

CONDITIONAL USE PERMIT

Permit info: CUPF42220-04
 Application Date: 12/20/19 Rec'd by: ES
 FOR OFFICE USE ONLY

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

APPLICANT		PROPERTY OWNER	
Name: <u>Idaho Capital City Kennel Club</u>		Name: <u>Airport Park, LLC</u>	
Company: _____		Company: <u>c/o Verity Property Management</u>	
Address: <u>P.O. Box 7133</u>		Address: <u>251 E. Front Street, #203</u>	
City: <u>Boise</u>		City: <u>Boise</u>	
State: <u>ID</u>	Zip: <u>83707</u>	State: <u>ID</u>	Zip: <u>83702</u>
Tel: <u>(208) 388-1514 (Education line)</u>		Tel: <u>(208) 342-7368</u>	
E-mail: <u>ICCKCtraining@gmail.com</u>		E-mail: <u>BPearson@veritymgt.com</u>	

PROPERTY AND DESIGN INFORMATION

Site Address: 5200 N. Sawyer, Garden City 83714 Unit C

Subdivision Name: Bradley Park No. 1 SUB Lot: 5 Block: 2

Tax Parcel Number: R1055420110 Zoning: C-2 Total Acres: 3,000 sq. ft.

Proposed Use: Dog training facility Floodplain: YES NO

Describe the proposed use:
The facility is a dog training center open to the public. We offer a variety of dog activities such as classes, dog show matches, seminars, practices, etc.

Check any that are applicable to this 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.

If any boxes are checked, attach the Design Review Application

How is the use appropriate to the location, the lot, and the neighborhood, and is compatible with the uses permitted in the applicable zoning district?
This neighborhood is a perfect fit for us. We are just down the street from West Vet, an animal emergency hospital as well as Idaho Dog Park, a dog boarding, day care and grooming facility. A dog training center is a perfect fit to complement the "dog" neighborhood.

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Is the use supported by adequate public facilities or services such as water/sewer, schools, roads, parks, transit, fire protection and police protection?

Yes

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

ICCKC's goals are to promote responsible dog ownership and also introduce people to the wonderful sport of dogs. ICCKC, a 501(c)(4) Corporation, is a member of the American Kennel Club. We were incorporated in 1956.

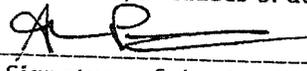
How does the use support the goals of the Comprehensive Plan?

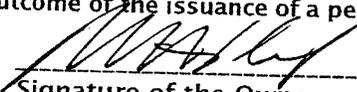
ICCKC has been an asset to Garden City for the past 51 years. We have held our dog shows, sanctioned by the AKC, at the Fairgrounds in Garden City since 1967. Each year we hold one of the largest dog shows in the Northwest (1,200 dogs).

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

There is a sidewalk on Sawyer.

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.

 10/6/19
Signature of the Applicant (date)

 10/7/19 AGENT FOR OWNER
Signature of the Owner (date)

IDAHO CAPITAL CITY
KENNEL CLUB



December 20, 2019

Garden City
6015 Glenwood Street
Garden City, ID 83714

Re: Application for a Conditional Use Permit

To whom it may concern:

The Idaho Capital City Kennel Club requests a Conditional Use Permit for the following location:

5200 N. Sawyer, Unit C
Garden City, ID 83714

Enclosed are the following documents:

A check in the amount of \$546 payable to Garden City
Conditional Use Permit
Compliance Statement
Neighborhood map
11" x 17" site plan
Waiver request of Irrigation/Ditch company authorization letter
Photos of site
Neighborhood meeting verification
Affidavit of Legal Interest

We submitted to Garden City the Ability to Serve Request and Form Request to Obtain fire Flow Test on November 12, 2019. We have yet to hear from Garden City concerning these documents.

Please email me at the below address if you have any questions.

