use Residential 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: Professional Services
- There are no records on file with Garden City of existing easements
- Access to the site is from E. 38th Street
- There are sidewalks in good repair on 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-41 Vehicle Service
4. GCC 8-2C-37 Storage Facility or Yard
5. Title 8 Chapter 4 Design and Development Regulations
6. 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

VEHICLE SERVICE: The use of a site for the repair, rebuilding or reconditioning of motor vehicles or parts thereof, including collision service painting, repairing or straightening the body and/or chassis of vehicles or steam cleaning of vehicles.

For the purposes of this report, the term “site” is referenced, but is not defined by Garden City Code. GCC 8-1A-5 (Interpretation) requires the use of the Merriam Webster dictionary to define terms not defined in Garden City Code. The term “site” is defined in the Merriam Webster dictionary as:

SITE: A space of ground occupied or to be occupied by a building

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>	<i>C-1</i>	C-2	<i>M</i>	<i>LI</i>
Vehicle Service*					C	C	C	P

GCC 8-2C-41 Vehicle Service

Garden City Code 8-2C-41 (Vehicle Service) requires specific standards for this use:

A. *Minimum Site Area: The use shall have a minimum site area of fifteen thousand (15,000) square feet.*

B. *Site Layout:*

1. *All hydraulic hoists and pits, and all equipment for greasing, lubrication, and allowed repairs shall be enclosed entirely within a structure.*

2. *Any spray booth must be approved by the fire authority and building official.*

3. All parts, inventory and vehicles waiting to be repaired shall be kept inside an entirely enclosed building or hidden behind a privacy fence or other visual barrier as set forth in section 8-2C-37, Storage Facility Or Yard, of this article.

4. All new structures constructed for vehicle/equipment repair shall be constructed so that the entrances to individual workstation/service bays do not face abutting residential parcels or the public rights-of-way.

5. Tires taken in on trade that have no more than salvage value shall be stored in a solid wall enclosure.

C. *Limitations:*

1. No servicing of trucks in excess of one and one-half (1-1/2) ton capacity or industrial equipment of any type or character shall be allowed in the commercial district without a conditional use permit.

2. All vehicle/equipment repair uses and related activities shall be limited to between the hours of seven o'clock (7:00) A.M. and seven o'clock (7:00) P.M., Monday through Saturday.

3. Damaged or wrecked vehicles shall not be stored on site for purposes other than repair.

4. All vehicles that are repaired and are waiting to be picked up by the owner of the vehicle shall be parked on site and not in adjoining streets or alleys.

5. All discarded vehicle parts or equipment, permanently disabled, dismantled, or junked vehicles, or tires shall be removed from the premises within thirty (30) days of arrival.

D. *Site Maintenance:* All paved and unpaved areas shall be maintained grease and oil free.

Conditions of approval incorporating these requirements could be incorporated to ensure their ongoing enforcement.

The applicant has not specifically requested the servicing of trucks of one and one half (1-1/2) ton capacity. However, street sweeper vehicles typically exceed this weight, implying the request for this specific additional use provision.

The proposed use is requested to take place within a 4,716 sq. ft. suite in an existing 16,000 sq. ft. building. The definition of the term "site" noted above takes the entire property into consideration rather than each suite individually. However, the building foot print should be considered the site, as parking, drive aisles, site improvements, and trash enclosures take up the remainder of the property. Although the building meets the minimum 15,000 sq. ft. minimum for the proposed use, the use is not proposed for the entire building. A condition of approval could be required to limit the scope of the use to the suite noted in the application.

GCC 8-2C-37 Storage Facility or Yard

The applicant has also requested the entire 4,716 sq. ft. of the suites for storage of street sweeper vehicles, regardless if they are being repaired. However, GCC 8-2B-2 prohibits the use "Storage Facility or Yard" in the C-2 zone. The use is defined as:

**STORAGE
FACILITY OR
YARD:**

The use of more than twenty percent (20%) of a site where equipment, inventory, supplies, vehicles or other similar items of a nonresidential nature are stored inside or outside.

As noted above, the site should be limited to the building rather than the entire property. Taking the building size the proposal exceeds 20% of the building:

- Building size: 16,000 sq. ft.
- 20% of building: 3,200 sq. ft.
- Proposed storage: 4,716 sq. ft.

The Commission can limit storage to 20% of the building through a condition of approval, which would require the applicant to provide a revised site plan specifically delineated storage areas. However, the applicant will be taking up all available storage to the entire building and leave no available storage for other tenants. Future building and occupancy permits on the site will be reviewed to ensure the 20% threshold is not exceeded.

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 are installed adjacent to the property.

GCC 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:

There appears to be evidence on the record that the use may be appropriate to the location and the lot. The proposed use, as proposed and with conditions concerning vehicle service and limiting available storage, is appropriate to the location and the lot.

Impacts to Finding 2:

There appears to be evidence on the record that the use may be supported by adequate public facilities. Vehicle and pedestrian transportation infrastructure and public facilities are available to support the proposed use.

Impacts to Finding 3:

There appears to be evidence on the record that the use will not unreasonably diminish the health, safety, or welfare of the community: The proposed use, as proposed and with conditions concerning vehicle service and limiting available storage, do not unreasonably diminish the health, safety, or welfare of the community.

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.

The proposed use at this location appears to contribute to the Mixed Use Commercial designation. Vehicle service, when fully enclosed, contributes to an overall mix of uses in the area and functions at a similar level of small scale industrial uses. The proposed use is surrounded by multi-tenant commercial structures, similar to the existing structure.

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

Goal 10. Plan for the Future

10.6 Objective: Continue to support commercial and industrial land uses.

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

Standard comments.

Idaho Transportation Department

Standard comments.

