



CITY OF GARDEN CITY

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

CUP2015-00018: Conditional Use Permit

For:

Warehouse (Expansion)

Located at 116 E. 42nd Street/107 E. 43rd Street, Garden City, Idaho

Applicant is United Parcel Service/BT-OH, LLC



Garden City Planning and Zoning Commission

PUBLIC HEARING DATE: January 20, 2016, at 6:30 p.m.

Staff Contact: Jeff Lowe, AICP (208) 472-2921; planning@gardencityidaho.org

CONTENTS

- Staff Report
- Findings of Fact, Conclusions of Law, Draft Decision
- Application Materials

**City of Garden City
Planning and Zoning Commission Staff Report**

Staff Recommendation: Denial.

Project Description:

Hearing Date: January 20, 2016, at 6:30 p.m.

Application: CUP2015-00018

Applicant: United Parcel Service/BT-OH, LLC

Location: 116 E. 42nd Street/107 E. 43rd Street, Garden City, ID 83714; assigned Ada County Parcel #: R2734501316, R2734501312, R2734501331, R2734501325, R2734501090, and R2734501340.

Project Synopsis: United Parcel Service (UPS) is seeking to expand their existing facility located on 42nd Street through the addition of a parcel adjacent to the UPS site (on 43rd Street and Osage Street). The applicant intends to develop the subject parcel as a parking area to be used primarily for the staging of freight trailers. A Warehouse requires the approval of a Conditional Use Permit in the C-2 zoning district, which does not mean that it is a permitted use outright but is allowed at the discretion of the Planning and Zoning Commission if they find that the use is appropriate to the lot, the neighborhood, and is compatible with the vision stated in the Comprehensive Plan.

Existing Conditions: The proposed parking area is to be located on a vacant Lot on 43rd Street consisting of a gravel surface; the frontage along 43rd Street has vertical curb, gutter, and sidewalk.

- Property Size: Total facility area = 6-acres (4.81-acres current site, 1.199-acres proposed addition)
- Zoning: the dominant use of the site is a truck terminal for shipping and is zoned C-2 General Commercial
- Comprehensive Plan Designation: Transit Orientated Development Node (Quarter Mile Walkable Area) and Mixed Use Commercial.
- Flood Plain Designation: Not in the floodplain
- Existing Use: subject parcel is vacant. Access to the parcel has not been established (no curb-cut within the vertical curb). There is vertical curb, gutter, and sidewalk located on 43rd Street adjacent to the site.
- Surrounding Uses: Single-Family Residential, Anser Charter School, vacant parcels, light industrial.
- Nearest Residential Structure: ~60 linear feet (north of facility)/ nearest residential zone- directly adjacent
- Garden City Easements of Record: none apparent

Neighborhood

UPS is directly adjacent to Anser Charter School, residential dwellings, a service provider, and vacant lots (a small vacant lot (155LF by 50LF) surrounded by UPS will remain unimproved. While Garden City Code does not prohibit this, it should be noted). The front of Anser school is on 42nd Street and is heavily accessed by children on foot and bikes, as well as parents dropping off and picking up. The UPS facility lacks sidewalk on 42nd Street and the interaction between school age children and large trucks on any street is a safety concern.

Public and private investors have invested a significant amount in the neighborhood to align with the Garden City Comprehensive Plan. The immediate vicinity includes uses such as food products processing, storage, retail, and a new bakery establishment. The general neighborhood includes access to the greenbelt, the Boys

and Girls Club (which notes 200-300 children per day depending on time of year (October 5, 2012)), Riverfront Park, high density affordable housing (recent addition of 64-unit development), and the 44 Wine District. These uses generate a concentration of children in the vicinity of the facility, and an increase in bike and pedestrians.

In addition, Chinden Boulevard, a primary connection for UPS, is in continual change relative to increases in traffic volume (between 2006 and 2014, Chinden increased by about 2000 ADT – a 6% increase) and minor facility modifications. Chinden Boulevard (between 42nd Street and Veteran’s Memorial Parkway) currently accommodates 35,400 average daily vehicle trips (August 2014 count) and is projected to be 43,200 ADT in 2040, an approximate 22% increase. With this increase in traffic, access to the area via 42nd and 43rd Streets, and particularly access *from* the area, will become more difficult and may need to be controlled differently from that of today (such as medians in Chinden Boulevard).

Previous History:

On November 14, 1986, there was correspondence between K. Gail Richardson with EBCO, Inc. and Garden City related to the subject lots (Lot 27 Block 4, Fairview Acres Subdivision No. 1) which at the time were zoned R-3. A letter from Robert Unger, Garden City Public Works Director, indicated that on November 10, 1986, the Garden City Planning and Zoning Commission approved a conditional use permit for Lot 27 of Block 4, with the conditions that the lot be used for [UPS] employee parking only.

On January 28, 2013, the Garden City Design Review Committee approved application DSR2012-00010, a request to reconfigure a portion of the site for staff parking. The materials provided to the City proposed staff parking to be on parcel R2734501325, with an address of 116 E. 42nd Street (although the subject parcel abuts 43rd Street). While it was noted in the application materials as a part of the UPS facility, the subject parcel was a separate parcel from the rest of the facility. A parking lot is a prohibited use in the R-3 zone and requires the approval of a conditional use permit in the C-2 zone. As such, the use was non-conforming.

On November 9, 2015, the Garden City Council approved a rezone for two adjoining parcels from R-3 Medium Density Residential to C-2 General Commercial (file ZON2015-00005/ ordinance 986-15 passed December 14, 2015). Rezoning the parcels located on the northerly portion of the facility provides congruity to the site, and lessens the non-conformity, relative to zoning. The rezone did not change the operation of the facility as it exists today.

The applicant has submitted a Lot Line Adjustment for the parcel at 107 E. 43rd Street subsequent to a sale of the property through a procedure not recognized by the City. By obtaining approval of the Lot Line Adjustment, the City can identify the parcel as a legal (and buildable) Lot.

Standards for Review: Standards for review of this application are as follows:

Standards	Staff Analysis
8-1B-3 Nonconforming Uses	Pending decision of Commission
8-2B Base zoning	Pending decision of Commission
8-2B-2 Allowed Uses	Pending decision of Commission
8-2C-45 Warehouse, Storage and Wholesale	Not Compliant
GCC 8-2C-40 Terminal Yard, Trucking	Not Compliant
8-4 Design and Development Regulations	Not compliant
Comprehensive Plan Analysis	Not Compliant
Comments from Other Departments and Agencies	Compliant with Conditions

Staff Analysis:**GCC 8-1B-3 NONCONFORMING USES:**

- A. A nonconforming use may continue as long as the use remains lawful and is not abandoned, expanded, or extended, subject to the following provisions:
1. Nonconforming uses, structures, or portions thereof that have been declared dangerous and not abated or are a chronic public nuisance as defined by Garden City Code shall lose their nonconforming status for failure to act.
 2. No existing use or structure containing a nonconforming use may be expanded in intensity or degree of use, enlarged, extended, constructed, reconstructed, moved, or structurally altered except; (a) through the approval of a conditional use permit in accord with the procedures set forth in Chapter 6 Article B SPECIFIC PROVISIONS of this Title; or (b) where the use of the structure is changed to a conforming use.
 3. A nonconforming use may be extended to occupy additional land area only through the approval of a conditional use permit in accordance with the procedures set forth in Chapter 6 Article B. SPECIFIC PROVISIONS of this Title.

The UPS use is nonconforming and the site is non-compliant with code. If the Commission finds the proposal compliant with code, then the use may be expanded.

GCC 2B-1 B BASE ZONING DISTRICT PROVISIONS:

Commercial: The purpose of the two commercial districts is to provide a full range of commercial uses and services for both the residents of Garden City and the region. Location determines the type and form of commercial uses. More intense commercial activities are intended to be located along arterial streets in the Highway Commercial District (C-1). **Activities which are more compatible with mixed use or residential uses and minimally disruptive to the neighborhood are to be located in the General Commercial (C-2) District.**

GCC 8-2B-2 ALLOWED USES:

The use 'Warehouse' is currently defined in Garden City Code 8-7A Definition of Uses as *"The use of a site as a major stopping or transferring point for freight , storage, wholesale and distribution of manufactured products, supplies and equipment, excluding retail sales."* Warehouse requires the approval of a Conditional Use Permit in the C-2 Zoning District.

With the passing of Ordinance 967-14, the intent was to combine the uses of *Terminal Yard, Trucking, which is "The use of a site as a major stopping or transferring point for freight. The use may include the short term storage and repair of trucks"*. Relative to this application, Terminal Yard, Trucking was eliminated from both the table of uses and the definitions while the land use provisions for the Terminal Yard remain in the ordinance; the provisions for Warehouse were not revised to be in line with the former Terminal Yard standards.

GCC 8-2C-40 TERMINAL YARD, TRUCKING: Use would be Non-Compliant if these standards were applied

- A. **Minimum Lot Size.** The use shall have a minimum lot size of 30,000 square feet.
- B. **Setback.**
1. The use shall be located a minimum of one thousand feet (1,000') from any hospital.
 2. **No outdoor activity area shall be located within five hundred feet (500') from any residential district.**

- C. **Access.** The use shall be located with direct access to a principal arterial or state highway and with no access through residential streets.
- D. **Accessory Uses.** Accessory uses are allowed through approval of a conditional use permit that have a direct relationship to the maintenance and fueling of vehicles (including, but not limited to, truck and trailer washing, fuel pumps, garages for minor repair) may be allowed.
- E. **Other Standards Apply.** Installation of underground fuel tanks shall require written approval from the Idaho Division of Environmental Quality, Idaho Department of Water Resources, and the Fire Authority.

Considering the provisions of the Code as written, the Commission might consider the existing use as well as the proposed addition as noncompliant since there is no direct access to a principal arterial or state highway and there is access through residential streets. There is also outdoor activity within 300' of residences.

GCC 8-2C-45 WAREHOUSE, STORAGE AND WHOLESALE:

- A. **Limitations.** Outside activity areas shall be located a minimum of three hundred feet (300') from any property line adjoining a residence or a residential district.
- B. **Accessory Uses.** The use may include accessory office uses not to exceed twenty five percent (25%) and retail sales not to exceed ten percent (10%) of the gross floor area of the use.