Thank you for your attention to this matter,

Alice Peterson
Idaho Capital City Kennel Club
udxairedale@aol.com

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Member of the American Kennel Club

Compliance Statement for the
Idaho Capital City Kennel Club
5200 N. Sawyer, Unit C
Garden City, ID 83714

The Idaho Capital City Kennel Club ("ICCKC") is a member of the American Kennel Club and was incorporated in 1956. We are a 501(c)(4) corporation. We hold sanctioned AKC events throughout the year in various locations. ICCKC has held our all-breed dog shows at the fairgrounds since the fairgrounds moved to Garden City in 1967. Each year we hold one of the largest dog shows in the northwest (1,200 dogs), and we are very pleased to call the beautiful Expo Idaho home. We rent the fairgrounds three times a year, holding 20 different events which bring in people from all over the West.

The Idaho Capital City Kennel Club is currently leasing a 3,000 sq. ft. facility used as a dog training center. This training center is open to the general public and their dogs. We offer a variety of classes on an irregular basis because ICCKC is strictly a volunteer organization. Some of the classes offered to date:

- Beginner puppy obedience
- Basic obedience
- Beginning and advanced rally
- Canine Good Citizen
- Conformation
- Beginner agility

We also offer regular matches and drop-in type training practices for obedience, rally and conformation as well as seminars and scent work trials. The public can also use the facility for individual training to prepare their dogs for obedience trials, rally trials and dog shows. The building is used the most in the evenings and on weekends.

No dogs are ever left unattended in the training center. The dogs come with their owners and leave with their owners at the end of the practice, match, etc.

Garden City considers us an 8-2C-5 Animal Care Facility although that description is not accurate for our use.

A. Our site layout is further than 300' from any residence. The facility is entirely enclosed. We have heat but we do not have air conditioning. However, ICCKC installed, at our expense, four industrial-type ceiling fans to keep the facility as comfortable as possible during the hot summer months. Since people usually only stay for an hour or so at a time with their dog, it stays very comfortable---even in July.

B. Site Maintenance: We keep the facility very clean, and no dogs are every allowed to be off leash unless inside the confines of the ring inside the building. We have posted signs on the outside grass area, informing the owners that their dogs are not allowed to use that area to relieve themselves. We have a gravel area behind our facility for that purpose.

C. No dogs are groomed or boarded at our facility.

D.1. Our intention is to comply with all regulations.

D.2. Our intention is to comply with all licensing requirements.

D.3. No animals are ever left unattended without their owners in the facility. Therefore, there is no need for a volunteer (we have no employees) to be at the facility at all times.

5200 N. Sawyer

Street view showing
south and west
side of building



Street view showing
front (south) side
of building



Idaho Capital City Kennel Club

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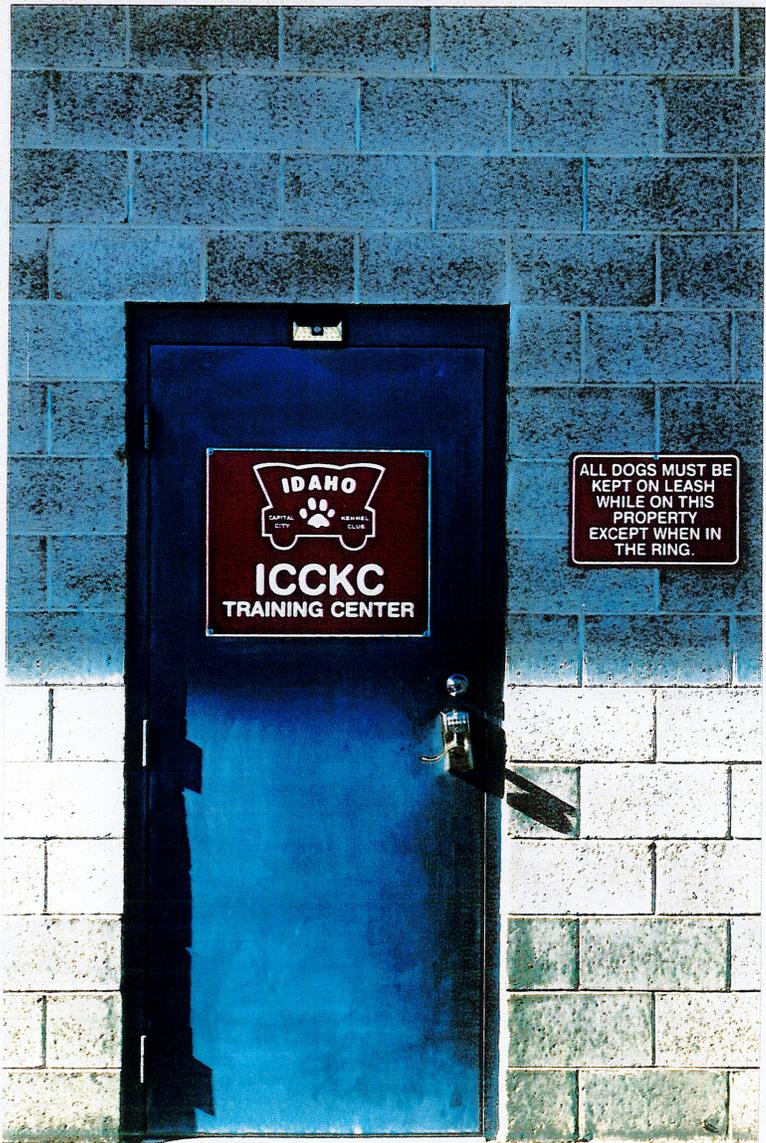
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5200 N. Sawyer

