

GIVENS PURSLEY LLP

Attorneys and Counselors at Law

601 W. Bannock Street
PO Box 2720
Boise, ID 83701
Telephone: 208-388-1200
Facsimile: 208-388-1300
www.givenspursley.com

Elizabeth A. Koeckeritz
208 388 1250
eak@givenspursley.com

Taylor J. Barton
Charlie S. Baser
Christopher J. Beeson
Jason J. Blakley
Clint R. Bolinder
Jeff W. Bower
Preston N. Carter
Chynna K. Castoro
Jeremy C. Chou
Charlotte V. Cunningham
Joshua C. Dickinson
Amber N. Dina
Bradley J. Dixon
Thomas E. Dvorak
Rebecca M. Fitz
Morgan D. Goodin

Don Z. Gray
Brian J. Holleran
Kersti H. Kennedy
Elizabeth A. Koeckeritz
Neal A. Koskella
Michael P. Lawrence
Franklin G. Lee
Matthew E. Liebertz
David R. Lombardi
Kimberly D. Maloney
Kenneth R. McClure
Alex P. McLaughlin
Melodie A. McQuade
Christopher H. Meyer
L. Edward Miller
Judson B. Montgomery

Deborah E. Nelson
Randall A. Peterman
Blake W. Ringer
Michael O. Roe
Danielle M. Strollo
Robert B. White
Michael V. Woodhouse

Kenneth L. Pursley (1940-2015)
James A. McClure (1924-2011)
Raymond D. Givens (1917-2008)

March 20, 2024

Via email only to:

Garden City Planning and Zoning Commissioners
6015 N. Glenwood Street
Garden City, ID 83714
c/o hveal@gardencityidaho.org

RE: Arcadia Motel, Staff Report for CUPFY2024-0003, Parking Response

Dear Commissioners:

Givens Pursley represents the Applicant on the above motel improvement development project. Our development team has reviewed the Staff Report for the March 20 hearing date. We appreciate planning staff's recommendation of approval and we agree with all but one of planning staff's recommended conditions related to site plan design.

Application/Property Background.