While UPS has taken measures to change its zoning from R-3 residential, the UPS facility is still adjacent to R-3 medium density Residential and residential homes. An existing employee parking lot is located next to a residence on the northern boundary; a building borders the same boundary and is adjacent to another residence. The proposed expansion may or may not have an effect on the adjacent residences.

GCC 8-4 Design and Development

Garden City Design Review is responsible for the analysis and decisions related to Garden City Code 8-4. The applicant has had pre-application discussions with the Design Review Committee. When an application is formally submitted to the Design Review Committee, formal analysis of GCC 8-4 will be conducted. For the purposes of this report, evident code that may impact the Commission's decision is noted.

GCC 8-4D Parking

The parking for the existing use is not currently compliant. There shall not be parking of more than 10 vehicles within 20' of a residence or school. Additionally, the perpendicular parking adjacent to 42nd Street does not allow for the vehicles to be in a forward motion when entering the street.

The code does not permit parking within 40' of a corner. The expansion would need to be designed accordingly at the corner of Osage Street and 43rd Street.

GCC 8-4E Transportation and Connectivity Provisions

Garden City Code requires that for any expansion of a site, the installation of detached sidewalk is required along abutting public roadways (8-4E-6 only permits attached if there is existing sidewalk on both sides of the property). The subject site has curb, gutter and sidewalk along 43rd Street abutting the western side of the facility and no sidewalk along 42nd Street or Osage. There is curb, gutter, and attached sidewalk abutting the Anser Charter School property north of the site, while valley gutter is present in front of the UPS site and continues to the south. The Ada County Highway District is not requiring curb, gutter, or sidewalk along 42nd Street but if required by the City, the improvements are to meet ACHD policy.

There is no defined driveway on 42nd Street into the UPS site (except for some fence gates set approximately 35-feet back from the valley gutter) and it may be considered one continuous access along the front of the property (approximately 400–feet). GCC 8-4E-3 B requires that the access is designed in a way to reduce impact on the sidewalk system.

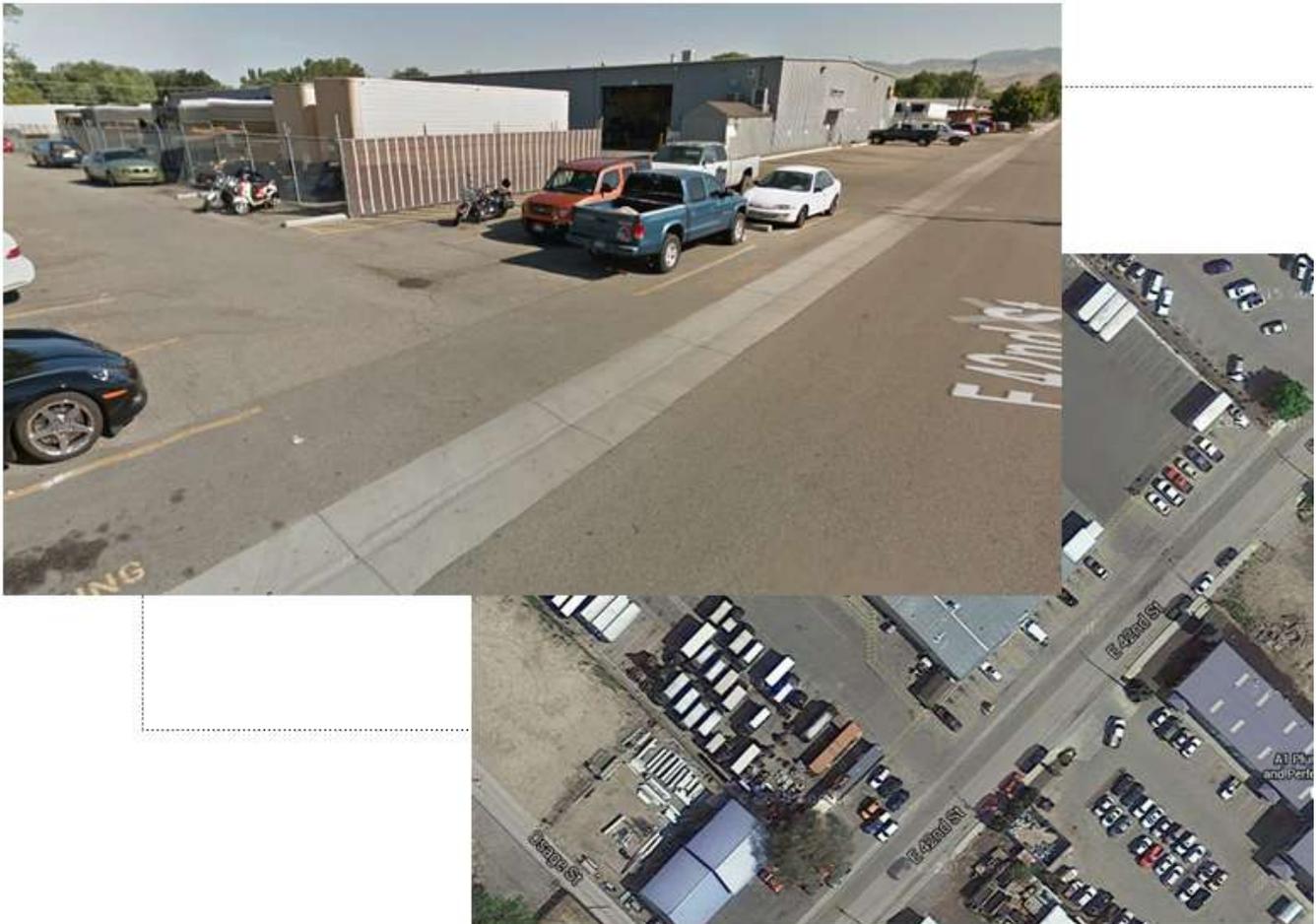
Currently there are 19-perpendicular parking spaces and 9 “parallel” spaces located along 42nd Street that would be affected with the installation of curb, gutter, and sidewalk. The current perpendicular parking configuration is non-conforming as the vehicles back directly into the right-of-way of 42nd Street (Garden City Code does not allow this type of design). While Garden City Code does not require a minimum amount



of parking spaces, challenges can arise for businesses without adequate parking (patrons parking in other businesses’ lots, parking in residential neighborhoods, etc.). Because this application proposes to add additional trailer parking on the western side of the facility, and since the spaces appear to be used primarily by employees, it is plausible that any lost parking could be accommodated on-site. It is recommended that the applicant remove and or alter the perpendicular parking adjacent to 42nd Street, create new parking within the site, and install curb, gutter, and 5-foot wide detached sidewalk with adequate space for a class II of Class III planter that is satisfactory to the Ada County Highway District’s specifications and regulations.

The installation of curb, gutter, and sidewalk on 42nd Street will benefit the site in many ways:

- will provide safe pedestrian access to and along the property
- define the appropriate access and driveways
- eliminate hazardous parking (potential for conflict by backing into right-of-way)
- contribute to a consistent roadway appearance
- provide opportunities for landscaping which assists in safe and comfortable pedestrian experience
- eliminate an existing deficiency



GCC 8-4I-4 (B): Landscaping for Townhouse, Two-Family Duplex, and Multi-Family Dwelling Units; Manufactured and Mobile Homes and All Non-Residential Uses.

1. A minimum of five percent (5%) of the gross site area shall be landscaped areas, excluding areas for setback or perimeter landscaping.
2. A minimum of one (1) Class II or Class III tree shall be planted in the frontage and every adjacent street side. An additional Class I tree shall be planted in the corresponding setback for every increment of fifty (50) feet linear feet of frontage.

Currently, there is very little landscaping on the subject site, save for the employee parking area located along 43rd Street (estimated at less than 1%). As required by Garden City Code, 5% of a site for a non-residential use shall be landscaped. The subject site is non-conforming in that it does not meet the standards of the ordinance, particularly with regard to street trees. In determining the landscape improvements needed for the site along 42nd Street, it would follow that a minimum of eight (8) Class II or III trees (2-inch caliper minimum) should be installed in the front setback area. This is based on the requirement that a tree be planted every fifty (50) feet of street frontage; 400-feet (approximately) of paved frontage exists along 42nd Street. The planting of these trees along 42nd, 43rd, and Osage Streets will help the site edge closer to the 5% site requirement for landscaping. The premise for establishing landscaping in the frontage relates to the non-conformity of the site: if a non-conforming site is to be approved through a conditional use permit, then the effort should be made to lessen the non-conforming aspects. Further, Garden City Code 8-6B-2 (C) (4) (g) states that the Commission, in making its decision, may require “more restrictive standards than those generally required in an applicable ordinance”.

Comprehensive Plan Analysis

The Comprehensive Plan's land use designation of this subject property is Mixed Use Commercial. This designation assumes a mix of commercial and residential uses that in form and scale are urban in nature. Uses that are identified as appropriate include residential, office, retail, and small scale industrial uses. Some of the small scale industrial uses that Garden City has seen that work well with this vision include breweries and wineries or artists. UPS is a use that requires an extensive vehicle storage facility and is actively accessed by large trucks.

This activity contradicts with the desired vibrant urban area and mix of commercial and residential uses that the Comprehensive Plan envisions in the Mixed Use Commercial area. Additionally, the activity on the site conflicts with specific goals and objectives of the Comprehensive Plan. Objective 2.4 'Improve the street corridors' speaks to bicycle and pedestrian connectivity; Objective 4.3 "to beautify sidewalks and gateways with landscaping and trees"; and multiple Objectives in Goal 7 'Connect the City'

This subject site is also located adjacent to a Transit Oriented Development node (intersection of Chinden Boulevard and Veterans Memorial Parkway). A mix of uses including higher density residential, retail, office, research and public uses are included in a TOD area designation. As in any long range plan, the TOD designation is a multi-faceted endeavor with a far-away planning horizon, the specific uses that may be built within the area will correspond to market conditions that are hard to predict many years in advance and change over time.