View of our unit
from parking
lot showing our
front door.



Front door



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5200 N. Sawyer

Inside view of
our unit
facing north.



Inside view of
our unit
facing south.



Idaho Capital City Kennel Club

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5200 N. Sawyer

Photo taken during a weekly obedience practice open to the public. The dogs are practicing distracted heeling.



Photo taken during a weekly obedience practice open to the public. The dogs are practicing a sit stay.



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5200 N. Sawyer

Photo taken during a weekly obedience practice open to the public. The dogs are practicing a down stay.

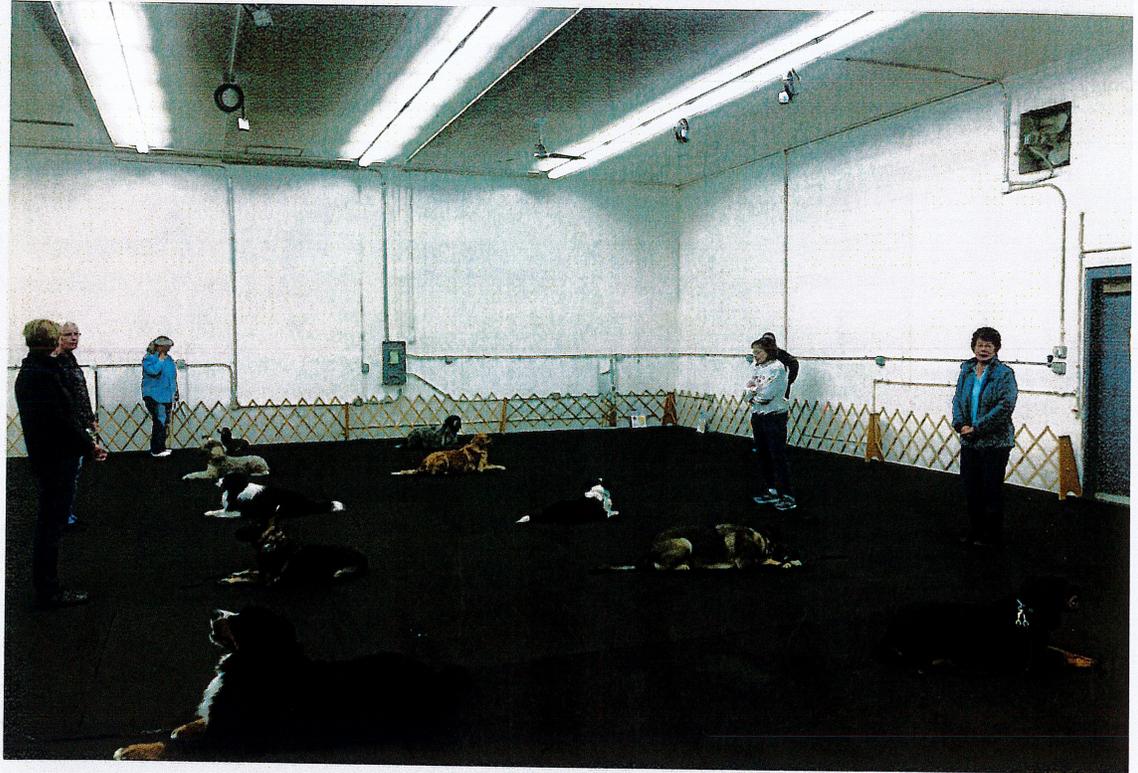
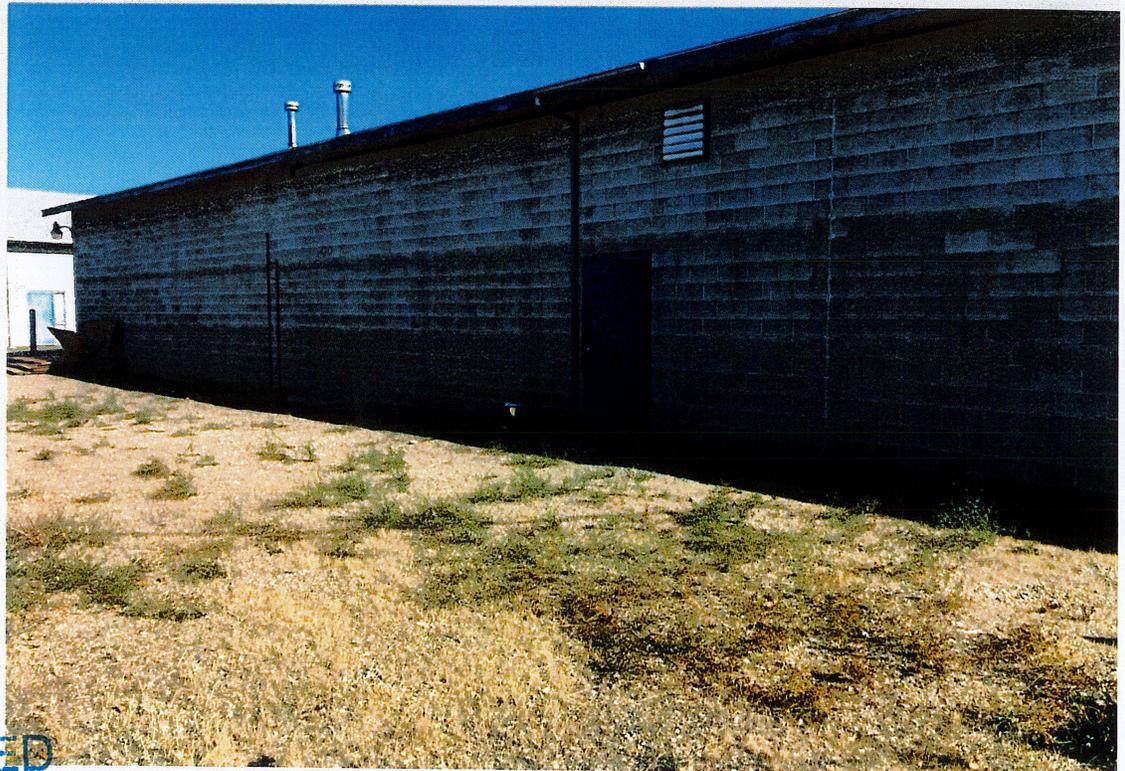


Photo taken facing northeast from the area behind our unit.



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Waiver Request
Idaho Capital City Kennel Club
5200 N. Sawyer, Unit C
Garden City, ID 83714

We request a waiver from the requirement for an Irrigation /ditch authorization letter due to the fact that there is no infrastructure on our site.

