



## CITY OF GARDEN CITY

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■ [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org) ■ [www.gardencityidaho.org](http://www.gardencityidaho.org)  
■ Phone 208/472-2921

**CUPFY2019-8**

**Conditional Use Permit**

**Use: Laundry and Dry Cleaning, Commercial Plant**  
**Location: 5320 N. Sawyer Street, Garden City, Idaho**  
**Applicant: GIB Services Inc.**



**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 May 15, 2019, at 6:30 p.m.

**Application File Number:** CUPFY2019-8

**Applicant:** GIB Services, Inc

**Location:** 5320 N. Sawyer Ave.; Ada County Parcel R1055420071, Bradley Park Sub. No. 1, Block 2, Lot 1.

**Requested Use:** Laundry and Dry Cleaning, Commercial Plant

**Project Synopsis:** GIB Services Inc., on behalf of Country Linen Service is requesting Conditional Use Permit approval of a commercial laundry facility at 5320 N. Sawyer Ave.; Ada County Parcel R1055420071, Bradley Park Sub. No. 1, Block 2, Lot 1. The 1.978 acre site is located in the General Commercial (C-2) zoning district.

**Existing Conditions:**

- The subject property is 1.978 acres
- The project is in the C-2 General Commercial Zoning District
- The project is located in the Light Industrial 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: None
- There are no records on file with Garden City of existing easements
- Access to the site is from N. Alworth and N. Sawyer Streets.
- 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. Title 8 Chapter 4 Design and Development Regulations
4. GCC 8-6A-4 Required Application Information – Waiver Request
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**

*LAUNDRY AND DRY CLEANING,  
COMMERCIAL PLANT*

The use of a site for cleaning fabrics, textiles, and apparel.

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

The use “Laundry and Dry Cleaning, Commercial Plant” is a conditionally permitted use in the C-2 General 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>	<b>C-2</b>	<i>M</i>	<i>LI</i>
Laundry and Dry Cleaning, Commercial Plant					P	C		P

**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 along N. Alworth and N. Sawyer Streets.

**GCC 8-6A-4 Required Application Information – Request for Waiver**

The applicant has requested a waiver to the following application requirements:

- Irrigation/Ditch Company Letter

According to available Garden City data, there is not an irrigation ditch or associated easement on the property. A waiver request could be granted by the Commission, as it does not apply to this application.

**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, 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, do not unreasonable diminish the health, safety, or welfare of the community. The applicant has proposed not conducting dry cleaning as well as not laundering petroleum or ink based laundry. Prohibiting these activities in association with the use protects the health, safety or welfare of the community by limiting air and waste water discharges. Conditions of approval incorporating these prohibitions could be added to ensure enforcement.

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 in the Light Industrial Comprehensive Plan Land Use Map Designation.

**LIGHT INDUSTRIAL:** The light industrial designation reflects an intent to maintain the area of existing industrial uses, around Bradley Street and north of Chinden. Industrial development includes: materials processing and assembly, product manufacturing, storage of finished products, and truck terminals. Manufacturing support facilities such as offices and research related activities should also be allowed in this area, but other non-industrial uses should be limited. Major consideration in regulating industrial uses should be setbacks, buffering and landscaping from adjacent residential uses.

Standards should also be directed toward control of light, glare, noise, vibration, water and air pollution; use and storage of toxic, hazardous or explosive materials; and outdoor storage and waste disposal.

The proposed use at this location appears to be within the scope of industrial activities noted in the designation. The use is not adjacent to residential uses and is surrounded by commercial uses.

The Ada County Fairgrounds/Idaho Expo Center (Fairgrounds) is located within the Special Opportunity Area designation of the Comprehensive Plan Land Use Map. The Fairgrounds are across N. Alworth Street from the proposed use.