The Garden City Comprehensive Plan specifies that industrial users should be supported; however, the Comprehensive Plan identifies the area north of Chinden near Bradley Street as Light Industrial, designated as appropriate for light industrial users such as "truck terminals" or warehouses.

Integrating Land Use and Transportation in Garden City, 42nd and Adams Subarea Study

The subject site is located adjacent to the subarea identified as a node in the *Integrating Land Use and Transportation in Garden City, 42nd and Adams Subarea Study*. The study was developed by the Department of Community and Regional Planning at BSU (December 2012), as a response to the Garden City Comprehensive Plan and Garden City Code 8-3D Neighborhood Commercial Node (NCN). The plan identifies 42nd Street from the river to Adams as a specific location in the City well suited to be a neighborhood center for the City. The plan notes the City is in an "advantageous position to become a dynamic hub of cultural, social, and economic activity on a neighborhood scale." While the UPS site is not technically located within the subarea described in the study (the study incorporates Anser Charter school directly adjacent to the site), development in the subarea or on the UPS site will have an effect on the other. The area is in transition and as the area redevelops, functionality (viability) changes and market conditions evolve, making it important that properties are utilized appropriately and cohesively. While the subject property(s) will continue to operate status quo, decisions made now will be steps toward creating the desired character of the area in the future.

The study has been used as an informal guide and some aspects of the study have started to materialize, anchored by existing and recently completed projects. Anser Charter School in the southern portion of 42nd Street, adjacent to the UPS facility, and the Trailwinds Apartments located in the northern portion contribute to "an accessible hub of mixed-use activity with a strong sense of place". Recognition of this change in the area has prompted additional development to occur, and to be planned, including the Wildflour Bakery under construction (soon to open in early 2016) and a 4-acre mixed-use development proposed for the northwest corner of the intersection of 42nd Street and Adams Street. Public investments in the neighborhood include water and sewer in 42nd street to facilitate the desired growth, historic pedestrian friendly streetlights, the expansion of Riverfront park, and the greenbelt.

The uses that are existing or are forming lend themselves to be pedestrian friendly and speak to the area being developed as a *destination*. A warehouse/freight facility may be considered as counter to the objectives just described; multiple large trucks and trailers accessing the site have an effect on how pedestrians, bikes, and even autos, use the area. Further, the use of a property can have an effect on other uses that locate in the area.

Comments from Other Departments and Agencies

Garden City Design Review Committee

The applicant met with the Design Review Committee on June 8, 2015, regarding the proposed expansion parcel to be utilized for parking. The Committee considered the proposed design and asked the applicant return with plan revisions. The applicant has yet to return to the Committee as of the time of this report. The applicant will need to comply with any plans that may be approved by the Design Review Committee.

Garden City Engineer

Grading and drainage plans are required to be submitted to the City for review and approval by the Garden City Engineer. The Wastewater Manager has no concerns on the project, pursuant to an email dated December 15, 2015.

Garden City Environmental Division

The Garden City Environmental Division requires that compliance with City Code is accomplished.

Ada County Highway District

The Ada County Highway District has provided a review letter dated January 8, 2016, stating conditions of approval to be met and that payment of a traffic impact fee may be required. ACHD is estimating the site will not generate any additional vehicle trips per day. See discussion above for more details regarding sidewalk along 42nd Street abutting the site.

Central District Health Department

The Central District Health Department has provided a letter dated December 15, 2015, stating no objection to the proposal.

Idaho Transportation Department

The Idaho Transportation Department has provided a letter dated December 24, 2015, stating no objection to the proposal. The letter states that E. 42nd Street and E. 43rd Street do not meet minimum spacing requirements for a traffic signal.

North Ada Fire and Rescue

The North Ada County Fire and Rescue has provided a letter dated January 8, 2016, stating no comment regarding the proposal.

Pioneer Irrigation District

The Pioneer Irrigation District has provided an email dated December 15, 2015, stating the project falls outside of the district's boundaries and their facilities are not impacted.

Republic Services

Republic Services has provided an email dated December 15, 2015, stating their ability to serve the site is not impacted.

Settlers Irrigation District

The Settlers Irrigation District has provided an email dated December 15, 2015, stating the district does not own or operate any facilities within the project site.

Comments from Public

No written public comments have been received to date

Discussion

A conditional use may be found to be appropriate or inappropriate at a given property. In some situations conditions of approval may be required to assist the proposed use in being appropriate to a location and in conformance with code. In other situations where the use cannot be conditioned to be appropriate to the location or code, it should not be permitted.

Neighborhoods and zoning provisions change as a community and the community's needs change. If there was no change to a community's vision and/or regulations, then criteria could easily be established and a quasi-judicial hearing would not be required to determine if a use is appropriate to a property.

At the time that this use was established it was more appropriate to the neighborhood. The population of Boise in 1980 was estimated around 100,000 and has roughly doubled to an estimated 223,000. While Garden City is a distinct city, it has been similarly affected by this population transition. Over the decades, there have been Comprehensive Plan and zoning revisions; the transportation system has changed. Furthermore, there has been considerable public and private investments following the direction of the Comprehensive Plan and moving away from the industrialization of the entire city. Garden City still encourages industry in areas designated as appropriate for industrial uses. There also have been considerable efforts to provide adequate settings for all types of businesses and residences within the City.

Today, the neighborhood still includes some uses that are more industrial in nature, including the UPS facility. Nevertheless, these uses now must share the space with artisans, bike commuters and pedestrians, recreationalists, residents, and school children.

A natural reaction is to want to recommend approval of this proposal. The UPS facility is long established, provides employment, and the City has no record to indicate that UPS has been less than a good neighbor. However, staff has recommended denial because staff does not find the proposal to be compliant with code, and it cannot be conditioned to be fully compliant with code. Garden City Code 8-6B-2 **CONDITIONAL USE** requires a finding that the code is not in conflict with Comprehensive Plan, adopted policies, or ordinances of the City. Even as UPS has been a business at this location for at least 30 years and has a culture noted as being an upstanding business that Garden City is pleased to have as part of its community, staff notes conflict with the Garden City Comprehensive Plan and use specific code standards, and discerns that it is also arguably in conflict with the neighborhood and the C-2 zoning district.

With the planning objectives in the beginning stages of development and the Comprehensive Plan vision in motion, coupled with changes in the transportation system (Chinden), how viable is the UPS facility in its current location? How much does the expansion of the site affect the area relative to character and intensity. Regardless if the expansion is approved or not, the UPS facility will continue to operate, albeit UPS needs more space as the industry grows. A positive is that if this site is considered an interim use, approval of the expansion will yield physical improvements meant to improve the character and function, furthering the way to meeting the vision of the area as mentioned elsewhere in this report. These improvements may be more beneficial to the neighborhood than if the expansion did not occur. It would then hold that the improvements would elevate the conditions beyond the status quo (nonconforming). It is certain that decisions made now will affect the outcome of the area.

While providing this analysis, Staff does not have the authority to make a decision on a conditional use permit application. The Planning and Zoning Commission is a quasi judicial body tasked with reviewing and acting on Garden City Codes and applicable regulations. The Commission may disagree with staff's analysis, and find the application to be compliant with code and applicable regulations.

Should the Commission find that the approval of the Warehouse expansion (expansion of a Non-Conforming Use) is appropriate on the subject site, the discussion above pertains to site-specific conditions included under Recommended Conditions of Approval below. The objective is to lessen the degrees of non-conformity with said conditions.

Recommended Conditions of Approval if approved

1. Warehouse is permissible to continue at the subject location and the 43rd Street expansion parcel (parking area) provided that the applicable conditions are satisfied pursuant to GCC 8-2C-45. The site shall not be used as a Storage Yard as defined in Garden City Code.
2. The approval of the use does not constitute approval of all reviewing bodies or agencies. Prior to occupancy, approval must be gained from applicable reviewing bodies and agencies.
3. The applicant shall apply for and receive approval of the site design, including but not limited to sidewalk, parking setbacks, landscaping, and street trees by the Design Review Committee prior to submitting construction plans.
4. The parking areas along 42nd Street shall be redesigned such that the that the parking is removed, or altered to be parallel with 42nd Street. Parking is prohibited from backing directly into the 42nd Street right-of-way. The applicant shall apply for and receive approval by the Design Review Committee prior to submitting construction plans.
5. The applicant shall install a minimum of eight (8) Class II or III trees (2-inch caliper minimum) in the front setback area along 42nd Street. The applicant shall apply for and receive approval by the Design Review Committee prior to submitting construction plans.
6. The applicant shall comply with all requirements of the Ada County Highway District as noted within the letter dated January 8, 2015.
7. The applicant shall construct a minimum five-foot wide detached concrete sidewalk with adequate landscaping buffer to plant class II or III trees per ACHD's planning policies from the existing sidewalk on 42nd Street at the northern property line to the southern property line.
8. Comply with all requirements of the Garden City Engineer. Compliance is required prior to commencing construction.
9. The 43rd Street parking area shall be designed such that no fences, parking, or other obstacles conflict with the 40-foot vision triangle at the intersection of 43rd Street and Osage.
10. The applicant shall repair or replace damaged curb, gutter, and sidewalk on 43rd Street abutting the property.
11. The proposed gate for the 43rd Street parking area shall remain open at all times during business hours.
12. All paved and unpaved areas shall be maintained grease and oil free.
13. Comply with all requirements of the Garden City Environmental Division. Verification of compliance shall be provided prior to the issuance of a Certificate of Occupancy.
14. The applicant shall remove all barb wire from the top of any fence located along the frontage of 42nd Street. No barb wire is permitted on the expansion parking area.
15. 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.

16. 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.
17. Any violation of the conditions of this application is a criminal offence.
18. Should there be a change in use, the use is discontinued for more than one year without written documentation submitted to the City indicating intent to continue the use, or clear intent to cease the use, this approval shall become void.
19. Occupancy or an application for a building permit shall be considered commencement of use of this permit.
20. There is a 10 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.
21. Final decisions are subject to judicial review pursuant to The Idaho Administrative Procedures Act, Chapter 65 Title 67 Idaho Code. A takings analysis pursuant to Idaho Code may be requested on final decisions.