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5200 N. Sawyer, Garden City

PARCEL	PRIMOWNER	ADDCONCAT	STATCONCAT
R1055420180	SPECIAL OLYMPICS IDAHO INC	199 E 52ND ST	GARDEN CITY, ID 83714-0000
R7334160231	STIXX LLC	2067 S FOX GLEN WAY	EAGLE, ID 83616-0000
R1055420040	IRON MOUNTAIN HOLDINGS LLC	5265 N SAWYER AVE	GARDEN CITY, ID 83714-0000
R1055420050	STIGILE BRETT M	200 E 52ND ST	GARDEN CITY, ID 83714-0000
R1055420060	MLP INVESTMENT PROPERTIES LLC	4562 N BURTP L	EAGLE, ID 83616-0000
R1055420220	BERENSTEIN BURTON & SHERRY TRUST	PO BOX 671	BURLINGAME, CA 94011-0671
R1055420221	BERENSTEIN BURTON & SHERRY TRUST	PO BOX 671	BURLINGAME, CA 94011-0671
R1055420222	BERENSTEIN BURTON & SHERRY TRUST	PO BOX 671	BURLINGAME, CA 94011-0671
R7334160261	ADA COUNTY - TREASURERS OFFICE	200 W FRONT ST	BOISE, ID 83702-0000
R7334160261	ADA COUNTY - TREASURERS OFFICE	200 W FRONT ST	BOISE, ID 83702-0000
MNEWM691250	GEBRAN GEORGE EDWARD	2067 S FOX GLEN WAY	EAGLE, ID 83616-0000
R1055420091	FORTUNA LLC	7132 TOP RIM WAY	STAR, ID 83669-0000
R1055420181	SPECIAL OLYMPICS IDAHO INC	199 E 52ND ST	GARDEN CITY, ID 83714-0000
R7334160211	PASCOE FAMILY'S TRUST	250 S 5TH ST FL 2ND	BOISE, ID 83702-0000
R7334160242	5111 ALWORTH LLC	PO BOX 1661	BOISE, ID 83701-1661
MPARL721450	GEBRAN GEORGE EDWARD	2067 S FOX GLEN WAY	EAGLE, ID 83616-0000
MVANT721250	GEBRAN GEORGE EDWARD	2067 S FOX GLEN WAY	EAGLE, ID 83616-0000
R1055420100	SAWYER COURT LLC	PO BOX 1661	BOISE, ID 83701-1661
R1055420110	CHU FAMILY TRUST A	11801 SLAUSON AVE STE A	SANTA FE SPRINGS, CA 90670-0000
R1055420122	CHU FAMILY TRUST A	11801 SLAUSON AVE STE A	SANTA FE SPRINGS, CA 90670-0000
R1055420132	PASCOE FAMILY'S TRUST	250 S 5TH ST FL 2ND	BOISE, ID 83702-0000
R7851270010	SHEFSTALL GARY I	PO BOX 1414	BOISE, ID 83701-0000
MBUDD722451	GEBRAN GEORGE EDWARD	2067 S FOX GLEN WAY	EAGLE, ID 83616-0000

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List of owners obtained by Ada County

IDAHO CAPITAL CITY
KENNEL CLUB



Copy

October 16, 2019

Mr. Gary I. Shefstall
P.O. Box 1414
Boise, ID 83701

RE: Neighborhood Meeting Notice for the Idaho Capital City Kennel Club

To whom it may concern:

You are invited to a neighborhood meeting to discuss the usage by the Idaho Capital City Kennel Club of a leased facility near your property. The purpose of the meeting is to discuss our uses of the facility, answer any questions, and listen to your feedback and suggestions.

Monday, October 28
7:30 p.m. - 8:30 p.m.
5200 N. Sawyer, Unit C
Garden City, ID 83714

If you would like to contact us ahead of the meeting, please feel free to reach us at ICCKCtraining@gmail.com. We look forward to hearing from you.

Thank you,

Alice Peterson
Idaho Capital City Kennel Club

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IDAHO CAPITAL CITY
KENNEL CLUB



October 28, 2019
5300 N. Sawyer, Unit C
Garden City, ID 93714

Please sign in: *No one attended.*

Name and address: _____

Neighbor map
 5200 N. Sawyer
 Idaho Capital City Kennel Club

Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



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5200 Sawyer Ave.

ICCKC Training Center

Legend

 5200 N Sawyer Ave

ICCKC Training Center

5200 N Sawyer Ave

Alt. Entrance

Main Entrance

Alt. Entrance

N Sawyer Ave

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Google Earth