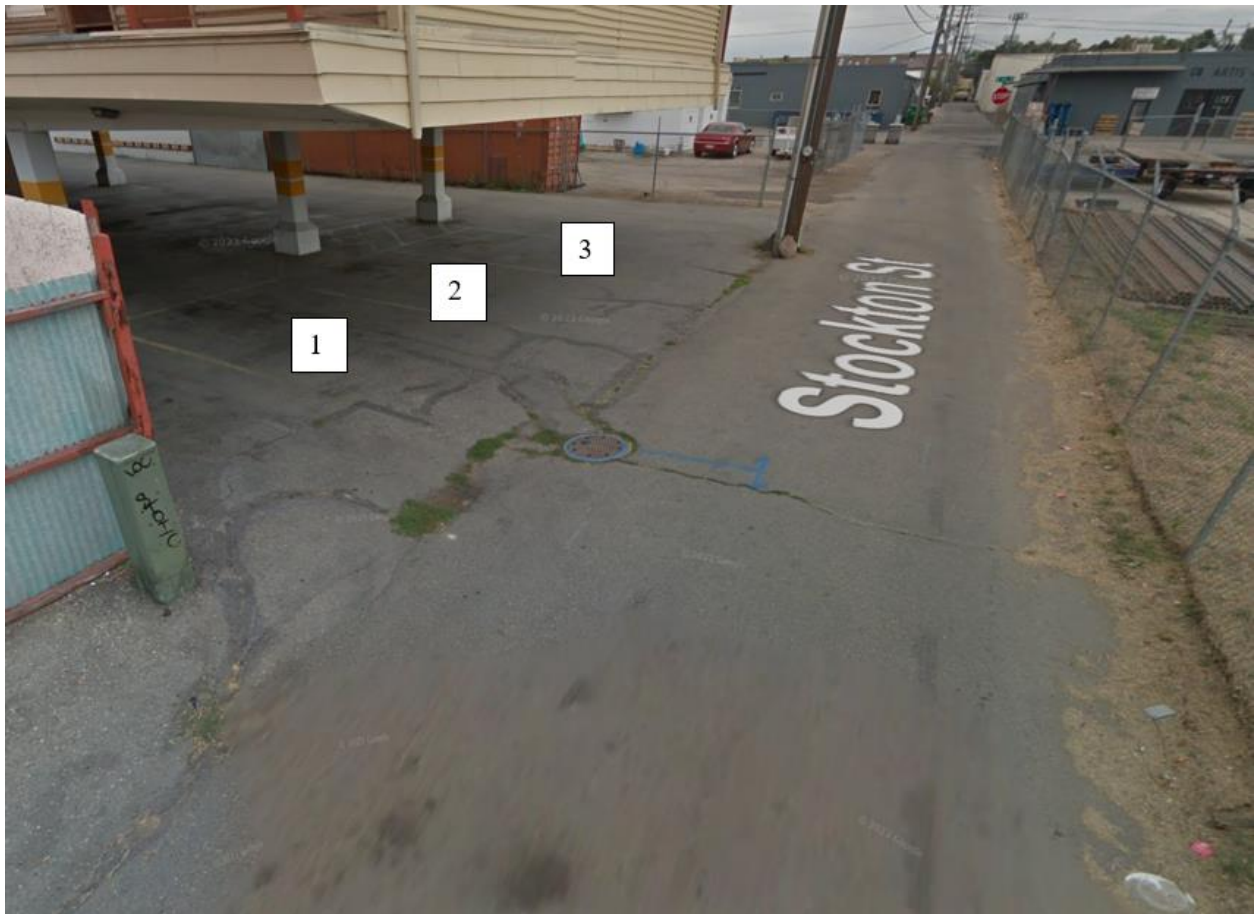
The application proposes a conditional use permit (CUP) to convert existing office space into 3 additional motel units that comply with the American with Disabilities Act ("ADA") to the existing Sunliner Motel (now re-branded the "Arcadia Motel"). Conversion of the office space requires a CUP because motel/lodging use is a conditional use in the C-1 zone. The remainder of the motel is pre-existing, non-conforming use that exists within a pre-existing legally non-conforming structure and site.¹ The Applicant is also proposing significant beautification of the site, including improved landscaping and new pavement, while preserving the elevated units and the currently existing structures.

Response to Staff Report.

The property, located at 3343 W. Chinden Boulevard, previously contained 24 parking spaces for 27 motel units, including three parking spaces that backed on to Stockton Street. The

¹ The Staff Report for the project cited the Garden City Non-Conforming Use code as applicable to this application.

property is unique, as all units (except for the new ADA-units) are elevated above the site's parking spaces. The current parking on-site was adequate for the prior use. Due to the addition of the ADA-units, the Applicant must now provide 22 parking spaces in total², which it does. Staff considers the three parking spaces that back onto Stockton to be out of compliance with City code and does not include them in the overall parking count. However, these are pre-existing, non-conforming parking spaces that are allowed to remain and be included the project's overall parking requirement.