PLANNING SUBMITTAL FORM		
Permit Info:	12-8-15-00018	
Application Date:	12-8-15	Rec'd by: <i>JG</i>
FOR OFFICE USE ONLY		

6015 Glenwood Street ▪ Garden City, ID 83714-208.472.2921 (tel.)
 208.472.2926 (FAX) ▪ www.gardencityidaho.govoffice.com

APPLICANT	PROPERTY OWNER
Name: Ricardo Zavala	Name: Leonard Assink
Company: Quadrant Consulting, Inc.	Company: BT-OH, LLC
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City: Boise	City: Atlanta
State: ID Zip: 83705	State: GA Zip: 30328
Tel.: (208) 342-0091	Tel.: 503-978-7340
FAX: (208) 342-0091	FAX: 503-978-4775
E-mail: ricardo@quadrant.cc	E-mail: lassink@ups.com

ACTION REQUESTED (check all that apply)

ALL BLUEPRINTS MUST BE FOLDED INTO 8 1/2" X 11" SIZE WITH THE TITLE BLOCK/PANEL FACE UP
 SO AS TO FIT WITHIN A LEGAL SIZE FILE FOLDER

- | | | |
|---|--|--|
| <input type="checkbox"/> Appeal
<input type="checkbox"/> Lot Line Adjustment
<input type="checkbox"/> City Code Text Amendment
<input type="checkbox"/> Sign Permit
<input type="checkbox"/> Specific Area Plan
<input type="checkbox"/> Comprehensive Plan Amendment
<input checked="" type="checkbox"/> Conditional (special) Use Permit
<input type="checkbox"/> Temporary Use Permit | <input type="checkbox"/> Design Review
<input type="checkbox"/> Final Plat
<input type="checkbox"/> Flood Plain Dev
<input type="checkbox"/> Variance
<input type="checkbox"/> MFH Installation
<input type="checkbox"/> Minor Land Division
<input type="checkbox"/> Ability to Serve-CUP, DSR or SUB if applicable | <input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Preliminary PUD
<input type="checkbox"/> Re-zone
<input type="checkbox"/> Zoning Certificate
<input type="checkbox"/> MFH Removal
<input type="checkbox"/> Minor PUD |
|---|--|--|

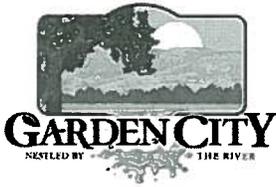
PROPERTY INFORMATION

Site address:
 116 E 42nd ST Garden City, ID 83714

Subdivision Name: Fairveiw Acres Subdivision No. 01	Lot: 5-8, 27-29, 30&31	Block: 4
Tax Parcel Number: R2734501090, R2734501325, R2734501331, R2734501312, R2734501316, R2734501340	Zoning: C-2	Total Acres: 6.02
Proposed Use: Expanding Current Use (Warehouse)	Floodplain: yes (no)	

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 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.

Ricardo Zavala 12/7/15 *Leonard Assink* 12/4/15
 signature of the applicant (date) signature of the owner (date)



CONDITIONAL USE PERMIT

Permit info: CUP 2015-00018

Application Date: 12.8.15 Rec'd by: Vg

FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921 (tel.)
208.472.2926 (FAX) ▪ www.gardencityidaho.govoffice.com

APPLICANT

Name:

Quadrant Consulting, Inc.

PROPERTY AND DESIGN INFORMATION

Site address:

116 E 42ND ST Garden City , ID 83714

Describe the proposed use.

Expand current use (warehouse).

Check any that are applicable to this application:

If any boxes are checked, attach the Design Review Application

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 property is zoned C-2 and in a commercial neighborhood. A warehouse is compliant with the Garden City Municipal Code table 8-2B-1 allowed uses. The use was previously approved by Garden City and this is a application to expand the use.

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.

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

The use does not affect the health, safety or welfare of the community.

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

Expanding the use of the subject property contributes to achieving the mix of uses including residential, office, retail, and small-scale industrial as desired in the Mixed Use Commercial and Transit Oriented Development (Quarter Mile Walkable Area) designations of the Comprehensive Plan.

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

0.5 miles

APPLICATION INFORMATION REQUIRED(PLEASE CHECK)

NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES.

- | | |
|--|--|
| <input type="checkbox"/> Planning Submittal Form | <input type="checkbox"/> Compliance Statement |
| <input type="checkbox"/> Fifteen (15) Neighborhood Map | <input type="checkbox"/> Traffic/Parking Analysis (including references) |
| <input type="checkbox"/> Ten (10) 11" x 17" Site Plan | |
| <input type="checkbox"/> Five (5) 24" x 36" Site Plan | |
| <input type="checkbox"/> Statement of Intent | |
| <input type="checkbox"/> Irrigation/Ditch Company Information Form | |
| <input type="checkbox"/> Photos of site | |
| <input type="checkbox"/> Neighborhood Meeting Verification | |
| <input type="checkbox"/> Affidavit of Legal Interest | |
| <input type="checkbox"/> Affidavit of Posting and Photo (required 7 days prior to the hearing) | |
| <input type="checkbox"/> Ability to Serve Letter | |

INFORMATION REQUIRED ON NEIGHBORHOOD MAP (PLEASE CHECK):

- 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 COMPLIANCE STATEMENT (PLEASE CHECK):

- 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.

INFORMATION REQUIRED FOR IRRIGATION/DITCH INFORMATION FORM (PLEASE CHECK):

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

INFORMATION FOR STATEMENT OF INTENT(PLEASE CHECK):

- Should include purpose, scope, and intent of project

December 7, 2015

RECEIVED

DEC 08 2015

RE: UPS CUP Statement of Intent

The project is located at 116 E 42nd Street, Garden City, ID 83714. The property is zoned C-2 and is being used as a warehouse by UPS. A warehouse is listed as a conditional use for C-2 zoning in Table 8-2B-1 of the Garden City Development Code. The use was previously approved by Garden City and this application is to expand the use.

The purpose of this project is to expand into the property located at 107 E 43rd Street (Parcel R2734501336). The property would be used as a semi-trailer staging area. The project scope includes paving, landscaping, fencing, site lighting and stormwater swales. The current site plan proposes to fence and landscape the property. The site plans also proposes to pave the interior of site and install site lighting. Stormwater will be kept on site and infiltrated into the ground through swales. As part of this project, a new driveway approach is proposed on 43rd Street to allow access to the new parking area.

If you have any questions or concerns, please feel free to call me at (208) 342-0091.

Sincerely,
QUADRANT CONSULTING, INC.

Ricardo Zavala

Ricardo Zavala, PE
Project Engineer



June 8, 2015

RECEIVED

DEC 08 2015

RE: UPS CUP Compliance Statement

The project is located at 116 E 42nd Street, Garden City, ID 83714. The property is zoned C-2 and is being used as a warehouse by UPS. A warehouse is listed as a conditional use for C-2 zoning in Table 8-2B-1 of the Garden City Development Code. The use was previously approved by Garden City and this application is to expand the use.

The current site plan complies with the following sections of the Garden City Municipal Code:

1. Fencing - section 8-4A-3-B.4
2. Outdoor Lighting – section 8-4A-4
3. Stormwater System – 8-4A-6
4. Parking lot landscaping set back - section 8-4C-3-B.1.c
5. Parking lot landscaping – section 8-4I-6

If you have any questions or concerns, please feel free to call me at (208) 342-0091.

Sincerely,
QUADRANT CONSULTING, INC.

Ricardo Zavala

Ricardo Zavala, PE
Project Engineer



December 7, 2015

RECEIVED

DEC 08 2015

RE: Irrigation/Ditch Company Information Form

The Thurman Mill Ditch and Fairview Acres Water Users Association Inc. (FAWUA) irrigation pipes run through the property. A FAWUA corrugated metal waste water pipe runs through the property and drains into the Thurman Mill Ditch. The Thurman Mill Ditch runs through the property in a buried corrugated metal pipe. At this point in the design, we do not plan to modify the irrigation/ditch company pipes.

If you have any questions or concerns, please feel free to call me at (208) 342-0091.

Sincerely,
QUADRANT CONSULTING, INC.

Ricardo Zavala

Ricardo Zavala, PE
Project Engineer



November 20, 2015

RECEIVED

DEC 08 2015

RE: Neighborhood Meeting

We are pleased to invite you to a neighborhood meeting to discuss a Conditional Use Permit for the UPS facility.

When: Thursday, December 3, 2015 @ 5:30 PM

Where: 1904 W Overland RD, Boise, ID 83705

This meeting is to discuss UPS constructing a paved parking area at the existing gravel lot located at 107 E 43rd Street, Garden City, ID 83714.

If you have any questions or concerns, please feel free to call me at (208) 342-0091.

Sincerely,
QUADRANT CONSULTING, INC.

Ricardo Zavala

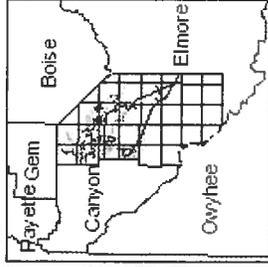
Ricardo Zavala, PE
Project Engineer

RECEIVED

UPS CUP Neighborhood Map
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.

