



CONDITIONAL USE PERMIT

Permit info: _____ 0 3 0009 _____
 Application Date: 5 6 0 3 Rec'd by: W
 FOR OFFICE USE ONLY

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

APPLICANT	PROPERTY OWNER
Name: Kelly Gonzalez	Name: Michael Talbott
Company: Vida Properties LP	Company: Vida Properties LP
Address: PO Box 1743	Address: PO Box 1743
City: Boise	City: Boise
State: Idaho	State: Idaho
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Tel.: 208.760.5711	Tel.: 208.402.8804
E-mail: kelly@vidaprop.com	E-mail: mike@vidaprop.com

PROPERTY AND DESIGN INFORMATION: [VISIT ADA COUNTY ASSESSOR'S SITE](#)

Site Address: 510 E 41st Street, Garden City, Idaho 83714; The NW ¼ of the NE ¼ of Section 5, T.3N., R.2E. AND the SW ¼ of the SE ¼ of Section 32, T.4N., R.2E. (43 degrees 38'07.0"N; 116 degrees 14'34.9"W)

Subdivision Name: Fairview Acres SUB No.3	Lot: 8	Block: 16
Tax Parcel Number: R2734520934	Zoning: C-2	Total Acres: 0.05 Acres
Proposed Use: Bike Knoll for Public use	Floodplain: YES NO	

Describe the proposed use:

The Bike Knoll will provide Boise Greenbelt users eight (8) hoop bike racks, a drinking foundation with an extra watering spout, a dog waste station, gas lamps, and benches to rest and enjoy the beautiful Boise River scenery.

SIZE: Approx. 120 feet long, 30 feet wide (at greatest point), 2,450 SF/0.05 acres

Will you be making changes to the structure(s)? YES NO	
If no, will you be changing the occupancies as defined by the IBC? YES NO	
Check any that are applicable to this application: <i>*If any of the first three boxes are checked, a Design Review Application is required*</i>	X
	I will build a new structure
	I will add 25% or more to the floor area of an existing building
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 Bike Knoll's proposed location will alleviate congestion and increase circulation of pedestrian and cyclist Greenbelt users between the underpass of Veteran's Memorial Parkway and 41st street. Located directly adjacent to the Greenbelt, above the high water mark, and across from The Boardwalk development's public restaurants/retail storefronts, this high quality design and landscaping serves as a unique attribute of the neighborhood, creating a sense of place and destination through the beautification and improvement of the widened path and existing+future Riparian restorative efforts along the River (See attached IDL Land Use Permit LU600431 and JAFF - Riparian Restoration Phases 1&2 application).

It will be a place for city residents to engage with the community's offerings while enhancing the City's aesthetic features and promoting the health and safety of local residents and tourists. The overall effort of the Bike Knoll development encourages courtesy and respect among Greenbelt users, with the needs of recreational users taking priority over commuter cyclists.

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

The use is supported by adequate public facilities or services including water/sewer, schools, roads, parks, transit, fire protection and police protection.

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

The use of the Bike Knoll will positively affect the health, safety and welfare of the community. This project will promote the use of the Boise River Greenbelt which will inadvertently increase the number of shoppers/restaurant goers at various business locations along the Greenbelt path in Garden City.

The Bike Knoll's proposed location will alleviate congestion and increase circulation of pedestrian and cyclist Greenbelt users between the underpass of Veteran's Memorial Parkway and 41st street. Located directly adjacent to the Greenbelt, above the high water mark, and across from The Boardwalk development's public restaurants/retail storefronts, this high quality design and landscaping serves various needs of the public, such as providing a place for dog waste to be adequately discarded, a place for cyclists to lock-up their bikes and enjoy the restaurants/retail stores located at The Boardwalk, and for Greenbelt users to stop to rest on a bench, or replenish with a clean water source, ultimately minimizing congestion/decreasing traffic on the Greenbelt.