**SPECIAL OPPORTUNITY AREA:** Special Opportunity Areas have been identified for (a) large parcels of vacant or un-developed land; (b) the area west of the City within the Area of City Impact; and (c) the area around the Idaho Expo Center, including the Idaho Department of Transportation District 3 Headquarters and extending east to Bradley. This designation is intended to identify these areas for further master plan or site specific planning efforts. The large size of these areas provide a unique opportunity for master planning with consideration for a mix of uses and residential housing types; street, sidewalk and bicycle networks and connectivity; spaces for public uses including parks, open spaces, plazas; and infrastructure improvements including water and sewer.

The impact of the proposed use on future development within the Fairgrounds is not clear from the record. Limiting the scope of activities as noted above would help mitigate possible impacts to future residential development within the Fairgrounds. However, without annexation and a Specific Area Plan that establishes the development pattern for the Fairgrounds, additional conditions may be difficult to ascertain.

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 ) Laundry and Dry Cleaning, Commercial Plant ) 5320 N. Sawyer Street ) 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 GIB Services, Inc.
2. The property owner of record is Michael Brought.
3. The application is for the use “Laundry and Dry Cleaning, Commercial Plant”.
4. The location of the project is 5320 N. Sawyer Ave, Garden City, ID; Ada County Parcel R1055420071; Lot 1 Block 2 Bradley Park Sub
5. The subject property is 1.978 acres.
6. The project is located in the Garden City C-2 General Commercial Zoning District.
7. The project is located in the Light Industrial Garden City Comprehensive Plan Land Use Designation.
8. The existing use on the site is: None
9. Current access to the site is from N. Sawyer Ave. and N. Alworth Street
10. There are sidewalks along the site.
11. The following sections of the Garden City Municipal Code apply to this proposal:

<b>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.</b>		
Standards	Compliant	Conclusions
<b>GCC 8-7A Definitions of Uses</b>	Yes	The definitions of uses that apply to this application are: Laundry and Dry Cleaning, Commercial Plant
<b>GCC 8-2B-2 Allowed Uses</b>	Yes	The use “Laundry and Dry Cleaning, Commercial Plant” requires a conditional use permit in the C-2 Zoning District.
<b>Title 8 Chapter 4 Design and Development Regulations</b>	Yes	Detached sidewalks meeting the requirements of this section are installed. Landscaping improvements are reviewed administratively during the occupancy permit process.

<p><b>GCC 8-6B-2 Conditional Use</b></p>	<p>Yes</p>	<ol style="list-style-type: none"> <li>1. The use, as conditioned, is appropriate to the location, the lot, and the neighborhood.</li> <li>2. The use, as conditioned, is supported by adequate public facilities or services to the surrounding area;</li> <li>3. The use, as conditioned, will not unreasonably diminish either the health, safety or welfare of the community as conditioned; and</li> <li>4. The use, as conditioned, 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 designation of Light Industrial It is also in conformance with Garden City Comprehensive Plan Goals and Objectives:</p> <p><b>Goal 10. Plan for the Future</b>  <i>10.6 Objective: Continue to support commercial and industrial land uses.</i></p> <p><b>Goal 11. Serve the City</b>  <i>11.5 Objective: Support a positive business environment</i></p>
<p>Garden City Planning And Zoning Commission Sidewalk Policy</p>	<p>Yes</p>	<p>The policy was reviewed as part of this proposal.</p>
<p>Comments from Other Departments and Agencies</p>	<p>Yes</p>	<p>This approval includes a condition requiring compliance and approval from applicable agencies.</p>

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 April 11, 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 12, 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 29, 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 12, 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. Dry cleaning and the laundering of petroleum or ink based laundry is prohibited.