DEC 03 2015

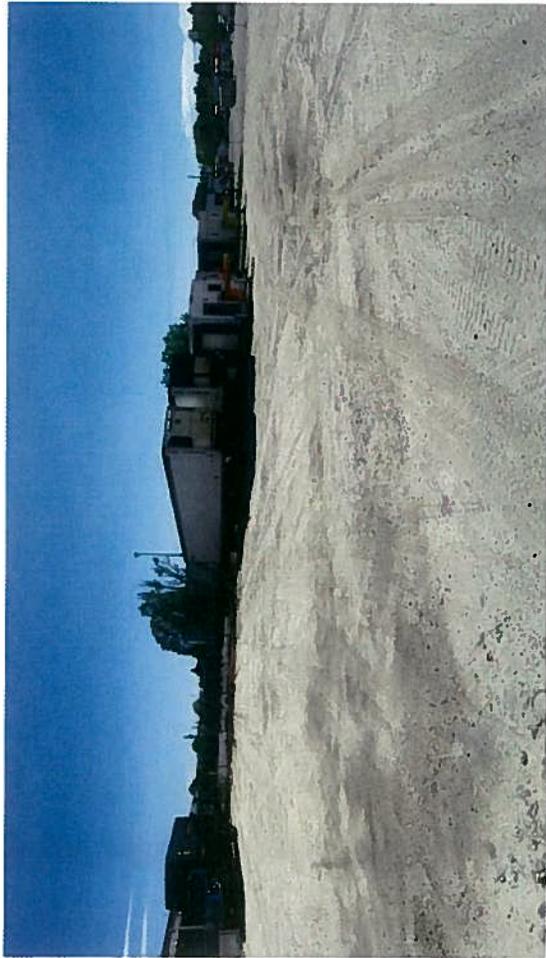


Legend

- + Railroad
- Roads (2,000 - 4,000 \$)
 - <all other values>
 - Interstate
 - Ramp
 - Principal Arterial
 - Collector
 - Minor Arterial
 - Local
 - Parks
 - Alley
 - Driveway
- Parks
- Address
- Townships
- Sections
- Condos
- Parcels

12/7/2015

UPS Expansion Lot Site Photos

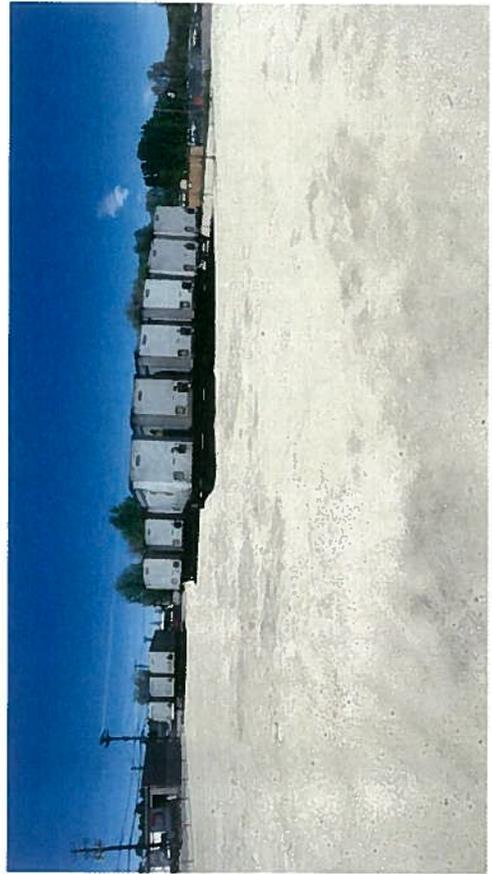


Northeast Corner of Lot



Southeast Corner of Lot

RECEIVED
DEC 08 2015



West End of Lot



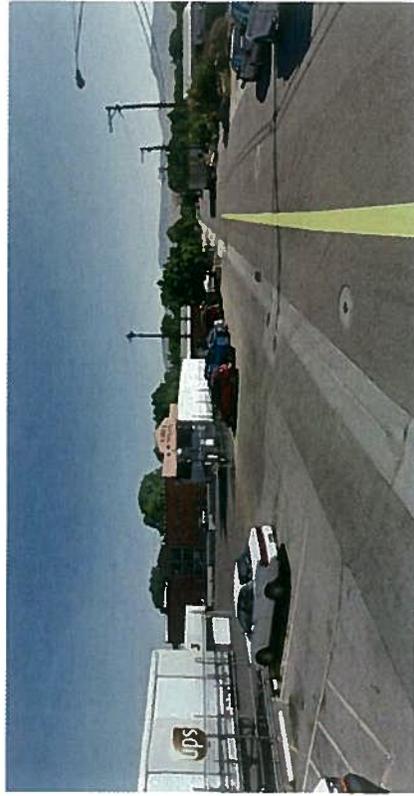
South End of Lot Along Osage Street



UPS 42nd St. Frontage - South End



UPS 42nd St. Frontage



UPS 42nd St. Frontage - North End



South Side of UPS Building



North Side of UPS Building



Northwest End of Building



Employee Parking Lot Along 43rd St.

Jeff Lowe

From: Troy Vaughn
Sent: Tuesday, December 15, 2015 9:31 AM
To: Jeff Lowe
Subject: RE: Garden City Agency Transmittal for January 20, 2016, P&Z meeting

Jeff,

I do not have any concerns on this project.

Thanks,

From: Jeff Lowe

Sent: Tuesday, December 15, 2015 8:49 AM

To: Abe Blount; bob.kibler@fws.gov; carla.bernardi@cablone.biz; Charles Wadams; Chas Heaton; City Council; clittle@achdidaho.org; cmiller@compassidaho.org; cnitz@adaweb.net; Colin Schmidt; criddle@cityofboise.org; dbarton@adaweb.net; dgordon@cityofboise.org; Eric Exline; Frank Walker; fromm.carla@epa.gov; greg.j.martinez@usace.army.mil; idprospect@aol.com; jamie.huff@dhs.gov; Jim Morrison; Jim Poe; Joe Canning_Work; Katy Moeller; Kevin Wallis; Lanette Daw; linda.clark@deg.idaho.gov; Lindsey Pettyjohn; Lisa Leiby; lisaharm@msn.com; Lori Badigian ; Mack Myers; Mark Perfect; mark.wasdahl@itd.idaho.gov; mark@pioneerirrigation.com; mreno@cdhd.idaho.gov; msinglet@intgas.com; ncurtis@idpr.idaho.gov; Pam Beaumont; parks4fun4u@aol.com; Projectmgr@boiseriver.org; Rick Allen; rkinney@republicservices.com; Rob Olson; Ronald Johnson ; rphillips@idahopower.com; rward@idfg.idaho.gov; S. Bryce Farris; sanderst@dhw.idaho.gov; sdouglas@idl.idaho.gov; Shelley Young; syarrington@achdidaho.org; Tina Fuller; tmcmorrow@spro.net; Tom Patterson; Troy Vaughn; wbsdmb@qwestoffice.net

Subject: Garden City Agency Transmittal for January 20, 2016, P&Z meeting

Subject: Garden City Agency Transmittal for January 20, 2016, P&Z meeting

FROM: Garden City Development Service Division, City of Garden City, (208) 472-2921, 6015 Glenwood, Garden City, ID 83714.

CUP2015-00018: United Parcel Service represented by Ricardo Zavala with Quadrant Consulting Inc. is requesting Conditional Use Permit approval to expand an existing warehouse (terminal yard) facility. The proposed project is located at 116 E. 42nd Street and 107 E. 43rd Street and within the C-2 General Commercial Zoning District, and the Mixed Use Commercial and Transit Oriented Development areas of the Comprehensive Plan.

Application materials may be found at gardencityidaho.org for January 20, 2016,

http://www.gardencityidaho.org/index.asp?SEC=435AAA7D-EB0F-4395-AA73-B9091191194B&DE=BE0CEDBE-81CD-4E27-9B01-C0B375CAD5A4&Type=B_EV

Some of the documents might be slow to open. Please let me know if you have questions or require further information.

NOTE: Please send comments to Garden City Development Services by January 12, 2016, at planning@gardencityidaho.org. 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 most 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 Development Services Director and the applicant.



Jim D. Hansen, President
Sara M. Baker, Vice President
Rebecca W. Arnold, Commissioner
Kent Goldthorpe, Commissioner
Paul Woods, Commissioner

January 8, 2015

To: Ricardo Zavala
Quadrant Consulting, Inc.
1904 W. Overland Rd.
Boise, ID 83705

Subject: GC15-0026 / CUP2015-00018
116 E. 42nd St.
UPS Warehouse Facility

In response to your request for comment, the Ada County Highway District has reviewed the submitted application and site plan for the item referenced above. It has been determined that ACHD has site specific conditions of approval for this application.

A. 42nd Street

- a. **Staff Comments/Recommendations:** ACHD is not requiring improvements to 42nd Street. If Garden City requires improvements to 42nd Street, they must meet ACHD policy and are required to be included in the plan submittal.

B. 43rd Street

1. Driveways

- a. **Driveway Width Policy:** District policy 7208.4.3 restricts commercial driveways to a maximum width of 40-feet. Most commercial driveways will be constructed as curb-cut type facilities.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7207.4.3, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway.

- b. **Applicant's Proposal:** The applicant is proposing to construct an approximately 40-foot wide curb return type driveway located approximately 95 feet north of Osage Street (measured centerline to centerline). The entrance is proposed to have a security gate. It has been discussed with the applicant that the intent is for the gate to remain open during business hours.
- c. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved as proposed. The driveway is required to be paved its entire width and a minimum of 30-feet into the site.

ACHD recommends that Garden City requires the security gate remain open during business hours.

C. Site Specific Conditions of Approval

1. Construct an approximately 40-foot wide curb return type driveway located approximately 95 feet north of Osage Street (measured centerline to centerline).
2. A Traffic Impact Fee may be assessed by ACHD and will be due prior to issuance of a building permit. Please contact the ACHD Planner (see below) for information regarding impact fees.
3. Plans shall be submitted to the ACHD Development Review Department for plans acceptance, and impact fee assessment (if an assessment is applicable).
4. Comply with the Standard Conditions of Approval as noted below.

D. Traffic Information

Trip Generation

This development is not estimated to generate additional vehicle trips per day, based on the Institute of Transportation Engineers Trip Generation Manual, 9th edition.

Condition of Area Roadways: *Traffic Count is based on Vehicles per hour (VPH)*

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
**State Highway 20/26 Chinden Blvd.	None	Principal Arterial	1,753	N/A
43 rd St.	150-foot	Local	45	N/A

** ACHD does not set level of service thresholds for State Highways.

Average Daily Traffic Count (VDT): *Average daily traffic counts are based on ACHD's most current traffic counts*

- The average daily traffic count for Chinden Boulevard west of Veterans Memorial Parkway was 35,418 on August 6, 2014.
- The average daily traffic count for 43rd Street north of Chinden Boulevard was 1,098 on May 6, 2009.

If you have any questions, please feel free to contact me at (208) 387-6335.

