

PLANNING SUBMITTAL FORM

Permit info: CUPFY2016-6
 Application Date: 6-14-16 Rec'd by: [Signature]
 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: <u>Shawn L. Nickel</u>	Name: <u>Brandon Howerton</u>
Company: <u>SLN PLANNING</u>	Company:
Address: <u>1589 N. ESTANCIA PL.</u>	Address: <u>68 Pioneer Rd.</u>
City: <u>Eagle</u>	City: <u>Horseshoe Bend</u>
State: <u>IA</u> Zip: <u>83616</u>	State: <u>IA</u> Zip: <u>83629</u>
Tel.: <u>208-794-3013</u>	Tel.:
FAX:	FAX:
E-mail: <u>shawn@slnplanning.com</u>	E-mail:

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 |
|---|--|--|

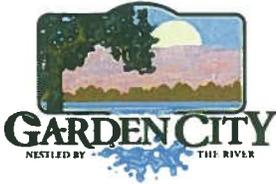
PROPERTY INFORMATION

Site address: 216 W. 38th St. Suite F

Subdivision Name: <u>Fairview Acres Sub No. 2</u>	Lot: <u>9+10</u>	Block: <u>H</u>
Tax Parcel Number: <u>R2734511210</u>	Zoning: <u>C-2</u>	Total Acres: <u>1.12</u>
Proposed Use: <u>Food Products, -small scale Processing</u>	Floodplain: yes <input type="checkbox"/> no <input checked="" type="checkbox"/>	

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.

Shawn L. Nickel 6-10-16 See Affidavit Attached
 signature of the applicant (date) signature of the owner (date)



CONDITIONAL USE PERMIT

Permit info: _____
Application Date: _____ Rec'd by: _____
FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921 (tel.)
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APPLICANT

Name: Shawn L. Nickel

PROPERTY AND DESIGN INFORMATION

Site address: 216 W. 38th St. Suite F

Describe the proposed use.

Food Products, Small-Scale Processing w/ Coffee Roaster

Check any that are applicable to this application: If any boxes are checked, attach the Design Review Application	<input type="checkbox"/>	I will build a new structure
	<input type="checkbox"/>	I will add 25% or more to the floor area of an existing building
	<input type="checkbox"/>	I will alter, replace rehabilitate or restore 25% or more of a store façade.

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 use has been operating at this location for 5 years and has experienced no negative feedback from the community. The owner intends to add a small-scale coffee roaster to his existing distribution business.

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 services including water, sewer, public street, Fire and Police Protection.

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

The use will have no negative affect to the public health, safety or welfare of the community. The coffee roaster is completely filtered and will not produce smoke, odor or other undesirable issues.

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

The Comprehensive Plan Land use map designates the property as mixed use.

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

There are no accessible pathways near the site.

APPLICATION INFORMATION REQUIRED(PLEASE CHECK)

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

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

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):

- N/A 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

- Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community

INFORMATION REQUIRED ON SITE PLAN(PLEASE CHECK):

- Scale not less than 1" = 20'), legend, and north arrow.
- Property boundary, dimensions, setbacks and parcel size.
- Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone
- Building envelope dimensions with the center of the envelope location established in relation to the property lines
- Adjacent public and private street right of way lines
- Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations
- For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8.

INFORMATION FOR NEIGHBORHOOD MEETING VERIFICATION (PLEASE CHECK):

- Copy of notice sent to property owners within 300' of an applicable property
- List of notice recipients with names and addresses
- Sign-up sheet from meeting

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.

SLN PLANNING

RESIDENTIAL & COMMERCIAL LAND USE PLANNING, CONSULTING, ENTITLEMENTS, DUE DILIGENCE
1589 N. Estancia ♦ Eagle, Idaho 83616 ♦ 208.794-3013 ♦ shawn@slnplanning.com

June 14, 2016

Planning and Zoning Commission
Garden City
6015 Glenwood Street
Garden City, ID 83714

RE: Statement of Intent/Compliance Statement/Traffic Analysis – Conditional Use Permit for Food Products, Small-Scale Processing with Coffee Roaster

Dear Commission:

Please accept this application for a conditional use permit for a Food Products, Small-Scale Processing with Coffee Roaster for the existing coffee distributing business that is located at 216 W. 38th Street, Suite F, in Garden City. The application will be for the continuation of the existing use in an existing warehouse building that has operated for the past 5 years as a small coffee bean wholesale distributor. The proposal will include installation of a small scale coffee bean roaster within the same building. As described in Chapter 7, Article A of the Garden City Development Code, Definition of Uses, Food Products, Small-Scale Processing is defined as “the use of a site for producing, manufacturing, processing or storage of food products on a small scale and limited production. The use includes but is not limited to catering, smoking, and curing and preserving, confectionaries, brewing and wine making.” The proposed coffee bean roaster is an accessory use to the primary use of the property, a distributor of coffee beans to outside sources. Although the business does allow for the public to purchase coffee beans on the premises (average of 2 customers per day), the main part of the business is the distribution.