#### 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

# Compliance Statement and Letter of Intent

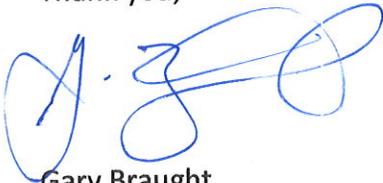
Country Linen Service has been doing business in Garden City since 2006. When we started our business, we originally were located at 5111 Allworth Street, in Suite D. We quickly grew and our landlord helped us move into to of their larger units located right around the corner to 5220 Sawyer Ave, suites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

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

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

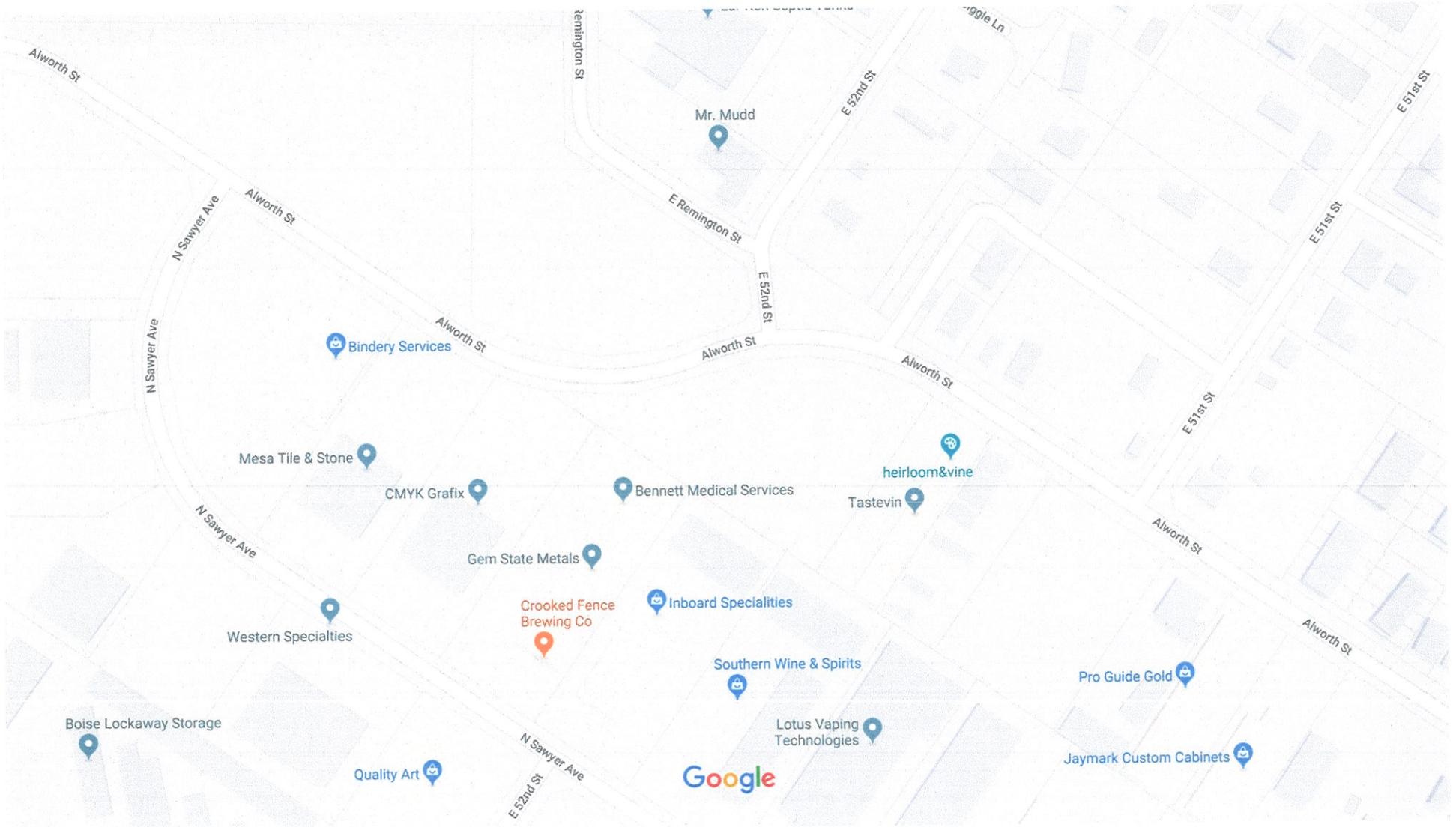
Because the bindery business that was in the building for 30 years prior to us was doing light production as well, we feel our business would fit in the same location seamlessly. We do not create any noise or noxious smells that would be any different than the business neighborhood has come accustomed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