Sincerely,



Austin Miller
Planner I
Development Services

cc: Garden City, via e-mail



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

- Return to:
[] ACZ
[] Boise
[] Eagle
[X] Garden City
[] Kuna
[] Meridian
[] Star

Rezone # _____

Conditional Use # CUP2015-00018

Preliminary / Final / Short Plat _____

Garden City

- 1. We have No Objections to this Proposal.
2. We recommend Denial of this Proposal.
3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
4. We will require more data concerning soil conditions on this Proposal before we can comment.
5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
[] high seasonal ground water [] waste flow characteristics
[] bedrock from original grade [] other
6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
8. After written approval from appropriate entities are submitted, we can approve this proposal for:
[] central sewage [] community sewage system [] community water well
[] interim sewage [] central water
[] individual sewage [] individual water
9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
[] central sewage [] community sewage system [] community water
[] sewage dry lines [] central water
10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
12. We will require plans be submitted for a plan review for any:
[] food establishment [] swimming pools or spas [] child care center
[] beverage establishment [] grocery store
13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.

RECEIVED
DEC 21 2015

14. _____

Reviewed By:

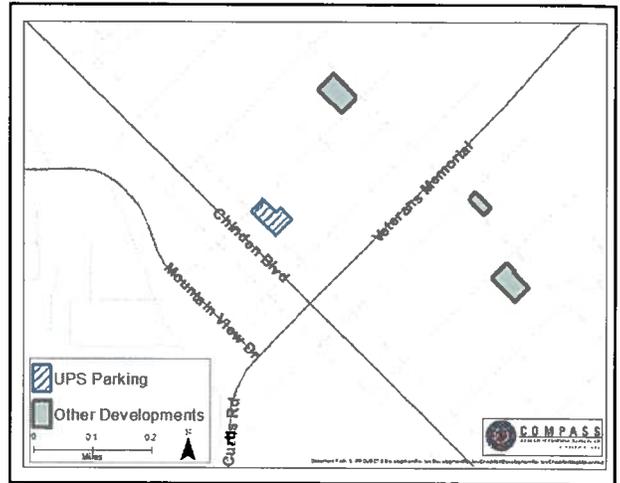
[Signature]

Date: 12/15/15

Communities in Motion 2040 Development Checklist

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this checklist as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2040* (CIM 2040), the regional long-range transportation plan for Ada and Canyon Counties. CIM 2040 was developed through a collaborative approach with COMPASS member agencies and adopted by the COMPASS Board on **July 21, 2014**.

This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2040 goals, objectives, and performance measures. A checklist user guide is available [here](#); and more information about the CIM 2040 goals can be found [here](#); and information on the CIM 2040 Vision can be found [here](#).



[Click here for detailed map.](#)

Name of Development: UPS additional paved parking on 1.02 acres

Summary: Located to the east of the intersection of 43rd St and Osage Str, the proposed development is within one mile of three other current developments; 40th St Cottages (15 residential units), The Cottages at 43rd & Adams (9 residential units), and Kayak Crossing Subdivision (7 residential units). The proposal supports 15 CIM 2040 checklist items and does not support 4 CIM 2040 checklist items.

Land Use

In which of the [CIM 2040 Vision Areas](#) is the proposed development? (**Goal 2.1**)?

- Downtown Employment Center Existing Neighborhood Foothills
 Future Neighborhood Mixed Use Prime Farmland Rural
 Small Town Transit Oriented Development

Yes No N/A The proposal is within a CIM 2040 Major Activity Center. (**Goal 2.3**)

Neighborhood (Transportation Analysis Zone) Demographics

TAZ: 677

Existing		Existi			
Households	Jobs	Households	Jobs	Households	Jobs
13	90	13	90	114	173

Yes No N/A The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this neighborhood. (**Goal 2.1**)

Area (Adjacent Transportation Analysis Zone) Demographics

TAZs: 670, 671, 677, 678, 679, 680, 681, 682, 696

Existing		Existi			
Households	Jobs	Households	Jobs	Households	Jobs
654	2,232	654	2,232	1,700	2,769

Yes No N/A The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this area. (**Goal 2.1**)



More information on COMPASS and *Communities in Motion 2040* can be found at:

www.compassidaho.org

Email: info@compassidaho.org

Telephone: (208) 475-2239



COMPASS
COMMUNITY PLANNING ASSOCIATION
of Southwest Idaho

Communities in Motion 2040 Development Checklist

Transportation

- Attached** **N/A** An Area of Influence Travel Demand Model Run is attached.
 Yes **No** **N/A** There are relevant projects in the current Regional [Transportation Improvement Projects](#) (TIP) within one mile of the development.

Comments: See next page

- Yes** **No** **N/A** The proposal uses appropriate access management techniques as described in the [COMPASS Access Management Toolkit](#).

Comments: Access points are on local streets.

- Yes** **No** **N/A** This proposal supports Valley Regional Transit's [valleyconnect](#) plan. See [Valley Regional Transit Amenities Development Guidelines](#) for additional detail.

Comments: Bus service upgrades are proposed along Chinden Blvd. See valleyconnect for details.

The **Complete Streets Level of Service (LOS) scoring** based on the proposed development will be provided on an separate worksheet (**Goals 1.1, 1.2, 1.3, 1.4, 2.4**):

- Attached** **N/A** Complete Streets LOS scorecard is attached.
 Yes **No** **N/A** The proposal maintains or improves current automobile LOS.
 Yes **No** **N/A** The proposal maintains or improves current bicycle LOS.
 Yes **No** **N/A** The proposal maintains or improves current pedestrian LOS.
 Yes **No** **N/A** The proposal maintains or improves current transit LOS.
 Yes **No** **N/A** The proposal is in an area with a [Walkscore](#) over 50.

Housing

- Yes** **No** **N/A** The proposal adds [compact housing](#) over seven residential units per acre. (**Goal 2.3**)
 Yes **No** **N/A** The proposal is a mixed-use development or in a mixed-use area. (**Goal 3.1**)
 Yes **No** **N/A** The proposal is in an area with lower transportation costs than the [regional average](#) of 26% of the median household income. (**Goal 3.1**)
 Yes **No** **N/A** The proposal improves the jobs-housing balance by providing housing in employment-rich areas. (**Goal 3.1**)

Community Infrastructure

- Yes** **No** **N/A** The proposal is infill development. (**Goals 4.1, 4.2**)
 Yes **No** **N/A** The proposal is within or adjacent to city limits. (**Goals 4.1, 4.2**)
 Yes **No** **N/A** The proposal is within a city area of impact. (**Goals 4.1, 4.2**)

Health

- Yes** **No** **N/A** The proposal is within 1/4 mile of a transit stop. (**Goal 5.1**)
 Yes **No** **N/A** The proposal is within 1/4 mile of a public school. (**Goal 5.1**)
 Yes **No** **N/A** The proposal is within 1/4 mile of a grocery store. (**Goal 5.1**)
 Yes **No** **N/A** The proposal is within 1 mile of a park and ride location. (**Goal 5.1**)

Economic Development

- Yes** **No** **N/A** The proposal improves the jobs-housing balance by providing employment in housing-rich areas. (**Goal 3.1**)
 Yes **No** **N/A** The proposal provides grocery stores or other retail options for neighborhoods within 1/2 mile. (**Goal 6.1**)

Open Space

- Yes** **No** **N/A** The proposal is within a 1/4 mile of a public park. (**Goal 7.1**)
 Yes **No** **N/A** The proposal provides at least 1 acre of parks for every 35 housing units. (**Goal 7.1**)

Farmland

- Yes** **No** **N/A** The proposal is outside "Prime Farmland" in the CIM 2040 Vision. (**Goals 4.1, 8.2**)
 Yes **No** **N/A** The proposal is outside prime farmland. (**Goal 8.2**)

Transportation Improvement Projects

Comment 1: ITD plans to rehabilitate the pavement on Chinden Blvd. in Garden City from Branstetter Street to the junction with I-184 by removing the top layer of asphalt and replacing it with new in FY2016.

Communities in Motion 2040 Checklist User Guide

Community Planning Association of Southwest Idaho (COMPASS) is a forum for regional collaboration that helps maintain a healthy and economically vibrant region, offering people choices in how and where they live, work, play, and travel. COMPASS serves as the metropolitan planning organization (MPO) for Ada and Canyon Counties, Idaho. More information about COMPASS can be found [here](#).

CIM 2040 describes the current transportation system, outlines what is needed to accommodate future growth, explores how to fund future transportation needs, discusses how to maintain a safe and secure transportation system, and examines the environmental issues that have the potential to impact, or be impacted by, transportation investments. More information about the CIM 2040 can be found [here](#).

Highlighted text indicates that there is a hyperlink to a document on the internet that further explains the background, topic, or methodology used to develop the information.

Yes and no answers to each of the 8 CIM 2040 elements have been developed to indicate how well a development aligns with the goals and vision of CIM. More information about the eight CIM 2040 goals, objectives, and tasks can be found [here](#) and are:

- Transportation
- Land Use
- Housing
- Community Infrastructure
- Health
- Economic Development
- Open Space
- Farmland

QR Codes (or Quick Response Codes) can be scanned with personal electronic device, such as a cell phone or tablet, to open a web page. The QR code on the CIM 2040 land development checklist will take the user to the COMPASS home page (www.compassidaho.org).

Communities in Motion 2040 Development Checklist

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this checklist as a tool for local governments to evaluate whether land developments are consistent with the goal of *Communities in Motion 2040* (CIM 2040), a regional long-range transportation plan for Ada and Canyon Counties. CIM 2040 was developed through a collaborative approach with COMPASS member agencies and adopted by the COMPASS Board on July 21, 2014.

This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2040 goals, objectives, and performance measures. A checklist user guide is available [here](#) and more information about the CIM 2040 goals can be found [here](#) and information on the CIM 2040 Vision can be found [here](#).