Site and Existing Business

The site (Unit F) is part of an existing commercial center that houses other similar service, processing and distribution uses, including a wine making business and Pest Control business, both located adjacent to the proposed use. The entire site has existing parking, landscaping, fencing, and was most likely approved under a previous application entitling the property as a commercial use. Adjacent to the business center is a mixture of land uses ranging from a high intensity automotive repair business and low density residential. The Comprehensive Plan Land Use Map designation for the property is Mixed Use.

The business currently has 1 full-time employee and one part-time employee, and generally averages approximately 20 to 25 deliveries going out per week. Deliveries to the business are usually limited to an average of 1-2 per week.

Coffee Bean Roaster

The roaster is a batch roaster that will produce approximately 12,000 lbs of coffee beans per year. Smoke and odor produced from the roasting process will be treated within a separate after-burner (Oxidizer) that will be attached to the roaster and will eliminate any undesirable effects from the process. Roasting will occur during regular business hours, and there will not be any noticeable noise produced during the roasting process. The installation of the roaster will be subject to all required safety precautions and relative building permits.

Traffic

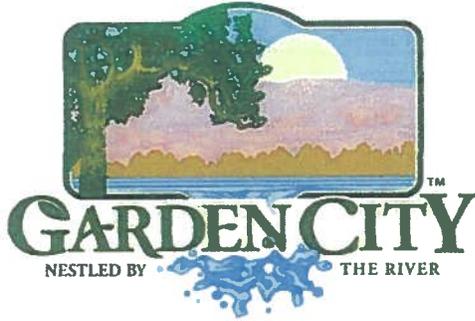
There will be no addition to the amount of traffic as it relates to the use of the coffee bean roaster. The distribution business has existed for 5 years, and produces very little vehicle trips, with little customers coming directly to the business, and deliveries from the business occurring an average of 5 times per day.

Thank you for your consideration in this matter and we look forward to answering any questions you may have.

Sincerely,

A handwritten signature in cursive script that reads "Shawn L. Nickel".

Shawn L. Nickel
Land Planning & Entitlement Consultant



6015 Glenwood Street Garden City, Idaho 83714
Phone 208 - 472-2921 Fax 208 - 472-2926
www.gardencityidaho.org

Affidavit of Legal Interest

State of Idaho)
)SS
County of Ada)

I, Brandon Howerton, 108 Pioneer Rd
Name Address

Horseshoe Bend, ID 83629
City State and Zip

Being first duly sworn upon oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission Greg A. bshire 216 W. 38th St. Suite F. Garden City,
to Shawn L. Nickel 1589 N. Estancia Place Eagle, ID
Name Address
to submit the accompanying application pertaining to that property.

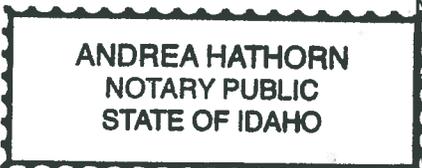
2. I agree to indemnify, defend and hold the City of Garden City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