Thank you,



Gary Braught  
Owner









## CONDITIONAL USE PERMIT

Permit info: CUPFY2019-8  
 Application Date: 4/11/19 Rec'd by: MK  
 FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921  
 ▪ [www.gardencityidaho.org](http://www.gardencityidaho.org) ▪ [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org)

APPLICANT	PROPERTY OWNER
Name: <u>GJB SERVICES INC</u>	Name: <u>MICHAEL &amp; SHANNA BRAVANT</u>
Company: <u>COUNTRY LINEN SERVICE</u>	Company:
Address: <u>5220 SAWYER AVE SUITES E, F, G</u>	Address: <u>5320 SAWYER AVE</u>
City: <u>GARDEN CITY</u>	City: <u>GARDEN CITY</u>
State: <u>ID</u> Zip: <u>83714</u>	State: <u>ID</u> Zip: <u>83714</u>
Tel.: <u>208-375-0274</u>	Tel.: <u>707-489-6504</u>
E-mail: <u>SERVICES@COUNTRYLINEN.US</u>	E-mail: <u>MJB@LOWVALUENMARKET.COM</u>

**PROPERTY AND DESIGN INFORMATION**

Site Address: 5320 SAWYER AVE

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

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

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

How is the use appropriate to the location, the lot, and the neighborhood, and is compatible with the uses permitted in the applicable zoning district? WE ARE ALREADY DOING BUSINESS IN THE NEIGHBORHOOD FOR THIRTEEN YEARS AND HAVE NOT HAD ANY ISSUES WITH ENVIRONMENT OR SOCIAL ISSUES. WE HAVE WORKED WELL WITH KEVIN, AND HAVE ALWAYS TAKEN HIS ADVICE AND ACTED ON IT.

APPLICATION INFORMATION REQUIRED

**NOTE:**

**AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES**

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

- Compliance Statement and Statement of Intent
  - Neighborhood Map
  - Will Serve Letter *(ATTACHED APPLICATIONS IF SUBMITTED TO MAY)*
  - 11"x17" Site Plan
  - Irrigation/Ditch Company Authorization Letter
  - Photos of Site
  - Neighborhood Meeting Verification
  - Affidavit of Legal Interest
  - Waiver Request of Application Materials
- \*Additional information may be required by staff such as a traffic/parking analysis, a use analysis or documents related specifically to a business.*

**PLEASE CHECK THE FOLLOWING:**

**INFORMATION REQUIRED ON COMPLIANCE STATEMENT AND STATEMENT OF INTENT:**

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

**INFORMATION REQUIRED ON NEIGHBORHOOD MAP:**

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

**INFORMATION REQUIRED ON SITE PLAN:**

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

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

INFORMATION REQUIRED FOR IRRIGATION/DITCH AUTHORIZATION LETTER:

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

INFORMATION FOR NEIGHBORHOOD MEETING VERIFICATION:

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

INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:

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

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

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

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

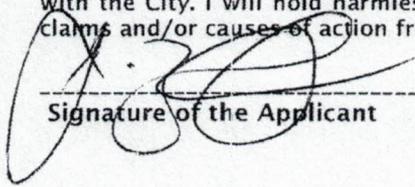
How does the use support the goals of the Comprehensive Plan?

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

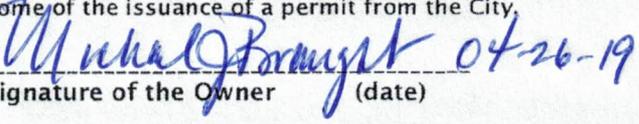
How far is the proposed use from a pedestrian/bicycle pathway?