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

The use of this project supports various goals on Garden City's Comprehensive Plan, including:

(2.1-2.4) The encouragement of new and distinctive neighborhoods: This feature increases pedestrian circulation, maintains high quality features and design to include a water foundation, and creates a sense of place and destination "at The Boardwalk on the River". The Bike Knoll structure is in coordination with the existing and future efforts to restore the adjoining Riparian area and the current development underway known as The Boardwalk on the River Apartment Homes. These elements, in addition to pedestrian and bicycle needs, landscaping and trees are consistent in design reflecting the "garden" in Garden City.

(5.4-5.8) The use of this project provides a buffer to protect the Greenbelt, Wetlands and River while increasing the accessibility to the River and Greenbelt maintaining an area for walkers to enjoy the path and community offerings and a location to help regulate pet waste. The Bike Knoll project aligns with City plans for the future of the Greenbelt Pathway and the Boise River, acknowledging an increase in the attraction of the Greenbelt and mitigating conflicts to further maintain compatibility among users through wider Greenbelt sections at congestion points, creating pedestrian and bicycle friendly connections.

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

The proposed Bike Knoll will be utilized by pedestrians and bicyclists directly adjacent to the Boise River Greenbelt, outside of the Riparian floodway and believed to be above the high water mark.

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.

Kelly Gonzalez 05-26-2023

Signature of the Applicant

(date)

Signature of the Owner

(date)

APPLICATION INFORMATION REQUIRED

NOTE: AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES

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

- Compliance Statement and Statement of Intent
- Neighborhood Map
- Fire Flow / Ability to Serve
- 11"x17" Site Plan
- Irrigation/Ditch Company Authorization Letter
- Landscape Plan
- Photos of Site
- Neighborhood Meeting Verification
- Affidavit of Legal Interest
- Waiver Request of Application Materials
- Structural Documentation
(if previous Certificate of Occupancy has been issued and no change to IBC occupancy is anticipated)
**Additional information may be required by staff such as a traffic/parking analysis, a use analysis or documents related specifically to a business.*



PLEASE CHECK THE FOLLOWING:

INFORMATION REQUIRED ON COMPLIANCE STATEMENT AND STATEMENT OF INTENT:

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

INFORMATION REQUIRED ON NEIGHBORHOOD MAP:

- 8 ½" x 11" size minimum
- Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- Impact of the proposed siting on existing buildings, structures, and/or building envelopes

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

STRUCTURAL DOCUMENTATION (IF NO CHANGE TO STRUCTURE OR IBC OCCUPANCY):

- Industrial treatment compliance: a statement answering the following questions:**
 - Do you or will you discharge wastewater other than domestic water from bathrooms to the City Sewer System? If yes, please describe.
 - Are floor drains present in your facility? If yes, are any chemicals stored on site in containers exceeding 1 gallon?
 - Do you or will you use fats, oils or greases in your business? If yes, do you have a grease trap/interceptor present
- One set of detailed current floor plans legibly drawn on minimum 8 1/2 X 11 plan sheet drawn to 1/4"= 1' scale (with scale noted on plans) identifying:**
 - Use and square footage per room (i.e. office, storage, restroom, etc.)
 - Primary Occupancy Classification (2018 IBC sec 303-312)
 - Occupancy Load (2018 IBC Sec 1004, table 1004.5)
 - Interior and exterior wall and opening dimensions, windows, doors, roll-up doors
 - Electrical panels interior and exterior
 - Gas meter location
 - Fire extinguisher locations and size
 - Emergency lighting locations
 - Illuminated exit sign locations
 - Fire sprinkler riser location
 - Fire alarm panel location
 - Commercial cooking operation location, including size and type of hoods and grease traps
 - Spray finishing operation location
 - Flammable or combustible product locations
 - Welding operation locations
 - Rack storage locations

Disclaimer Clause: X Denotes application information that may be waived depending on the nature of the request" found under table 8-6a-2 "required application information."