Dated this 13th day of June, 2016

[Signature]
Signature

Subscribed and sworn to before me the day and year first above written

Andrea Hathorn
Notary Public for Idaho



Residing at: Boise Idaho

My Commission expires June 13, 2017

**MIKE & VALLI TRUST
9342 MALAHINE DR
HUNTINGTON BEACH, CA 92646-**

**BURGOYNE GRANT T
2203 N MOUNTAIN VIEW DR
BOISE, ID 83706-0000**

**O'LEARY SALLY A
1329 OLYMPIC HWY N
SHELTON, WA 98584-0000**

**SHADLEY MILES L JR
207 W 39TH ST
GARDEN CITY, ID 83714-6405**

**ODE JOHN
2105 N MOUNTAIN VIEW DR
BOISE, ID 83706-0000**

**NEVERS KRISTY
12366 W CLOVER MEADOWS
BOISE, ID 83713-0000**

**BROWN JOHN A
201 W 39TH ST
GARDEN CITY, ID 83714-0000**

**CAIRY KEVIN
2107 N MOUNTAIN VIEW DR
BOISE, ID 83706-0000**

**LYON RENTALS LLC
PO BOX 6620
BOISE, ID 83707-0000**

**WEST 38TH STREET TRUST
13599 W ENGELMANN DR
BOISE, ID 83713-0000**

**SIBCO LP
113 W 43RD ST
BOISE, ID 83714-0000**

**KING DEBRA K LIVING TRUST
2121 MOUNTAIN VIEW DR
BOISE, ID 83706-0000**

**LYON RENTALS LLC
PO BOX 6620
BOISE, ID 83707-0000**

**SHADLEY M L
207 W 39TH ST
BOISE, ID 83714-6405**

**HANSEN CHRISTIAN E
2227 N MOUNTAIN VIEW DR
BOISE, ID 83706-1043**

**HOWERTON PROPERTIES LLC
2607 N MCKINNEY ST
BOISE, ID 83704-0000**

**39TH STREET PARK LLC
PO BOX 44273
BOISE, ID 83711-0000**

**HANSEN CHRISTIAN E
2227 N MOUNTAIN VIEW DR
BOISE, ID 83706-1043**

**SHADLEY MILES L JR
207 W 39TH ST
GARDEN CITY, ID 83714-6405**

**SETTLERS IRRIGATION DISTRICT
PO BOX 7571
BOISE, ID 83707-1571**

**KING DEBRA K LIVING TRUST
2121 MOUNTAIN VIEW DR
BOISE, ID 83706-0000**

**SHADLEY RUTH KOUBA
207 W 39TH ST
BOISE, ID 83714-6405**

**SETTLERS IRRIGATION DISTRICT
PO BOX 7571
BOISE, ID 83707-1571**

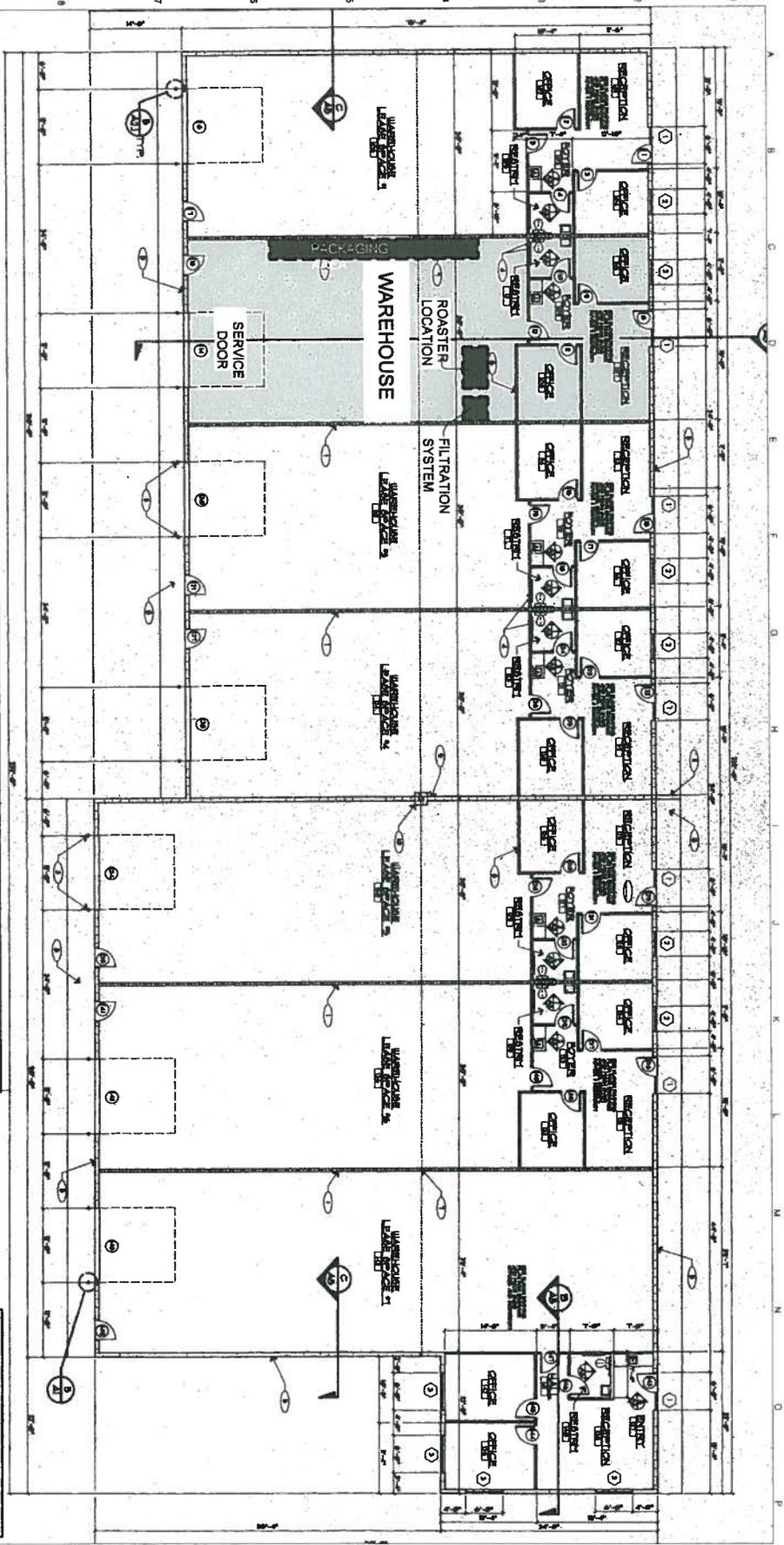
**SCANLAN KATHLEEN M
2005 N MOUNTAIN VIEW DR
BOISE, ID 83706-0000**