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

I consent to this application and hereby certify that information contained on this application and in the accompanying materials is correct to the best of my knowledge. I agree to be responsible for all application materials, fees and application correspondence with the City. I will hold harmless and indemnify the City of Garden City from any and all claims and/or causes of action from or an outcome of the issuance of a permit from the City.

  
Signature of the Applicant

4-1-2019  
(date)

  
Signature of the Owner

04-26-19  
(date)



**GJB Services Inc**  
Country Linen Service

5220 Sawyer Ave Suite E  
Garden City, ID 83714

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

services@countrylinen.us

## Waiver Request

To whom it may concern,

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

Gary Braught

GJB Services Inc dba Country Linen Service



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

### Affidavit of Legal Interest

State of Idaho )  
)SS  
County of Ada )

I, MICHAEL J. BRAMHRT, 1525 MILL CREEK RD PO BOX 3  
Name Address  
LAYTONVILLE CA 95454  
City State and Zip

Being first duly sworn upon oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission

to GARY BRAMHRT/COUNTRY LINES 5320 N SAWYER AVE GARDEN CITY, ID  
Name Address 83714

to submit the accompanying application pertaining to that property.

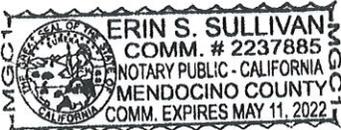
2. I agree to indemnify, defend and hold the City of Garden City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

3. I hereby grant permission to City of Garden City staff to enter the subject property for the purpose of site inspections related to processing said applications.

Dated this 12TH day of MARCH, 2019

Michael J. Bramhrt  
Signature

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



Erin S. Sullivan Erin S. Sullivan  
Notary Public for ~~Idaho~~ CALIFORNIA

Residing at: 5875 Branscomb Rd Laytonville, CA 95454

My Commission expires MAY 11, 2022

# Compliance Statement and Letter of Intent

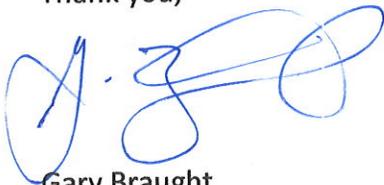
Country Linen Service has been doing business in Garden City since 2006. When we started our business, we originally were located at 5111 Allworth Street, in Suite D. We quickly grew and our landlord helped us move into to of their larger units located right around the corner to 5220 Sawyer Ave, suites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

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

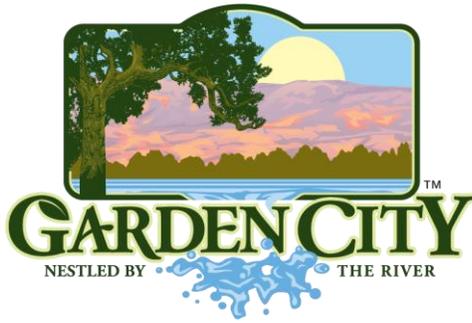
Country Linen Service washes only light commercial laundry, the same laundry that is washed in on premise laundries all over the valley, we just provide the service for those who don't have their own laundry. We do not, nor do we have desire or intention, to ever do dry cleaning or washing of petroleum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

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

Thank you,



Gary Braught  
Owner



## CITY OF GARDEN CITY

6015 Glenwood Street ■ Garden City, Idaho 83714  
Phone 208/472-2900 ■ Fax 208/472-2996

Chief Romeo Gervais  
Boise Fire Department  
333 Mark Stall Place  
Boise, Idaho 83704-0644

April 11, 2019

Subject: Ability to Provide Fire Flows

### **Fire Flow Information:**

Address fire flow requested for: 5320 N Sawyer

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

Fire flow Garden City is able to provide is 2000 gpm at 20 psi residual for 2 hours.