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) Vehicle Service) 112. E. 38 th St.) Garden City, Ada County, Idaho) _____)	CUPFY2019-7 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 May 15, 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 Jeff Likes with ALC Architecture.
2. The property owner of record is East 38, LLC
3. The application is for the use "Vehicle Service".
4. The location of the project is 112 E. 38th Street, Garden City, ID; Ada County Parcel R2734502550; Lots 5 and 6, Block 8, Fairview Acres Sub No. 1.
5. The subject property is 1.38 acres.
6. The project is located in the Garden City C-2 General Commercial Zoning District.
7. The project is located in the Mixed Use Commercial Garden City Comprehensive Plan Land Use Designation.
8. The existing use on the site is: Professional Service.
9. Current access to the site is from E. 38th Street.
10. There are sidewalks along the site.
11. The following sections of the Garden City Municipal Code apply to this proposal:

This is drafted based on an approval of the request by the Planning and Zoning Commission. This is subject to change based on the Commission's decision.		
Standards	Compliant	Conclusions
GCC 8-7A Definitions of Uses	Yes	The definitions of uses that apply to this application are: Vehicle Service
GCC 8-2B-2 Allowed Uses	Yes	The use "Vehicle Service" requires a conditional use permit in the C-2 Zoning District.
8-2C-41 Vehicle Service	Yes	The proposed use, as proposed and conditioned, meets the requirements of this section.
Title 8 Chapter 4 Design and Development Regulations	Yes	Detached landscaping and sidewalks meeting the requirements of this section are installed.
GCC 8-6B-2 Conditional Use	Yes	1. The use, as conditioned, is appropriate to the location, the

		<p>lot, and the neighborhood.</p> <ol style="list-style-type: none"> 2. The use, as conditioned, is supported by adequate public facilities or services to the surrounding area; 3. The use, as conditioned, will not unreasonably diminish either the health, safety or welfare of the community as conditioned; and 4. The use, as conditioned, at this location is in conformance with the comprehensive plan and other adopted plans, and ordinances of the city.
--	--	--

12. Other studies, plans or approvals reviewed include:

Garden City Comprehensive Plan	Yes	<p>The proposal is consistent with the comprehensive land use designation of Mixed Use Commercial It is also in conformance with Garden City Comprehensive Plan Goals and Objectives:</p> <p>Goal 10. Plan for the Future <i>10.6 Objective: Continue to support commercial and industrial land uses.</i></p> <p>Goal 11. Serve the City <i>11.5 Objective: Support a positive business environment</i></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

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 March 13, 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 April 1, 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 April 11, 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 29, 2019 and on April 9, 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 May 5, 2019, in accordance with Garden City Code for the public hearing of May 15, 2019.
20. On May 15, 2019, at the Planning and Zoning Commission public hearing:
 - i. 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.

For the Duration of the Use

1. The use is limited to the 4,716 sq. ft. space depicted in sheet SD1.1 received March 13, 2019.
2. Storage is limited to 3,200 sq. ft. of the space depicted in sheet SD1.1 received March 13, 2019.

3. All hydraulic hoists and pits, and all equipment for greasing, lubrication, and allowed repairs shall be enclosed entirely within a structure.
4. Any spray booth must be approved by the fire authority and building official.
5. All parts, inventory and vehicles waiting to be repaired shall be kept inside an entirely enclosed building or hidden behind a privacy fence or other visual barrier as set forth in section 8-2C-37, Storage Facility Or Yard, of this article.
6. All new structures constructed for vehicle/equipment repair shall be constructed so that the entrances to individual workstation/service bays do not face abutting residential parcels or the public rights-of-way.
7. Tires taken in on trade that have no more than salvage value shall be stored in a solid wall enclosure.
8. Servicing of trucks in excess of one and one-half (1-1/2) ton capacity or industrial equipment of any type or character is authorized under this permit.
9. All vehicle/equipment repair uses and related activities shall be limited to between the hours of seven o'clock (7:00) A.M. and seven o'clock (7:00) P.M., Monday through Saturday.
10. Damaged or wrecked vehicles shall not be stored on site for purposes other than repair.
11. All vehicles that are repaired and are waiting to be picked up by the owner of the vehicle shall be parked on site and not in adjoining streets or alleys.
12. All discarded vehicle parts or equipment, permanently disabled, dismantled, or junked vehicles, or tires shall be removed from the premises within thirty (30) days of arrival.
13. All paved and unpaved areas shall be maintained grease and oil free.

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.

DRAFT



March 1, 2019

Garden City Planning and Zoning
C/O: Conditional Use Permit

Re: ACHD

To Whom It May Concern:

Pursuant to our Conditional use permit for ACHD located at 112 38th, we respectfully request approval to allow achd to store and repair their street sweeper vehicles in this building located in a C-2 zone.

The proposed use is for Ada County Highway District, and as such we are requesting a conditional use under the public services use. The use for the tenant will be to store and repair their street sweeper machines, please see the letter from ACHD attached to this application. The building is designed and situated for just such a use. The building is full sprinklered and is located in an area where warehouses and flex space are prevalent. The site location is centrally located in the valley and will provide easy access for ACHD to distribute their street sweeping machines. Other uses in the building are of the industrial type as well and the repair noise, a little has it will be, will not disrupt the other tenants.

Should you have any questions or concerns regarding this project please don't hesitate to contact me. We thank you for your time and consideration.

Thank you,

A handwritten signature in black ink that reads 'Jeff Likes'.

Jeff Likes, President
ALC Architecture
1119 E. State St. Suite 120
Eagle, ID 83616



Rebecca W. Arnold, President
Mary May, 1st Vice-President
Sara M. Baker, 2nd Vice-President
Jim D. Hansen, Commissioner
Kent Goldthorpe, Commissioner

February 19, 2019

ALC Architecture
1119 State Street
Suite 120
Eagle, ID 83616
Attn: Jeff Likes

Dear Mr. Likes,

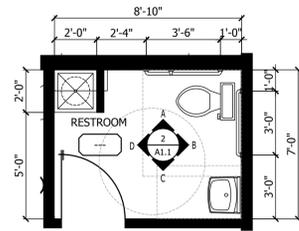
Regarding the TI and CUP project on 38th Street in Garden City, the Ada County Highway District (ACHD) proposes to utilize the space in the following manner.

1. Storage of mechanical and vacuum road sweepers.
2. Storage of spare parts for sweepers and other pieces of ACHD equipment.
3. Storage of fluids for maintenance of sweepers.
4. Storage of tools and equipment for maintenance of sweepers.
5. Employ up to two (2) full time mechanics to perform general repairs and maintenance of sweepers.

Please do not hesitate to call me with any additional questions or concerns you may have.