**JOHNSON KENT B
219 MURRAY ST
BOISE, ID 83714-0000**

**BICKFORD E DEAN
112 W 38TH ST
BOISE, ID 83714-0000**

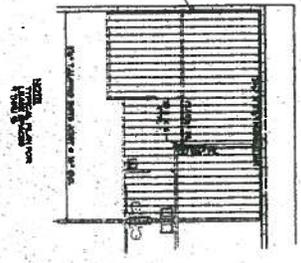
**LANDON WILLIAM H JR
8518 W THUNDER MOUNTAIN DR
BOISE, ID 83709-0000**

**BERGER LIVING TRUST
9342 MALAHINE DR
HUNTINGTON BEACH, CA 92646-**

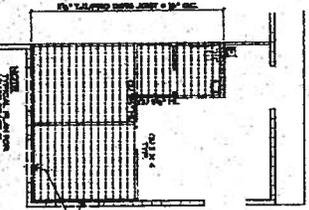


Regal Office Coffee - Conditional Use Permit - Floor Plan

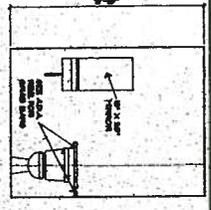
TYP PARTIAL FLOOR FRAMING PLAN



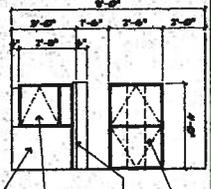
PARTIAL FLOOR FRAMING PLAN



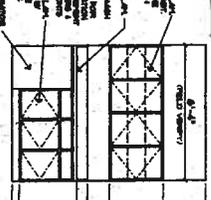
RESTROOM ELEVATION



CABINET ELEVATION



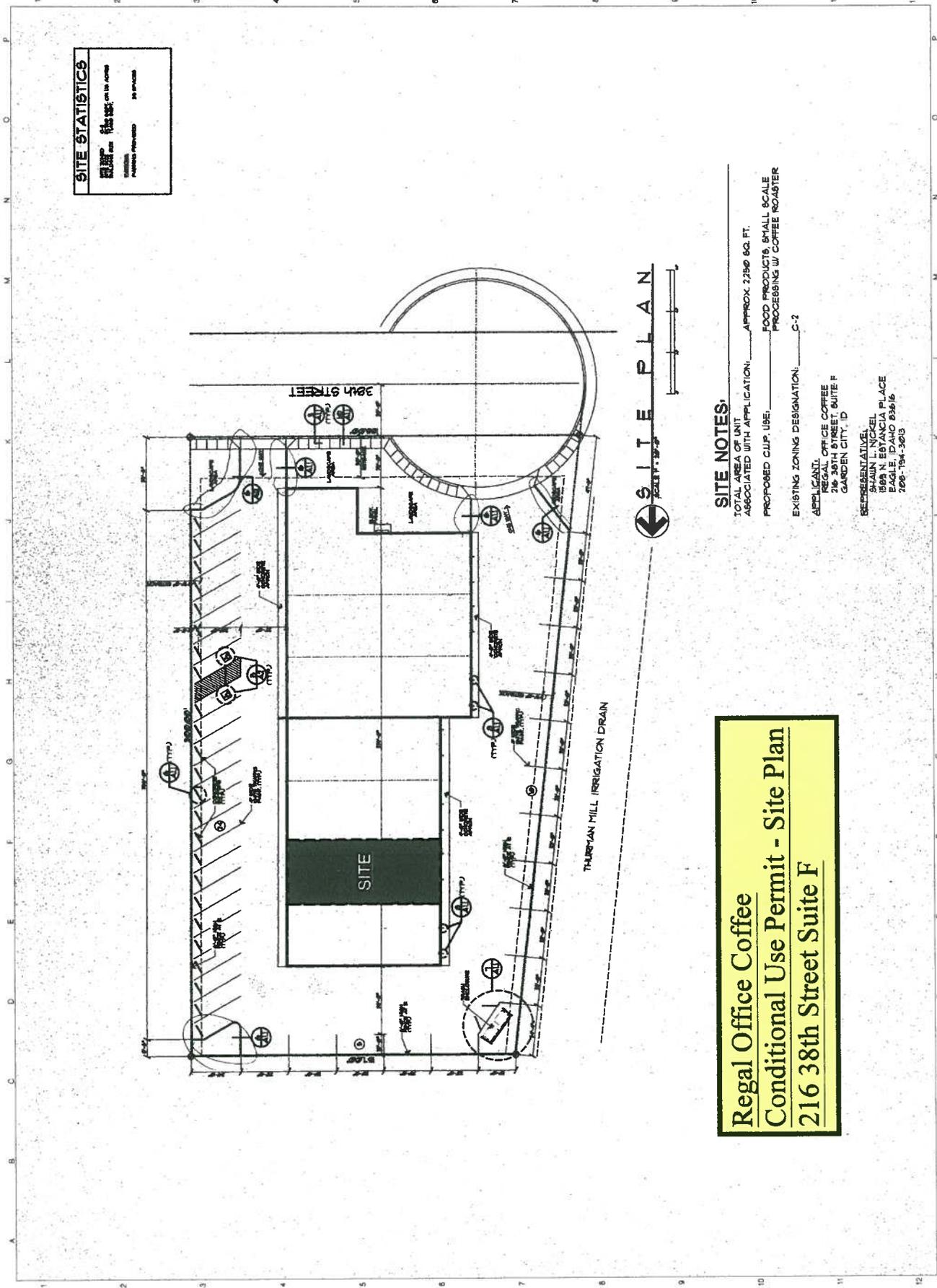
CABINET ELEVATION



FLOOR PLAN

- KEYNOTE**
- ① 1/2" DIA. STEEL STUDS ON 16" TYPICAL SPACING AT 10' O.C. CONCRETE SLAB TO SUPPORT ROOF STRUCTURE
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<p>A.1.1</p>	<p>DATE: 6-13-2006</p>
	<p>REPRESENTATIVE: SHAWN L. NICKEL 1509 N. ESTANCIA PLACE EAGLE, IDAHO 83616 206-794-3013</p>
<p>CONDITIONAL USE PERMIT 38th STREET WAREHOUSE</p>	<p>GARDEN CITY IDAHO</p>
<p>PROJECT NUMBER: _____</p>	<p>PROJECT NAME: _____</p>
<p>PROJECT ADDRESS: _____</p>	<p>PROJECT OWNER: _____</p>



SITE STATISTICS	
TOTAL AREA OF UNIT ASSOCIATED WITH APPLICATION:	APPROX. 22500 SQ. FT.
PROPOSED CLIP USE:	FOOD PRODUCTS, SMALL SCALE PROCESSING W/ COFFEE ROASTER
EXISTING ZONING DESIGNATION:	C-2

SITE NOTES:

TOTAL AREA OF UNIT ASSOCIATED WITH APPLICATION: APPROX. 22500 SQ. FT.