### **Sprinkler System Design Information:**

Static pressure: 60 psi

Residual pressure: 20 psi

Minimum flow at residual pressure: 2000 gpm

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

Sincerely,

Garden City Public Works Water Division

cc:  
Applicant  
File



**GJB Services Inc**  
Country Linen Service

5220 Sawyer Ave Suite E  
Garden City, ID 83714

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

services@countrylinen.us

To whom it may concern,

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

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

Thank you in advance for your time,

Gary Braught

Owner

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

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

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

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

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

ATTENDEES:

NAME

ADDRESS

COMMENTS

LEFT AT 7:30 NOBODY SHOWED

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

# Garden City Agency Notice - PZ

## planning

Mon 4/29/2019 4:22 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 <bukak.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>; dsperma@adaweb.net <dsperma@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>; abc@isp.idaho.gov <abc@isp.idaho.gov>;

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

**CUPFY2019-8:** GIB Services Inc., on behalf of Country Linen Service is requesting Conditional Use Permit approval of a commercial laundry facility at 5320 N. Sawyer Ave.; Ada County Parcel R1055420071, Bradley Park Sub. No. 1, Block 2, Lot 1. The 1.978 acre site is located in the General Commercial (C-2) zoning district.

**CUPFY2019-9:** Josh Beach with Conger Group is requesting Conditional Use Permit approval of a new industrial flex building to be located at 209 W. 36<sup>th</sup> St., Ada County Parcel R2734531468. The 0.290

acre site is located in the general commercial (C-2) zoning district.

**VARFY2019-1:** Josh Beach with Conger Group is requesting approval of a variance for a new industrial flex building to be located at 209 W. 36<sup>th</sup> St., Ada County Parcel R2734531468. The 0.290 acre site is located in the general commercial (C-2) zoning district.

**Application materials can be found at:**

<https://gardencityidaho.org/index.asp?SEC=435AAA7D-EB0F-4395-AA73-B9091191194B&DE=B4131EA7-1BD1-484F-90D9-D87BCEC56941>

NOTE: Please send comments to Garden City Development Services by **May 7, 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)



## 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)

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 6:30pm** 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 CUPFY2019-8:** GIB Services Inc., on behalf of Country Linen Service is requesting Conditional Use Permit approval of a commercial laundry facility at 5320 N. Sawyer Ave.; Ada County Parcel R1055420071, Bradley Park Sub. No. 1, Block 2, Lot 1. The 1.978 acre site is located in the General Commercial (C-2) zoning district.



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, May 7, 2019.**

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

.....  
**CUPFY2019-8 – Commercial Laundry Facility at 5320 N. Sawyer Ave.**

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**

agrisham@mcclatchy.com

**PO Number**

Legal Notice

**Payment Method**

Invoice

**Blind Box**

**Tear Sheets**

1

**Proofs**

0

**Affidavits**

1

**Net Amount**

\$54.96

**Tax Amount**

\$0.00

**Total Amount**

\$54.96

**Payment Amount**

\$0.00

**Amount Due**

\$54.96

**Ad Order Number**

0004175295

**Order Source**

**Ordered By**

Mary Katayama

**Special Pricing**

**Invoice Text**

Public Hearing

**Promo Type**

**Package Buy**

**Materials**

**Ad Order Information**

**Ad Number**      **Ad Type**      **Production Method**      **Production Notes**  
0004175295-01      BOI-Legal Liner      AdBooker

**External Ad Number**      **Ad Attributes**      **Ad Released**      **Pick Up**  
No

**Ad Size**      **Color**  
1 X 46 li

**Product**      **Placement**      **Times Run**      **Schedule Cost**  
BOI-Idaho Statesman      0300 - Legals Classified      1      \$54.96

**Run Schedule Invoice Text**      **Position**  
LEGAL NOTICE OF PUBLIC HEARINGS PURSUANT TO      0301 - Legals & Public Notices