MAP

Name of Development: _____

Summary: _____

Land Use
 In which of the **CIM 2040 Vision Areas** is the proposed development? (Goal 2.1.1)
 Downtown Employment Center Existing Neighborhood Foothills
 Future Neighborhood Mixed Use Prime Farmland Rural
 Small Town Transit Oriented Development

Yes No N/A The proposal is within a CIM 2040 Major Activity Center. (Goal 2.1.2)

Neighborhood (Transportation Analysis Zone) Demographics

Existing		Existing + Proposed		2040 Forecast	
Households	Jobs	Households	Jobs	Households	Jobs

Yes No N/A The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this neighborhood. (Goal 2.1.1)

Area (Adjacent Transportation Analysis Zone) Demographics

Existing		Existing + Proposed		2040 Forecast	
Households	Jobs	Households	Jobs	Households	Jobs

Yes No N/A The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this area. (Goal 2.1.1)

More information on COMPASS and Communities in Motion 2040 can be found at:
www.compassidaho.org
 Email: info@compassidaho.org
 Telephone: (208) 475-2239

 **COMPASS**
 COMMUNITY PLANNERS ASSOCIATION
 of Southwest Idaho

(Page 1 of 2)

Location map highlights the location of the proposed development and the nearby 2040 functionally classified roadways. Functional street classification groups roads into classes according to the character of service they are intended to provide. More information on functional classification can be found [here](#).

CIM 2040 Vision Areas highlight the general vision for how the region will grow. Each typology describes different uses and densities as well as approaches to promoting housing, economic development, open space, farmland, health, and community infrastructure. More information about the CIM 2040 Vision is found [here](#).

Major Activity Centers (MACs) are important trip generators and are logical destinations for public transit service. MACs tend to increase productivity and support economic development, reduce land consumption and sprawl, and provide options for those that are carless. More information about Major Activity Centers can be found [here](#).

Traffic Analysis Zones (or TAZs) are designated areas used for travel demand modeling. CIM 2040 was developed using TAZs at the core unit of geography. "Neighborhood demographics" to the exact TAZs where the development will occur, while "area demographics" refer to the neighborhood TAZs plus TAZs adjacent to the development area to provide an overview of the impact on the broader area. More information about the regional travel demand model can be found [here](#).

COMPASS staff welcome the opportunity to discuss *Communities in Motion*, the checklist, or specific development proposals with stakeholders. Please feel free to contact us at to schedule an appointment using the phone number/email address to the left. More information on the COMPASS member service can be found [here](#).

Communities in Motion is the regional long-range transportation plan for Ada and Canyon Counties.

It offers a vision that addresses:

- How land use affects transportation
- How investments in transportation influence growth
- What the transportation system is supposed to achieve
- How transportation projects are selected
- How transportation projects serve regional needs

It is based on:

Connectivity: Providing options for safe access and expanded mobility choices in a cost-effective manner in the region.

Coordination: Achieving better inter-jurisdictional coordination of transportation and land use planning.

Environment: Minimizing transportation impacts to people, cultural resources, and the environment.

Information: Coordinating data gathering and dispensing better information.

The complete Communities in Motion 2040 plan is available online at www.compassidaho.org.

Vision Benefits

Economic Development: A 61% increase in composite population near downtowns and other activity centers. Growth in these areas is typically more sustainable than other locations due to the proximity of features.

Housing: Growth in areas with transportation and other infrastructure improve overall affordability by locating housing near transit routes, employment centers, and local services.

Land Use: Better jobs-housing balance reduces traffic, improves air quality, and increases discretionary time.

Transportation: Strong transportation infrastructure and services promote economic development and quality of life.

Open Space: Access to parks and open space enables citizens to enjoy the natural beauty of the region.

Health: More transportation options and development near services enables physical activity and improves air quality.

Farmland: Almost 80% of farmland can be preserved by developing infill sites and other non-farm areas. This will increase agricultural economic value in the area and preserve food security.

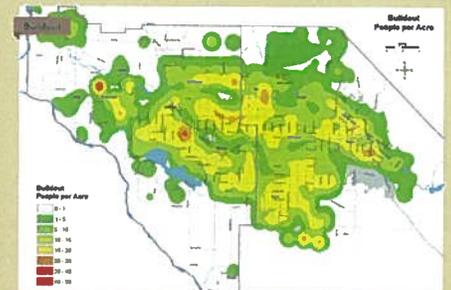
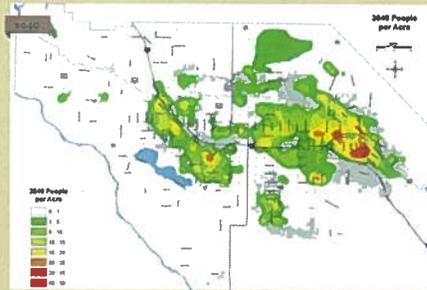
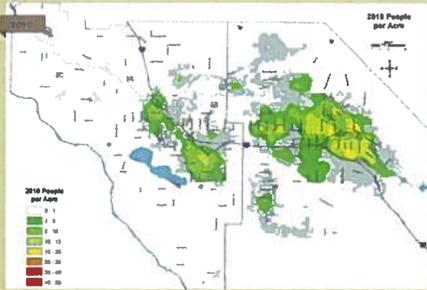
Community Infrastructure: Development in or nearby areas served by infrastructure reduces infrastructure costs and can save municipalities millions of maintenance and operations costs.

Vision Demographics

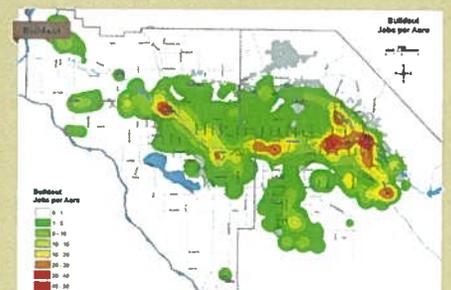
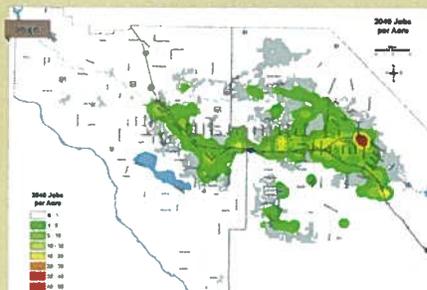
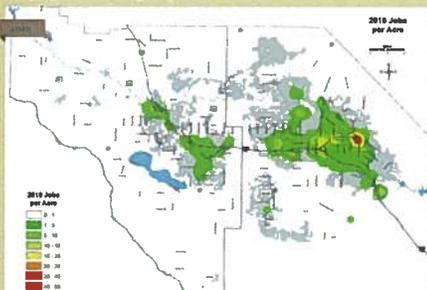
City Area or Project	2010			2040			Buildout		
	Population	Households	Jobs	Population	Households	Jobs	Population	Households	Jobs
Birch	27,241	96,654	122,448	37,799	140,848	154,540	473,484	182,255	646,742
Erle	7,117	2,267	5,977	8,145	18,121	19,476	106,603	33,718	110,053
Grain City	10,714	4,049	3,074	16,701	8,791	15,394	41,216	15,247	17,818
Leah	13,739	4,253	1,866	26,799	10,370	4,320	344,209	144,446	169,371
Maple Hill	2,128	28,736	24,734	194,780	13,027	64,443	315,207	19,118	199,437
St. Ignace	6,427	2,727	1,814	31,864	11,025	1,914	78,524	19,401	10,272
Ada County (outside area of projects)	19,445	5,925	3,841	110,153	13,616	15,100	9,461	16,869	21,375
Ada County Total	139,395	148,445	190,364	694,317	272,044	199,879	1,649,644	116,214	1,071,548
Clifford	10,672	16,540	13,441	19,901	49,071	17,520	270,204	107,713	106,543
Cleveland	1,263	959	440	5,947	2,243	977	115,984	44,471	17,448
Idaho	1,405	739	105	2,258	804	523	3,009	1,101	2,025
Land Area	10,348	5,214	1,812	18,475	8,278	1,013	16,266	12,068	10,413
Maple	10,348	13,724	19,230	106,826	39,880	6,603	412,113	12,271	21,113
Phoen	1,814	134	134	7,451	217	474	12,704	6,501	3,373
Valley	1,351	681	487	8,886	3,499	1,048	10,101	10,101	12,001
Central Campus (outside area of projects)	1,263	804	103	6,700	7,217	739	11,479	1,314	16,160
Central Campus Total	22,934	27,341	47,091	141,813	12,124	9,799	218,213	23,214	60,777
Central Campus Total	148,973	151,806	200,474	1,477,893	177,373	100,978	1,779,208	141,751	976,785
Total Region	388,388	382,049	249,904	1,612,100	199,479	486,477	3,278,852	979,087	1,233,081

Note: Totals may not sum due to overlapping areas of projects.

Population Density Maps



Employment Density Maps



The 2010 maps above were the baseline used to develop the Communities in Motion 2040 Vision. These maps are based on the 2010 census counts and 2010 Idaho Department of Labor employment data.

The above maps show the general density areas where the Communities in Motion 2040 Vision is implemented.

Buildout is the square foot on local land use (zoning) plans. It enables COMPASS to consider long-range density projections and to compare them to the 2040 population forecast adopted by the COMPASS Board. It is not an official forecast for an equity analysis.



IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028
Boise, ID 83707-2028

(208) 334-8300
itd.idaho.gov

December 24, 2015

Jeff Lowe
Garden City Development Service Division
City of Garden City
6015 Glenwood Street
Garden City, Idaho 83714

VIA EMAIL

RE: CUP-2015-00018 UNITED PARCEL SERVICE

The Idaho Transportation Department (ITD) has reviewed the referenced conditional use application for United Parcel Service located at 116 E. 42nd Street and 107 E. 43rd Street north of US-20/26 (Chinden). ITD has the following comments:

1. ITD has no objection to the proposed project and requires no mitigation.
2. This property does not abut the State highway system.
3. E. 42nd Street and E. 43rd Street do not meet spacing requirements for a signal. Current IDAPA 39.03.42.400.03.c rules on an urban statewide route at 35 mph are for signals to be spaced at 2,640 feet.
4. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway system.
5. IDAPA39.03.60 rules govern advertising along the State highway system.

If you have any questions, you may contact me directly at 332-7191.

Sincerely,

A handwritten signature in blue ink that reads "James K. Morrison".