Respectfully,

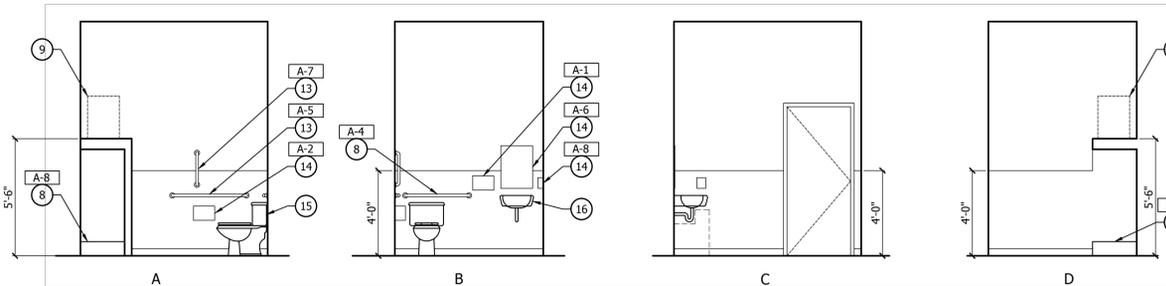
Tim Nicholson, P.E.
Ada County Highway District
Deputy Director of Maintenance



RESTROOM

SCALE: 1/4" = 1'-0"

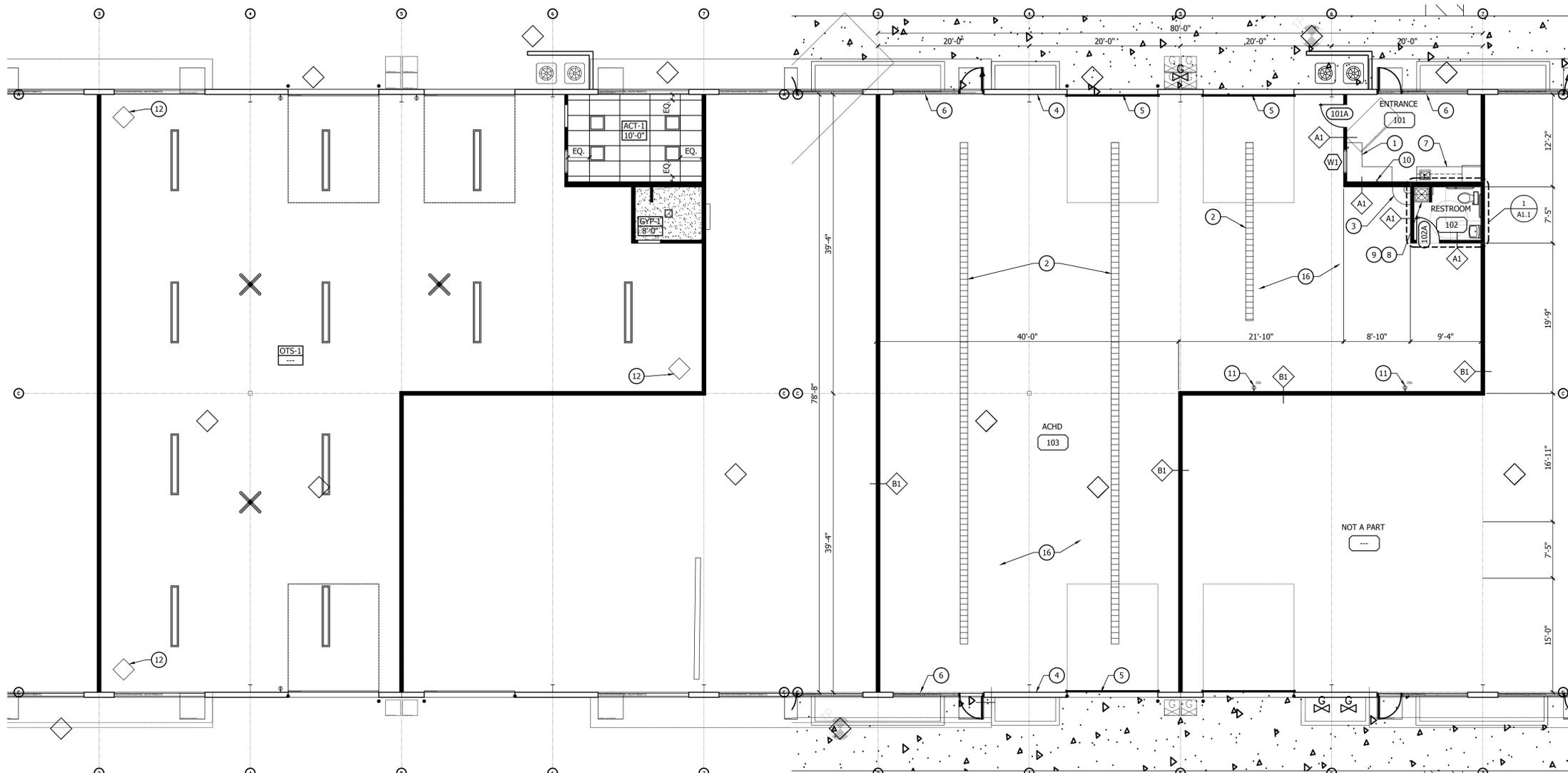
1



RESTROOM

SCALE: 1/4" = 1'-0"

2



REFLECTED CEILING PLAN

SCALE: 1/8" = 1'-0"

FLOOR PLAN

SCALE: 1/8" = 1'-0"

SHEET NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD (F.O.S.), UNLESS NOTED OTHERWISE.
2. ALL DOOR FRAMES AND DOOR/WINDOW ASSEMBLIES ARE TO BE LOCATED 0'-4" FROM FACE OF ADJACENT WALL, UNLESS NOTED OTHERWISE.
3. CONTRACTOR TO ASSESS AND REVIEW ALL CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING WORK.
4. CONTRACTOR TO PROVIDE ALL NECESSARY PREPARATIONS AND REMEDIATION TO RECEIVE NEW WORK AND FINISHES.
5. ALL SIGNAGE IS TO BE COORDINATED WITH OWNER. ALL EXISTING STOREFRONT AND EXTERIOR BUILDING WALLS IS TO BE WASHED, AND EXISTING STOREFRONT IS TO BE SELECTIVELY RE-PAINTED. REMOVE ALL GRAFFITI FROM BUILDING.