**Run Dates**  
04/29/2019

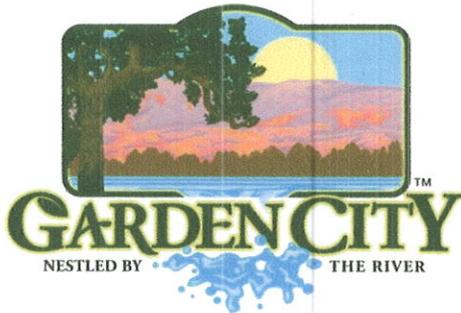
**LEGAL NOTICE OF PUBLIC HEARINGS**

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, MAY 15, 2019, AT GARDEN CITY HALL, 6015 N. GLENWOOD STREET, GARDEN CITY, IDAHO TO CONSIDER A REQUEST FOR:

**CUPFY2019-8:** GIB Services Inc., on behalf of Country Linen Service is requesting Conditional Use Permit approval of a commercial laundry facility at 5320 N. Sawyer Ave.; Ada County Parcel R1055420071, Bradley Park Sub. No. 1, Block 2, Lot 1. The 1.978 acre site is located in the General Commercial (C-2) zoning district.

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.

0004175295-01



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

## Affidavit of Property Posting

I, (name) GARY BRAUGHT do hereby attest that the property located at (site address) 5320 SAWYER AVE, Garden City, Idaho, was posted on (date) 5/5/2019. This posting was for (application number) COPY 2019-8. 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 OWNER - APPLICANT

State of Idaho)  
                  )SS  
County of Ada)

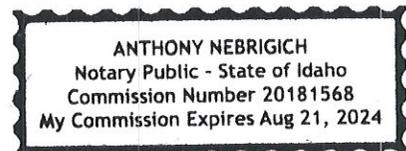
On this 8<sup>th</sup> day of May (month), 2019 (year), before me, the undersigned, a Notary Public in and for said State, personally appeared Gary Braught (person responsible for posting) known or identified to me to be the person whose name is subscribed to be the foregoing instrument, and acknowledged 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 Ada County, ID

Commission Expires: August 21, 2024



**CITY OF GARDEN CITY  
PUBLIC HEARING NOTICE**  
THERE WILL BE A PUBLIC HEARING  
ON WEDNESDAY MAY 15, 2019 AT 6:30 P.M.  
AT CITY HALL 6015 GLENWOOD  
Purpose: Conditional Use Permit Requested  
Property Location: 5320 Sawyer Ave  
Application By: GJB Services Inc dba  
Country Linen Service  
CONTACT THE CITY PLANNER AT (208) 472-2921 WITH ANY QUESTIONS

**AVAILABLE**  
**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC  
**208-343-2300**  
**Lee-Associates.com**  
**Chase Erkins / Jeramie Thornton**

# CITY OF GARDEN CITY PUBLIC HEARING NOTICE

THERE WILL BE A PUBLIC HEARING  
ON WEDNESDAY MAY 15, 2019 AT 6:30 P.M.  
AT CITY HALL 6015 GLENWOOD

**Purpose:** Conditional Use Permit Requested

**Property Location:** 5320 Sawyer Ave

**Application By:** GJB Services Inc dba  
Country Linen Service

CONTACT THE CITY PLANNER AT (208) 472-2921 WITH ANY QUESTIONS

SPEED  
LIMIT  
20



## 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: 17 April 2019

Subject: **GIB Services, Inc.  
5320 North Sawyer Avenue  
CUPFY2019-8**

Pages: 2

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 no noted 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 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 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.

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. Should 1,000 square feet or more of existing ground surface be altered, a grading and drainage plan may be required. Should any site 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.

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



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**IDAHO TRANSPORTATION DEPARTMENT**  
P.O. Box 8028 • Boise, ID 83707-2028  
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May 6, 2019

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

**VIA EMAIL**

<b>Development Application</b>	<b>CUPFY2019-8</b>
<b>Project Name</b>	<b>COUNTRY LINEN SERVICE</b>
<b>Project Location</b>	5320 North Sawyer Avenue, north of US-20/26 milepost 44.72
<b>Project Description</b>	Establish a commercial laundry facility
<b>Applicant</b>	Country Linen Service

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](mailto:Sarah.Arjona@itd.idaho.gov)

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