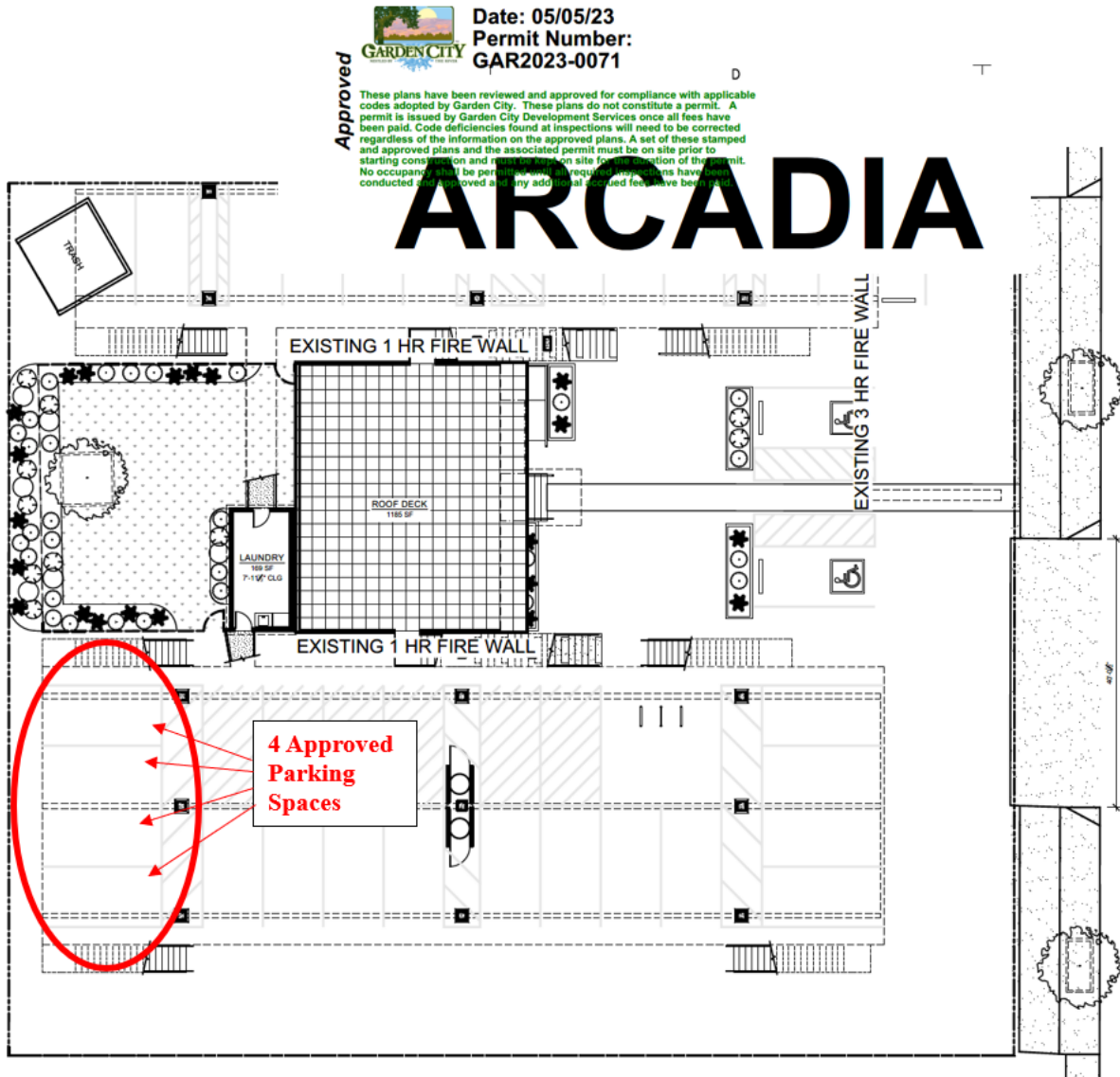
This application for the additional ADA-compliant units does not require that the property's pre-existing, non-conforming parking be modified to conform to the current code. Instead, according to Code, only the new portions of the structure(s) must conform to the Garden City zoning ordinance.³ The Applicant's only non-cosmetic change to the site is the addition of ADA-units within the pre-existing office structure to provide units for those with disabilities, who previously could not be accommodated by the motel. Because the motel meets parking

² There is a net loss of two parking spaces due to the addition of a staircase required for emergency egress.

³ Garden City Code § 8-1B-2(A)(1).

requirements, we ask that the application be approved with the vehicular parking spaces as proposed, including those along the alley.

Further, the use of these parking spaces towards the parking count was previously approved by Garden City Development Services, as shown below.



As originally proposed, the City approved four parking spaces backing on to Stockton. However, due to other site improvements and changes, the Applicant has determined to only pursue three spaces at this location.

Conclusion.

The Applicant is committed to improving this property, cleaning up a use that was neglected by prior owners, and making this section of Garden City an area to be proud of. The

neighbors who submitted comment letters are very supportive of the Applicant's efforts to improve this property. The parking spaces are pre-existing, non-conforming parking spaces and are allowed to remain. We ask that the application be approved.

Thank you for the opportunity to respond to Staff comments. We look forward to your support and approval of the Arcadia Motel CUP.

Sincerely,

A handwritten signature in blue ink, appearing to read "Elizabeth A. Koeckeritz". The signature is fluid and cursive, with a large loop at the end of the last name.

Elizabeth A. Koeckeritz

cc. City Attorney