KEYNOTES

- 1 OWNER SUPPLIED RECEPTION DESK
- 2 TRENCH DRAINS - SEE MECHANICAL
- 3 OWNER SUPPLIED HAND WASHING STATION
- 4 EXISTING WALLS TO REMAIN
- 5 EXISTING OVERHEAD DOOR TO REMAIN
- 6 EXISTING STOREFRONT AND ENTRY DOOR TO REMAIN
- 7 OWNER SUPPLIED KITCHENETTE
- 8 MOP SINK
- 9 WATER HEATER
- 10 DATA PORT
- 11 220v OUTLETS
- 12 OVERHEAD SPACE HEATER
- 13 GRAB BAR
- 14 RESTROOM ACCESSORY - SEE SCHEDULE
- 15 WATER CLOSET
- 16 LAVATORY
- 17 NEW CONCRETE FLOOR - SEE PLAN

WALL TYPES

WALL HEIGHT :
UNLESS NOTED OTHERWISE ALL WALLS ARE TO BE 0'-6" ABOVE HIGHEST ADJACENT CEILING
D = WALL TO DECK, ABOVE

INSULATION TYPE :
A = ACOUSTICAL BATT INSULATION
T = THERMAL BATT INSULATION (R-13)

A1 3 5/8" x 20 GAUGE STUDS AT 1'-4" ON CENTER WITH 5/8" GYPSUM BOARD BOTH SIDES. PROVIDE SEALANT AT BOTTOM OF WALL, CONTINUOUS.

B1 2 1/2" x 20 GAUGE STUDS STAGGERED AT 1'-0" ON CENTER ON 5 1/2" x 20 GAUGE BASE AND TOP PLATE WITH 2 1/2" FIBERGLASS INSULATION IN EACH CAVITY BOTH SIDES WITH (2) 5/8" GYPSUM BOARD BOTH SIDES. PROVIDE SEALANT AT BOTTOM OF WALL, CONTINUOUS. SEE - 10/A1.2

CEILING TYPES

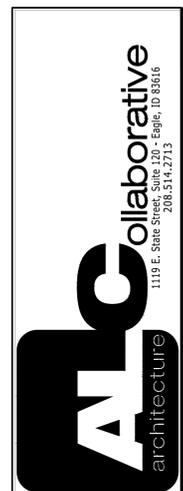
MARK	DESCRIPTION
GYP-1	NEW GYPSUM BOARD CEILING
ACT-1	2' x 4' CEILING PANELS
OTS-1	OPEN TO EXISTING STRUCTURE

CEILING LEGEND

- ☒ SUPPLY DIFFUSER
- ☒ RETURN LOUVER
- ☒ EXHAUST VENT
- LIGHTING
- EXIT SIGNAGE
- SPEAKER
- FIRE SPRINKLER



NO.	REVISIONS	DATE



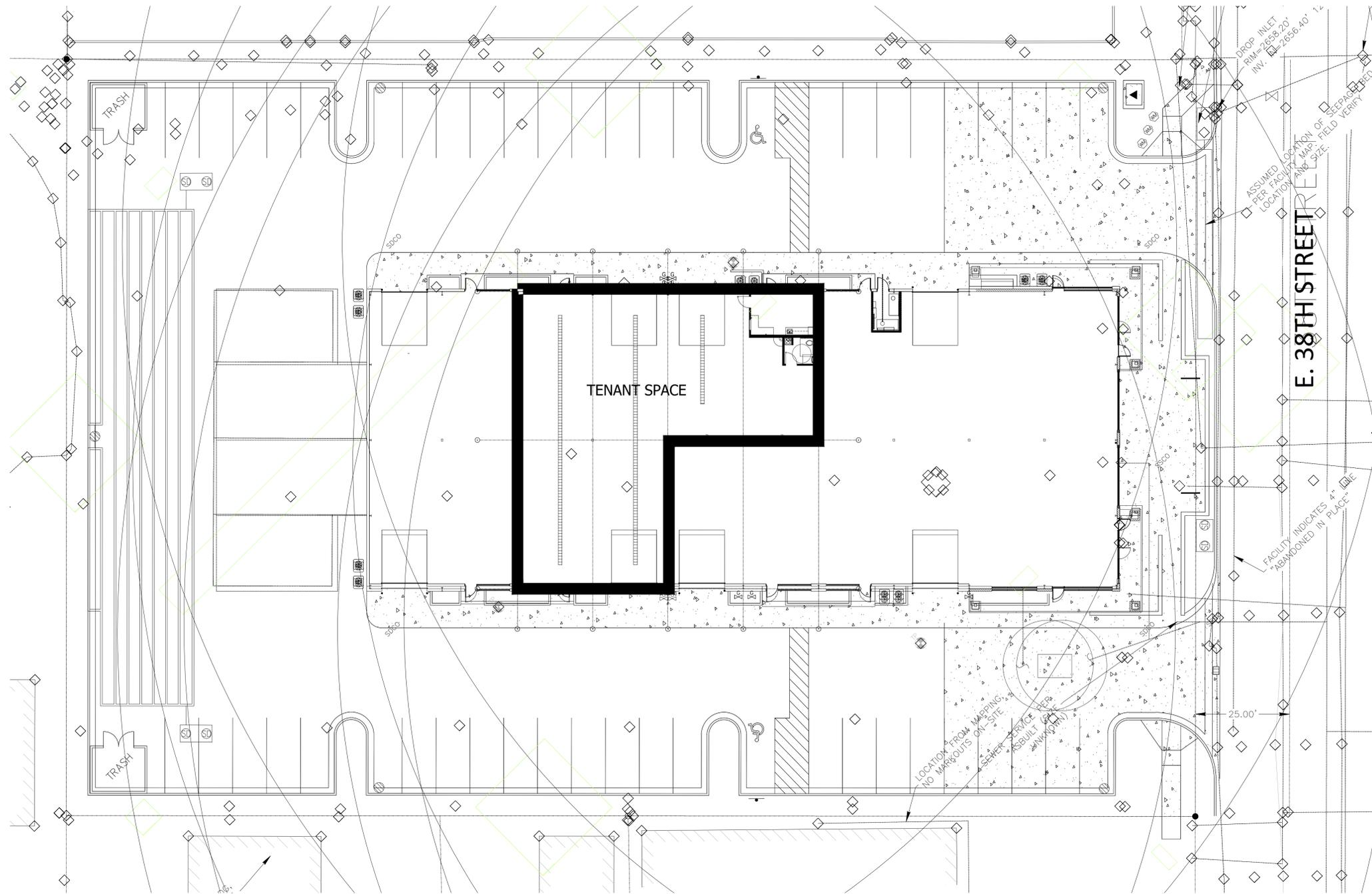
PROJECT FOR:
ACHD STORAGE
GARDEN CITY, IDAHO 83714
112 EAST 38TH ST

DRAWN BY: JRL
CHECKED BY: JRL
JOB # 18160
DATE: 12.26.2018

CONSTRUCTION DOCUMENTS

A1.1

THIS DRAWING CONTAINS INFORMATION WHICH IS THE PROPRIETARY PROPERTY OF ALC ARCHITECTURE. NO UNAUTHORIZED REUSE OR DUPLICATION OF THESE PLANS OR ANY INFORMATION CONTAINED HEREIN, WITHOUT THE EXPRESS WRITTEN CONSENT OF ALC ARCHITECTURE. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT.
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SITE PLAN