James K. Morrison
Development Services Manager
jim.morrison@itd.idaho.gov

RECEIVED
JAN 08 2016

Michael G. Irvan
*Commissioner/
Administrative Chief*

Shelley Young
*Administrative
Manager*

Margaret Dimmick
Commissioner



Jeff Ramey
Commissioner

January 8, 2016

Jeff Lowe
Garden City Development Services - Planning

Re: Conditional Use Application CUP15-00018

Dear Jeff,

This application is for a Conditional Use approval for expanding into property at 107 E 43rd Street to create a staging area for semi-trailer staging.

The North Ada County Fire & Rescue has reviewed and can approve the application subject to compliance with all of the following code requirements and conditions of approval. Any deviation from this plan is subject to Fire Department approval. Please note that unless stated otherwise, this memo represents the requirements of the International Fire Code (IFC) as adopted and amended by Ordinance 6308.

Comments:

1. No comments.

General Requirement:

Specific building construction requirements of the International Building Code, International Fire Code and Boise City Code will apply. However, these provisions are best addressed by a licensed Architect at building permit application.

Regards,

Ron Johnson
Division Chief – Assistant Fire Marshal
Boise Fire Department

Jeff Lowe

From: Mark Zirschky [mark@pioneerirrigation.com]
Sent: Tuesday, December 15, 2015 9:23 AM
To: Jeff Lowe
Subject: RE: Garden City Agency Transmittal for January 20, 2016, P&Z meeting

Jeff,

The proposed development is outside of Pioneer Irrigation District's boundaries, and does not impact any District owned or operated facilities.

Regards,

Mark Zirschky – Superintendent
PIONEER IRRIGATION DISTRICT
Office – 208-459-3617
Mobile – 208-250-8481

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: Jeff Lowe [mailto:jlowe@GARDENCITYIDAHO.ORG]
Sent: Tuesday, December 15, 2015 8:49 AM
To: Abe Blount <ablount@gardencitypolice.org>; bob kibler@fws.gov; carla.bernardi@cableone.biz; Charles Wadams <cwadams@GARDENCITYIDAHO.ORG>; Chas Heaton <cheaton@GARDENCITYIDAHO.ORG>; City Council <CityCouncil@GARDENCITYIDAHO.ORG>; clittle@achdidaho.org; cmiller@compassidaho.org; cnitz@adaweb.net; Colin Schmidt <cschmidt@GARDENCITYIDAHO.ORG>; criddle@cityofboise.org; dbarton@adaweb.net; dgordon@cityofboise.org; Eric Exline <exline.eric@westada.org>; Frank Walker <fwalker@GARDENCITYIDAHO.ORG>; fromm.carla@epa.gov; greg.j.martinez@usace.army.mil; idprospect@aol.com; jamie.huff@dhs.gov; Jim Morrison <jim.morrison@itd.idaho.gov>; Jim Poe <jpoe@cityofboise.org>; Joe Canning_Work <jdcanning@baengineers.com>; Katy Moeller <kmoeller@idahostatesman.com>; Kevin Wallis <kwallis@GARDENCITYIDAHO.ORG>; Lanette Daw <lanette.daw@boiseschools.org>; linda.clark@deq.idaho.gov; Lindsey Pettyjohn <lpettyjohn@GARDENCITYIDAHO.ORG>; Lisa Leiby <lleiby@GARDENCITYIDAHO.ORG>; lisaharm@msn.com; Lori Badigian <lbadigia@cdhd.idaho.gov>; Mack Myers <mack@settlersirrigation.org>; Mark Perfect <dperfma@adaweb.net>; mark.wasdahl@itd.idaho.gov; Mark Zirschky <mark@pioneerirrigation.com>; mreno@cdhd.idaho.gov; msinglet@intgas.com; ncurtis@idpr.idaho.gov; Pam Beaumont <pbeaumont@GARDENCITYIDAHO.ORG>; parks4fun4u@aol.com; Projectmgr@boiseriver.org; Rick Allen <rallen@gardencitypolice.org>; rkinney@republicservices.com; Rob Olson <rolson@republicservices.com>; Ronald Johnson <rjohnson@cityofboise.org>; rphillips@idahopower.com; rward@idfg.idaho.gov; S. Bryce Farris <bryce@sawtoothlaw.com>; sanderst@dhw.idaho.gov; sdouglas@idl.idaho.gov; Shelley Young <Shelley@nacfire.org>; syarrington@achdidaho.org; Tina Fuller <tfuller@compassidaho.org>; tmcmmorrow@spro.net; Tom Patterson <tpatterson@gardencitypolice.org>; Troy Vaughn <tvaughn@GARDENCITYIDAHO.ORG>; wbsdmb@qwestoffice.net
Subject: Garden City Agency Transmittal for January 20, 2016, P&Z meeting

Subject: Garden City Agency Transmittal for January 20, 2016, P&Z meeting

FROM: Garden City Development Service Division, City of Garden City, (208) 472-2921, 6015 Glenwood, Garden City, ID 83714.

Jeff Lowe

From: Mack Myers [mack@settlersirrigation.org]
Sent: Tuesday, December 15, 2015 10:24 AM
To: Jeff Lowe
Subject: RE: Garden City Agency Transmittal for January 20, 2016, P&Z meeting

Settlers Irrigation District does not own or operate any facilities within the project site.

Thanks,

Mack Myers
District Manager
Settlers Irrigation District
P.O. Box 7571
Boise, ID 83707
Office 208-343 5271 Fax 208 343-1642

From: Jeff Lowe [mailto:jlowe@GARDENCITYIDAHO.ORG]
Sent: Tuesday, December 15, 2015 8:49 AM
To: Abe Blount; bob_kibler@fws.gov; carla.bernardi@cableone.biz; Charles Wadams; Chas Heaton; City Council; clittle@achdidaho.org; cmiller@compassidaho.org; cnitz@adaweb.net; Colin Schmidt; criddle@cityofboise.org; dbarton@adaweb.net; dgordon@cityofboise.org; Eric Exline; Frank Walker; fromm.carla@epa.gov; greg.j.martinez@usace.army.mil; idprospect@aol.com; jamie.huff@dhs.gov; Jim Morrison; Jim Poe; Joe Canning_Work; Katy Moeller; Kevin Wallis; Lanette Daw; linda.clark@deq.idaho.gov; Lindsey Pettyjohn; Lisa Leiby; lisaharm@msn.com; Lori Badigian ; Mack Myers; Mark Perfect; mark.wasdahl@itd.idaho.gov; mark@pioneerirrigation.com; mreno@cdhd.idaho.gov; msinglet@intgas.com; ncurtis@idpr.idaho.gov; Pam Beaumont; parks4fun4u@aol.com; Projectmgr@boiseriver.org; Rick Allen; rkinney@republicservices.com; Rob Olson; Ronald Johnson ; rphillips@idahopower.com; rward@idfg.idaho.gov; S. Bryce Farris; sanderst@dhw.idaho.gov; sdouglas@idl.idaho.gov; Shelley Young; syarrington@achdidaho.org; Tina Fuller; tmcmorrow@spro.net; Tom Patterson; Troy Vaughn; wbsdmb@qwestoffice.net
Subject: Garden City Agency Transmittal for January 20, 2016, P&Z meeting

Subject: Garden City Agency Transmittal for January 20, 2016, P&Z meeting

FROM: Garden City Development Service Division, City of Garden City, (208) 472-2921, 6015 Glenwood, Garden City, ID 83714.

CUP2015-00018: United Parcel Service represented by Ricardo Zavala with Quadrant Consulting Inc. is requesting Conditional Use Permit approval to expand an existing warehouse (terminal yard) facility. The proposed project is located at 116 E. 42nd Street and 107 E. 43rd Street and within the C-2 General Commercial Zoning District, and the Mixed Use Commercial and Transit Oriented Development areas of the Comprehensive Plan.

Application materials may be found at gardencityidaho.org for January 20, 2016,
http://www.gardencityidaho.org/index.asp?SEC=435AAA7D-EB0F-4395-AA73-B9091191194B&DE=BEOCEDBE-81CD-4E27-9B01-C0B375CAD5A4&Type=B_EV

Jeff Lowe

From: Olson, Robert [ROlson@republicservices.com]
Sent: Tuesday, December 15, 2015 8:54 AM
To: Jeff Lowe
Subject: RE: Garden City Agency Transmittal for January 20, 2016, P&Z meeting

Proposed changes would not impact our ability to provide services needed.



We'll handle it from here.™

Robert Olson Operations Supervisor

11101 W Executive Drive
Boise, ID. 83713
e ROlson@republicservices.com
o 208-685-7729 c 208-371-1745
f 208-658-0509 w republicservices.com

From: Jeff Lowe [<mailto:jlowe@GARDENCITYIDAHO.ORG>]
Sent: Tuesday, December 15, 2015 8:49 AM
To: Abe Blount; bob_kibler@fws.gov; carla.bernardi@cableone.biz; Charles Wadams; Chas Heaton; City Council; clittle@achdidaho.org; cmiller@compassidaho.org; cnitz@adaweb.net; Colin Schmidt; criddle@cityofboise.org; dbarton@adaweb.net; dgordon@cityofboise.org; Eric Exline; Frank Walker; fromm.carla@epa.gov; greg.j.martinez@usace.army.mil; idprospect@aol.com; jamie.huff@dhs.gov; Jim Morrison; Jim Poe; Joe Canning_Work; Katy Moeller; Kevin Wallis; Lanette Daw; linda.clark@deq.idaho.gov; Lindsey Pettyjohn; Lisa Leiby; lisaharm@msn.com; Lori Badigian ; Mack Myers; Mark Perfect; mark.wasdahl@itd.idaho.gov; mark@pioneerirrigation.com; mreno@cdhd.idaho.gov; msinglet@intgas.com; ncurtis@idpr.idaho.gov; Pam Beaumont; parks4fun4u@aol.com; Projectmgr@boiseriver.org; Rick Allen; Kinney, Ronald; Olson, Robert; Ronald Johnson ; rphillips@idahopower.com; ward@idfg.idaho.gov; S. Bryce Farris; sanderst@dhw.idaho.gov; sdouglas@idl.idaho.gov; Shelley Young; syarrington@achdidaho.org; Tina Fuller; tmcmorrow@spro.net; Tom Patterson; Troy Vaughn; wbsdmb@qwestoffice.net
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Some of the documents might be slow to open. Please let me know if you have questions or require further information.