PROPOSED CLIP USE: FOOD PRODUCTS, SMALL SCALE PROCESSING W/ COFFEE ROASTER

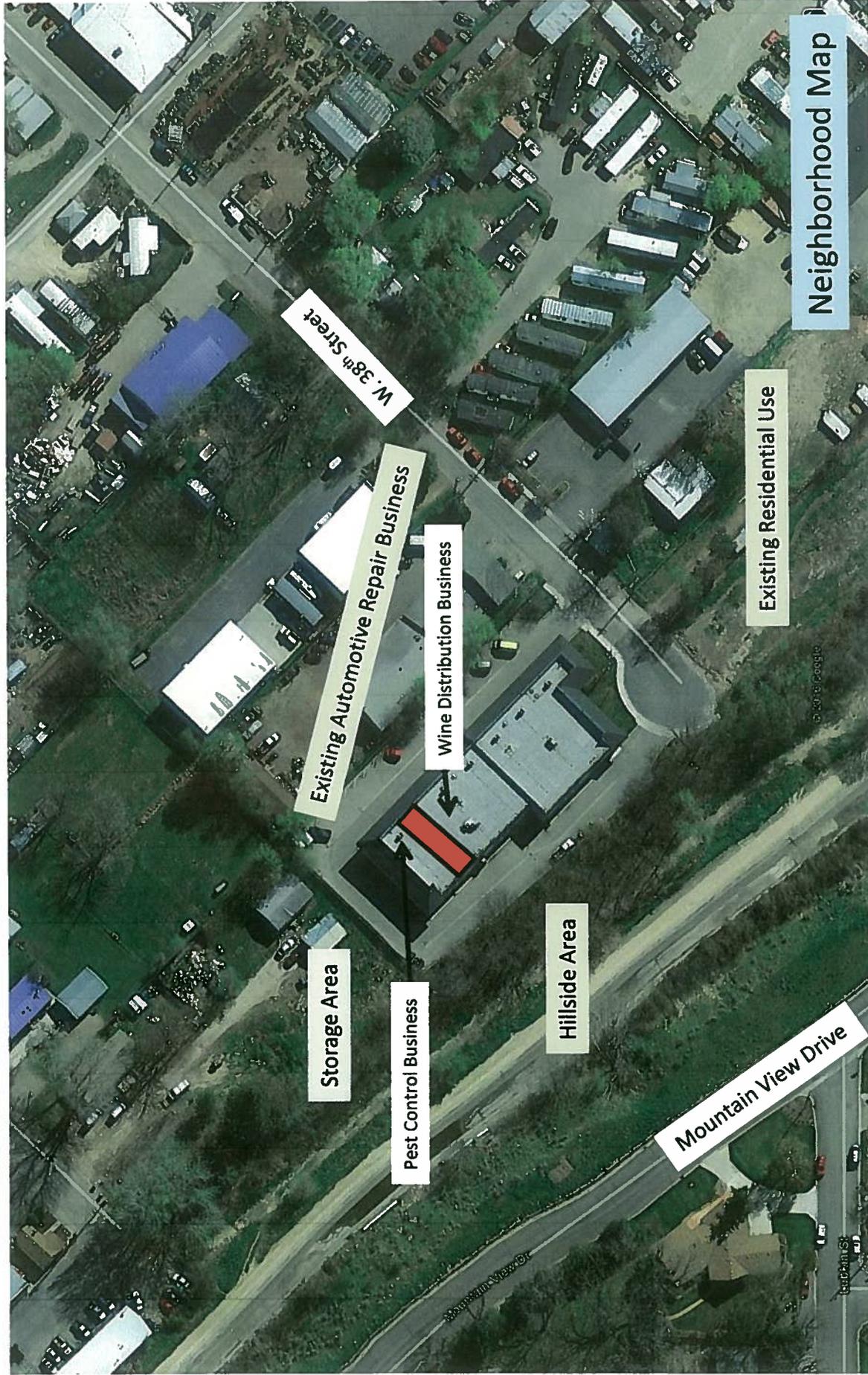
EXISTING ZONING DESIGNATION: C-2

APPLICANT: REGAL OFFICE COFFEE
 216 38TH STREET, SUITE F
 GARDEN CITY, ID

REPRESENTATIVE: SHAWN L. NICKEL
 859 N. ESTANCIA PLACE
 EAGLE, IDAHO 83616
 208-794-3013

Regal Office Coffee
Conditional Use Permit - Site Plan
216 38th Street Suite F

216 W. 38th Street Suite F – CUP Request for Food Products Small Scale with a Coffee Roaster



Negative Impact to surrounding uses, buildings, structures, or building envelopes will be non-existent, as this use is completely contained within an existing structure, and Within an existing business park.

Scale 1" = 100'

SITE LOCATION SUITE F

216 W. 38th Street – Looking