SCALE: 1" = 15'-0"

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NO.	REVISIONS	DATE

ALC collaborative
 architecture
 1119 E. State Street, Suite 120 - Eagle, ID 83616
 208.514.2713

PROJECT FOR:
ACHD STORAGE
 112 EAST 38TH ST
 GARDEN CITY, IDAHO 83714

DRAWN BY: JRL
 CHECKED BY: JRL
 JOB # 18160
 DATE: 12.26.2018

CONSTRUCTION DOCUMENTS

SD1.1



CONDITIONAL USE PERMIT

Permit info: CUPFY2019-7
 Application Date: 3/22/19 Rec'd by: MTK
 FOR OFFICE USE ONLY

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

APPLICANT	PROPERTY OWNER
Name: Jeff Likes	Name: Grove Hummert
Company: ALC Architecture	Company: Commercial Property Services
Address: 1119 E State #120	Address: PO Box 4067
City: Eagle	City: Boise
State: Idaho Zip: 83616	State: Idaho Zip: 83711
Tel.: 208.514.2713	Tel.: 208.573.7626
E-mail: jeff@alcarchitecture.com	E-mail: grove514@msn.com

PROPERTY AND DESIGN INFORMATION

Site Address: 112 E 38th St

Subdivision Name:	Lot:	Block:
Tax Parcel Number: R2734502550	Zoning:	Total Acres:
Proposed Use: Indoor storage, and minor repair of vehicles	Floodplain:	YES NO

Describe the proposed use:
 indoor storage of vehicles, and minor repair

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

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

The building is designed for flex space with overhead doors on each side of space and is located in an industrial neighborhood. The building is allowed storage of items, but the use as a minor vehicle repair needs to have a cu. The tenant is ACHD, and we would be applying for a city services use.

APPLICATION INFORMATION REQUIRED

NOTE:

AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES

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

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

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



PLEASE CHECK THE FOLLOWING:

INFORMATION REQUIRED ON COMPLIANCE STATEMENT AND STATEMENT OF INTENT:

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

INFORMATION REQUIRED ON NEIGHBORHOOD MAP:

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

INFORMATION REQUIRED ON SITE PLAN:

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

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

INFORMATION REQUIRED FOR IRRIGATION/DITCH AUTHORIZATION LETTER:

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

INFORMATION FOR NEIGHBORHOOD MEETING VERIFICATION:

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

INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:

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

From: [Jeff Likes](#)
To: [building](#)
Cc: [Jeff Likes](#)
Subject: RE: CUPFY2019-7 - Application Materials Required
Date: Friday, March 22, 2019 10:49:02 AM
Attachments: [image005.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[20190322104406859.pdf](#)

Attached is the signed application from the owner

Also- regarding the items we have omitted from the application

Will serve letter: there is a will serve letter on file from the original building construction

Irrigation authorization letter: there is a letter on file from the original building construction

Thanks



JEFF LIKES

Principal Architect

AIA, NCARB

1119 State. Ste. 120

Eagle, Idaho 83616

p. 208.514.2713 Ext. 8200

c. 208.941.7261

e. jeff@alcarchitecture.com

From: building <building@GARDENCITYIDAHO.ORG>
Sent: Friday, March 22, 2019 8:10 AM
To: Jeff Likes <Jeff@alcarchitecture.com>
Subject: CUPFY2019-7 - Application Materials Required

Hello,

Thank you for submitting the Conditional Use Permit application for 112 E. 38th Street. As we discussed, a waiver request will be required for any materials purposefully omitted from the application. In addition, we will need the property owner or an authorized agent to sign the application form as soon as possible. Once we have those two items, I can submit the application to

our Planner for determination of application completeness. Please let me know if you have any questions.

Thank you,

Mary Katayama



Garden City Development Services Building

City of Garden City

p: 208-472-2921

f: 208-472-2926

a: 6015 Glenwood Street, Garden City, ID 83714

w: www.gardencityidaho.org e: building@gardencityidaho.org

Window Hours: 9a.m. - 12p.m. and 1p.m. - 3:30p.m.



Total Control Panel

[Login](#)

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

From: jeff@alcarchitecture.com

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



February 21, 2019

Dear Resident,

Garden City Code requires an opportunity for a meeting between the applicant of a development proposal and the residents of the neighborhood in which the development site is located. The meeting shall occur prior to formal submittal of the development application to the City. This letter is such notice of an opportunity to review and discuss a conditional use application to the property located at 112 E 38th St, Garden City, Idaho. This is not a public hearing; public officials will not be present. If you have any questions regarding this Garden City Code neighborhood meeting requirement, please contact the Planning Division of the Planning & Development Services Department at 208-472.2921. If you have questions about the development project, please contact the representative listed below.

Purpose:

To review and provide comments regarding a conditional use permit.

When:

March 5, 2019 at 6:00 PM

Where:

Location: 112 E. 38th St. Suite A, Garden City, Idaho 83714

Project Description:

We are proposing to allow indoor storage of achd street sweeper vehicles and minor repair of these vehicles. We have included a copy of the floor plan for your review.

If you have questions about the meeting or proposed development project, please contact Jeff Likes at *ALC Architecture, 1119 E. State St. Suite 120 Eagle, Idaho 83616; 208.514.2713*

Thank you,

A handwritten signature in blue ink that reads 'Jeff Likes'.

