

# C4 Lease

June 11, 2019

City of Garden City  
Planning and Zoning Department  
Attn: Chris Samples  
6015 Glenwood.  
Garden City, ID 83714

Re: **GC Flex – H-2018-0129 CUPFY2019-8/VARFY2019-1**

Dear Mr. Samples:

Please find our response to your staff report that was received by our office on 6/7/2019. The following items represent our position on specific items that were addressed in the staff report:

We are proposing to construct a building on a very challenging site at 209 W. 36<sup>th</sup> Street. The site is wedge shaped and has minimal frontage and very difficult access. Because of the narrowness of the parcel, there is limited space to fit the parking required and still have a viable building. The proposed land use designation requires minimal parking on site and as such we can fit a building that will be marketable to Industry, Flex tenants.

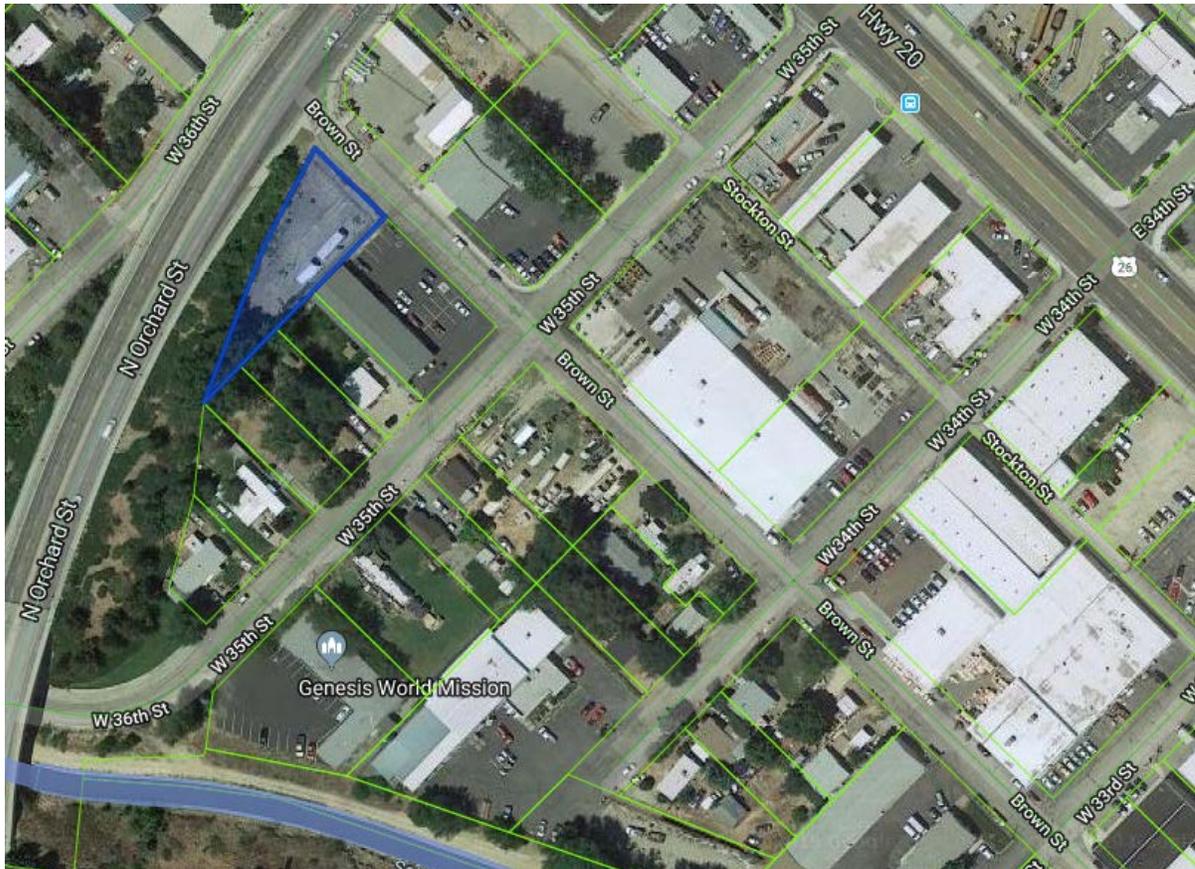
Our proposal fits well within the neighborhood because roughly 95% of the properties in the area have an existing industrial use.

This property has not developed because it is a very narrow site, has difficult access and the land uses promoted by the GC Code are not in line with the uses established in the area. An Industry, Flex building is ideal for the site and will be a great fit for the area.

If you have any questions, please contact me at 208-631-5613 or by email at [josh@congergroup.com](mailto:josh@congergroup.com).

Sincerely,

Josh Beach



GCC 8-2B-2

This section of code cites Light Industry as an allowed use within the Industry, Flex land use designation, though we understand that the more restrictive provision is applied if there is a conflict in the code.

GCC 8-2C-24

We will comply with all required specific use standards for the proposed use(s).

GCC 8-4E-6

We are requesting a variance for the sidewalk for the same reason we are requesting a waiver from the landscape buffer requirement adjacent to residential; specifically, that the property's configuration presents difficulty in meeting applicable Garden City code requirements for new structures and uses. The size and shape of the property limit the size of the building and if we are required to provide a detached 5' sidewalk it will greater reduce our ability to utilize the property and directly affect the long term viability of facilities developed on the property.

GCC 8-6A-4

We did not request a specific waiver to not provide a letter from an irrigation company. We do not know which if any irrigation company is responsible for the easement. We are now requesting a waiver from the letter requirement.

GCC 8-6B-2D

The proposed use is in line with those businesses that have long existed in the surrounding area. Over 95% of the uses in the immediate area are manufacturing, industrial and commercial uses. The Industry, Flex use is in line with the established industrial uses in the immediate area.

We are proposing to construct an attached sidewalk along our street frontage. This will help in achieving walkability in the area. There are however, no other sidewalks in the immediate area, nor are there likely to be any constructed on adjacent properties for some time.

We are showing a storage yard at the rear of the property. The storage yard is not proposed to be a parking lot, nor are vehicle proposed to access this area. We are also not proposing to store flammable, or explosive materials in the storage yard.

GCC 8-6B-9

Due to the size, shape and limited frontage of the property, we are requesting a variance to eliminate the required landscape buffer adjacent to residential uses, we are also requesting to provide an attached sidewalk for the same reasons of hardship.

We are not proposing to provide vehicle access to the storage yard and therefore are not requesting a variance to allow for this.