Jeff Likes

ALCollaborative Architecture

jeff@alarchitecture.com

RECEIVED

FEB 27 2019

GARDEN CITY
DEVELOPMENT SERVICES

From: [Jeff Likes](#)
To: [building](#)
Cc: [Jeff Likes](#)
Subject: RE: CUPFY2019-7 - Application Materials Required
Date: Friday, March 22, 2019 10:49:02 AM
Attachments: [image005.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[20190322104406859.pdf](#)

Attached is the signed application from the owner

Also- regarding the items we have omitted from the application

Will serve letter: there is a will serve letter on file from the original building construction

Irrigation authorization letter: there is a letter on file from the original building construction

Thanks



JEFF LIKES

Principal Architect

AIA, NCARB

1119 State. Ste. 120

Eagle, Idaho 83616

p. 208.514.2713 Ext. 8200

c. 208.941.7261

e. jeff@alcarchitecture.com

From: building <building@GARDENCITYIDAHO.ORG>
Sent: Friday, March 22, 2019 8:10 AM
To: Jeff Likes <Jeff@alcarchitecture.com>
Subject: CUPFY2019-7 - Application Materials Required

Hello,

Thank you for submitting the Conditional Use Permit application for 112 E. 38th Street. As we discussed, a waiver request will be required for any materials purposefully omitted from the application. In addition, we will need the property owner or an authorized agent to sign the application form as soon as possible. Once we have those two items, I can submit the application to

our Planner for determination of application completeness. Please let me know if you have any questions.

Thank you,

Mary Katayama



Garden City Development Services Building

City of Garden City

p: 208-472-2921

f: 208-472-2926

a: 6015 Glenwood Street, Garden City, ID 83714

w: www.gardencityidaho.org e: building@gardencityidaho.org

Window Hours: 9a.m. - 12p.m. and 1p.m. - 3:30p.m.



Total Control Panel

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From: jeff@alcarchitecture.com

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



ADA COUNTY ASSESSOR

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

RADIUS NOTICE REQUEST FOR ADDRESSES

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

Please check the purpose below:

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

Agency: _Garden City, Idaho_

Parcel Number or Address of Subject Property:

112 E. 38th Street
R27340502550

Brief Description:

Use of space an indoor storage and minor vehicle repair

Applicant:

Name: _Jeff Likes_

Address: _1119 E State #119_

City: _Eagle_ State: _ID_ Zip: _83616_

Telephone: _208.514.2713_

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

Email address:

jeff@alcarchitecture.com

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

By: _____ Date: _____

PARCEL	PRIMOWNER	ADDCONCAT	STATCONCAT
R2734502515	EL64 LLC	1715 SENDERO LN	BOISE, ID 83712-0000
R2734502525	AUTO PROPERTIES LLC	3950 N HACKBERRY WAY	BOISE, ID 83702-0000
R2734502550	EAST 38 LLC	PO BOX 4067	BOISE, ID 83711-0000
R7866000080	HARMS FRED G	8395 LAWRENCEBURG RD	HARRISON, OH 45030-0000
R7866000120	WILCOX BETTY L	3810 N KAY ST	GARDEN CITY, ID 83714-6454
R7866000130	KONRAD SEAN CHARLES	204 E 38TH ST	GARDEN CITY, ID 83714-0000
R7866000020	KATELEY COLLEEN	3827 N KAY ST	GARDEN CITY, ID 83714-0000
R7866000050	THOMAS JACKIE H	3803 N KAY ST	GARDEN CITY, ID 83714-6455
R7866000035	NHS COMMUNITY SERVICES LLC	3380 W AMERICANA TER STE 120	BOISE, ID 83706-0000
R7866000100	HOPKINS STEVEN LYNN	3824 N KAY ST	GARDEN CITY, ID 83714-6454
R7866000110	HOPKINS STEVEN LYNN	3824 N KAY ST	GARDEN CITY, ID 83714-6454
R2734502760	AUTO PROPERTIES LLC	3950 N HACKBERRY WAY	BOISE, ID 83702-0000
R2734502500	ORYX INDUSTRIES LLP	1065 W DEER CREST DR	MERIDIAN, ID 83646-0000
R2734520520	CROW KENNETH H	2509 N 30TH ST	BOISE, ID 83703-5460
R2734502722	N3 LLC	PO BOX 190153	BOISE, ID 83719-0153
R2734502535	CHANDLER G W	4048 W CHINDEN BLVD	BOISE, ID 83714-6340
R2734502700	DAY KENNETH W	11444 W USTICK RD	BOISE, ID 83713-5009
R2734520530	MOON RONALD J & PAMELA D FAMLY LIVING TR	967 N LIONBRIDGE PL	EAGLE, ID 83616-0000
R2734520510	BJ & K LLC	114 E 37TH ST	GARDEN CITY, ID 83714-0000
R2734502777	CHINDEN LLC	PO BOX 6144	BOISE, ID 83707-6144
R2734502710	DAY KENNETH W	11444 W USTICK RD	BOISE, ID 83713-5009
R2814240100	TWIN BLOCKS LLC	PO BOX 44225	BOISE, ID 83711-0000
R7866000006	O'BRIEN RUSSELL J	3835 N KAY ST	GARDEN CITY, ID 83714-0000
R2734502545	CHANDLER GLEN WILLIAM	4048 W CHINDEN BLVD	BOISE, ID 83714-6340
R2734520491	TWIN BLOCKS LLC	PO BOX 44225	BOISE, ID 83711-0000
R2734502540	ANTHONY M LLC	3719 W QUAIL HEIGHTS CT	BOISE, ID 83703-0000
R2734502730	EAST 39 LLC	PO BOX 4067	BOISE, ID 83711-0000
R2734520480	CITY OF GARDEN CITY	6015 N GLENWOOD ST	GARDEN CITY, ID 83714-1347
R2734502783	JACKSONS FOOD STORES INC	3450 E COMMERCIAL CT	MERIDIAN, ID 83642-0000
R2734502718	RICE TYLER	3033 W REGAN AVE	BOISE, ID 83702-0000

Garden City Agency Notice

planning

Thu 4/11/2019 1:02 PM

Bcc:bill.bosworth@idfg.idaho.gov <bill.bosworth@idfg.idaho.gov>; building <building@GARDENCITYIDAHO.ORG>; Caleb.Lakey@itd.idaho.gov <Caleb.Lakey@itd.idaho.gov>; Colin Schmidt <cschmidt@GARDENCITYIDAHO.ORG>; Kevin Wallis <kwallis@GARDENCITYIDAHO.ORG>; Lisa Leiby <lleiby@GARDENCITYIDAHO.ORG>; Lindsey Pettyjohn_Library <lpettyjohn@gardencitylibrary.org>; Elfreda Higgins <ehiggins@GARDENCITYIDAHO.ORG>; Jeff Souza <jsouza@GARDENCITYIDAHO.ORG>; Jeff Souza Home <councilmansouza@cableone.net>; John Evans <jevans@GARDENCITYIDAHO.ORG>; planning <planning@GARDENCITYIDAHO.ORG>; Susanna Smith <ssmith@GARDENCITYIDAHO.ORG>; Troy Vaughn <tvaughn@GARDENCITYIDAHO.ORG>; Abe Blount <ablount@gardencitypolice.org>; Charles Wadams <cwadams@GARDENCITYIDAHO.ORG>; Pam Beaumont <pbeaumont@GARDENCITYIDAHO.ORG>; Pam Beaumont Home <pbeaumont730@gmail.com>; William Mitchell <wmitchell@GARDENCITYIDAHO.ORG>; Joe Canning_Work <jdcanning@baengineers.com>; Jenah Thornborrow <jthorn@GARDENCITYIDAHO.ORG>; Lindsey Pettyjohn_Library <lpettyjohn@gardencitylibrary.org>; Pam Beaumont Home <pbeaumont730@gmail.com>; Rick Allen <rallen@gardencitypolice.org>; Tom Patterson <tpatterson@gardencitypolice.org>; Alicia.martin@deq.idaho.gov <Alicia.martin@deq.idaho.gov>; bob_kibler@fws.gov <bob_kibler@fws.gov>; Bryce@sawtoothlaw.com <Bryce@sawtoothlaw.com>; bujak.charissa@epa.gov <bujak.charissa@epa.gov>; Carla.bernardi@cableone.biz <Carla.bernardi@cableone.biz>; clittle@achdidaho.org <clittle@achdidaho.org>; cmiller@compassidaho.org <cmiller@compassidaho.org>; criddle@cityofboise.org <criddle@cityofboise.org>; dfluke@cityofboise.org <dfluke@cityofboise.org>; dgordon@cityofboise.org <dgordon@cityofboise.org>; dsperfma@adaweb.net <dsperfma@adaweb.net>; exline.eric@westada.org <exline.eric@westada.org>; greg.j.martinez@usace.army.mil <greg.j.martinez@usace.army.mil>; info@westernada.com <info@westernada.com>; jamie.huff@dhs.gov <jamie.huff@dhs.gov>; kmoeller@idahostatesman.com <kmoeller@idahostatesman.com>; lanette.daw@boiseschools.org <lanette.daw@boiseschools.org>; lbadigia@cdhd.idaho.gov <lbadigia@cdhd.idaho.gov>; lisaharm@msn.com <lisaharm@msn.com>; mack@settlersirrigation.org <mack@settlersirrigation.org>; mark.wasdahl@itd.idaho.gov <mark.wasdahl@itd.idaho.gov>; danielpavlinik@gmail.com <danielpavlinik@gmail.com>; mark@pioneerirrigation.com <mark@pioneerirrigation.com>; mreno@cdhd.idaho.gov <mreno@cdhd.idaho.gov>; msinglet@intgas.com <msinglet@intgas.com>; nadine.curtis@idpr.idaho.gov <nadine.curtis@idpr.idaho.gov>; newdrycreek@hotmail.com <newdrycreek@hotmail.com>; Projectmgr@boiseriver.org <Projectmgr@boiseriver.org>; pvc1953@aol.com <pvc1953@aol.com>; rjohnson@cityofboise.org <rjohnson@cityofboise.org>; rolson@republicservices.com <rolson@republicservices.com>; rphillips@idahopower.com <rphillips@idahopower.com>; Shelley@nacfire.org <Shelley@nacfire.org>; syarrington@achdidaho.org <syarrington@achdidaho.org>; tlaws@cityofboise.org <tlaws@cityofboise.org>; wbsdmb@qwestoffice.net <wbsdmb@qwestoffice.net>; William.m.terry@usps.gov <William.m.terry@usps.gov>; d3development.services@itd.idaho.gov <d3development.services@itd.idaho.gov>; RMurbach@republicservices.com <RMurbach@republicservices.com>; yulia@sunshinehomesllc.com <yulia@sunshinehomesllc.com>; building <building@GARDENCITYIDAHO.ORG>; wed2no1@yahoo.com <wed2no1@yahoo.com>; jackson-heim@hotmail.com <jackson-heim@hotmail.com>;

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

CUPFY2019-7: Jeff Likes with ALC Architecture is requesting Conditional Use Permit approval of Vehicle Service and Storage uses at 112 E. 38th St.; Ada County Parcel R2734502550, Fairview Acres Sub. No. 1 Block 8, Lots 5/6. The 1.38 acre site is located in the General Commercial (C-2) zoning district and the Mixed Use Commercial designation of the Comprehensive Plan.

Application materials can be found at:

<https://gardencityidaho.org/index.asp?SEC=435AAA7D-FB0F-4395-AA73-B9091191194B&DE=B4131EA7-1BD1-484F-90D9-D87BCEC56941>

NOTE: Please send comments to Garden City Development Services by **April 30, 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 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



DEVELOPMENT SERVICES DEPARTMENT

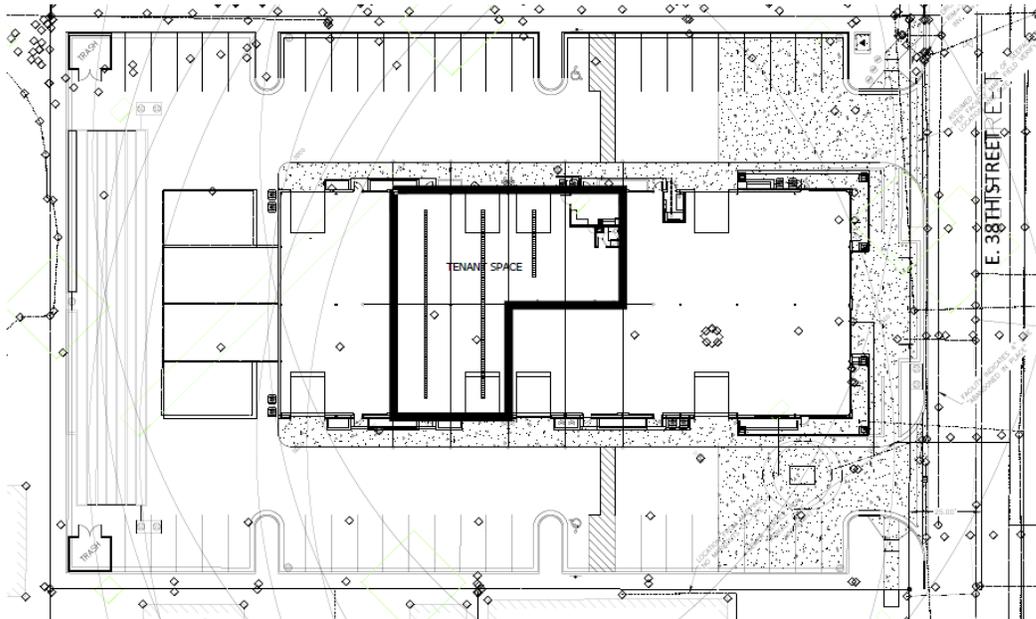
6015 Glenwood Street ■ Garden City, Idaho 83714 ■ www.gardencityidaho.org
Phone 208/472-2921 ■ Fax 208/472-2996 ■ planning@gardencityidaho.org

May 8, 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, May 15, 2019** at 6:30p.m. 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 CUPFY2019-7: Jeff Likes with ALC Architecture is requesting Conditional Use Permit approval of Vehicle Service and Storage uses at 112 E. 38th St.; Ada County Parcel R2734502550, Fairview Acres Sub. No. 1 Block 8, Lots 5/6. The 1.38 acre site is located in the General Commercial (C-2) zoning district and the Mixed Use Commercial designation of the Comprehensive Plan.



The application materials can be found online at 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, May 7, 2019.**

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

.....
CUPFY2019-7 – Vehicle Service and Storage at 112 E. 38th St.

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: _____

Idaho Statesman

Keeping you connected | IdahoStatesman.com

Order Confirmation

Customer

GARDEN CITY CITY OF

Customer Account

264046

Customer Address

6015 GLENWOOD ST
GARDEN CITY ID 837141347 USA

Customer Phone

208-472-2900

Customer Fax

Sales Rep

jhildreth@idahostatesman.com

Payor Customer

GARDEN CITY CITY OF

Payor Account

264046

Payor Address

6015 GLENWOOD ST
GARDEN CITY ID 837141347 USA

Payor Phone

208-472-2900

Customer EMail

lleiby@gardencityidaho.org

Order Taker

lcordero@mcclatchy.com

PO Number

Legal Notice

Payment Method

Invoice

Blind Box

Tear Sheets

1

Proofs

0

Affidavits

1

Net Amount

\$104.24

Tax Amount

\$0.00

Total Amount

\$104.24

Payment Amount

\$0.00

Amount Due

\$104.24

Ad Order Number

0004170081

Order Source

Ordered By

Mary Katayama

Special Pricing

Invoice Text

LEGAL NOTICE OF PUBLIC HEARINGS

Promo Type

Package Buy

Materials

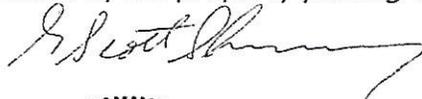


6015 Glenwood Street Garden City, Idaho 83714
Phone 208/472-2921 Fax 208/472-2926 www.gardencityidaho.org

Affidavit of Property Posting

I, (name) SCOTT SHUMWAY do hereby attest that the property located at (site address) 112 E 38TH ST, Garden City, Idaho, was posted on (date) 4-23-19. This posting was for (application number) _____ . 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: SCOTT SHUMWAY 

TITLE VP



State of Idaho)
)SS
County of Ada)

On this 23rd day of April (month), 2019 (year), before me, the undersigned, a Notary Public in and for said State, personally appeared Scott Shumway (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.



Notary Public for Idaho

Residing at 112 E 38th St

Commission Expires: 11/19/2020



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

Date: 13 April 2019

Subject: **112 East 38th Street**
Parcel A of ROS #11195
Lots 5 and 6, Block 8
Fairview Acres Subdivision No. 1
CUPFY2019-7
Tax Parcel R2734502550

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 construction of an ACHD street maintenance facility.

Any approval of the project should be conditioned upon successfully addressing items presented in this review.

Property Owner

The application notes that Grove Hummert is the owner of the land. Our information and the Affidavit of Legal Interest notes that East 38, LLC is the owner. Grove Hummert is a member of East 38. LLC.

Parcel Consolidation Survey

This property was the subject of a Parcel Consolidation survey completed under file number LLAFY2018-4.

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

Regarding access to East 38th Street, approval of the project by the Ada County Highway District is required.

Fire District Approval

Approval of the project by the North Ada County Fire and Rescue District will be required. Should fire flow requirements exceed those available, the land 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 must be reviewed and approved by the city's Public Works Department.

The applicant is responsible to verify that adequate depth of sewer service is available to the site.

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

Depending on the waste water stream, the applicant is advised that constituents in wastewater may require pre-treatment. Contact environmental staff in the Public Works Department.

Floodplain

The application does not indicate that the site is located in the floodplain, but a portion is in the floodplain. Therefore a floodplain application is required.

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, not the preliminary maps. 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 will be required to be reviewed and approved by the city. 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.

A site geotechnical report will be required for the design of the on-site storm water system. Said report must identify the depth to seasonal high groundwater, provide a profile of encountered soils and their infiltration rates. The report must 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.

The applicant is advised that industrial or commercial land uses that may be considered high risk may require enhanced treatment. Contact environmental staff in the Public Works Department to review materials and processes to occur at the site.

Storm Water Operation and Management Agreement

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.

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



**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

April 29, 2019

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

VIA EMAIL

Development Application	CUPFY2019-7
Project Name	VEHICLE SERVICE AND STORAGE
Project Location	112 East 38 th Street, east of US-20/26 milepost 46.42
Project Description	Conditional use permit for vehicle service and storage of ACHD street sweeper equipment
Applicant	Jeff Likes, ALC Architecture

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

1. This project does not abut the State highway system.
2. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway.
3. The 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.
4. ITD does not object to the conditional use permit as presented in the application.

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

Sincerely,

Sarah Arjona
Development Services Coordinator
Sarah.Arjona@itd.idaho.gov
