

CITY OF GARDEN CITY

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

CUPFY2016-2: Conditional Use Permit

For:

Residential Care Facility Expansion

Located at 9995 State Street, Garden City, Idaho

Applicant is Grace at State Street, represented by David Ruby of The Architects Office



Garden City Planning and Zoning Commission
PUBLIC HEARING DATE: February 17, 2016, at 6:30 p.m.

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

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CUPFY2016-2: Residential Care Expansion 9995 State Street

City of Garden City
Planning and Zoning Commission Staff Report

Project Description:

Hearing Date: February 17, 2016, at 6:30 p.m.

Application: CUPFY2016-2

Applicant: Grace at State Street, represented by David Ruby of The Architects Office

Location: 9995 State Street, Garden City, ID 83714; assigned Ada County Parcel #: S0514346780.

Project Synopsis: The proposal is to add a 29,000 square-foot, single-story expansion to an existing residential care facility to create 36 new residential units.

Existing Conditions: The proposed use is to be located on a vacant parcel abutting Carlton Bay Drive/Gardener and adjacent to the Grace Assisted Living Facility; the site will be improved with sidewalk, grass, trees, and shrubs complementary to the existing facility. The current facility is accessed by a driveway on Gardner; no additional street access is proposed with the expansion. There is sidewalk, grass, and trees located adjacent to Carlton Bay Drive/Gardener.

- Property Size: 1.911 – acres for addition, 5.23 – acres for existing. 7.14-acres total
- Zoning: C-2 General Commercial District
- Comprehensive Plan Designation: Green Boulevard Corridor and Residential Low Density
- Flood Plain Designation: located in Floodplain
- Surrounding Uses: Church, Multi-Family, Single-Family, Drive-through Establishment
- Existing Use: vacant property adjacent to Grace Assisted Living Facility
- Easements on file: A 70-foot easement for New Dry Creek Ditch Company is located on the southern property line (no encroachment). A 40-foot easement for the Ada County Highway District is located on the western and southern property lines (no encroachment).
- The applicant has submitted a Property Boundary Adjustment application to move (remove) the common lot line between Lot “C” and Lot “D” to create one parcel for the entire facility.

Previous History: On October 17, 2012, the Planning and Zoning Commission approved CUP2012-00008, a Conditional Use Permit for a Residential Care Facility for Grace Assisted Living. The Findings of Fact and Conclusions of Law state the facility has been determined to not be a critical facility based on the reasoning that it is defined as a Residential Care Facility by the Idaho Department of Health and Welfare Division of Licensing and Certification. Residents do not experience the same restrictions in mobility that exist within nursing homes.

Recommendation: Approval

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

Standards	Staff Analysis
8-2B-2 Allowed Uses	Pending decision of Commission
8-2C-31 Nursing and Residential Care Facility	Compliant with Conditions
8-4 Design and Development Regulations	Compliant with Conditions
Comprehensive Plan Analysis	Compliant with Conditions
Comments from Other Departments and Agencies	Compliant with Conditions

Staff Analysis:

GCC 8-2B-2 Allowed Uses:

The use 'Nursing and Residential Care Facility' defined in Garden City Code 8-7A Definition of Uses as *"The use of a site for providing assistance to two (2) or more individuals needed to perform the routines of daily life. The use includes, but is not limited to children's treatment facility, assisted care skilled nursing facility, residential care facility, and drug and alcohol treatment facility."* Nursing and Residential Care Facility requires the approval of a Conditional Use Permit in the C-2 Zoning District.

8-2C-31 Nursing and Residential Care Facilities: Compliant as Conditioned

- A. **Limitations.** If the use results in more than ten (10) persons occupying a dwelling at any one time, the applicant or owner shall concurrently apply for a change of occupancy as required by Title 7 BUILDING REGULATIONS of the Garden City Code.
- B. **Additional Standards for Uses Providing Care to Children and Juveniles under the Age of Eighteen (18) Years:**
1. All outdoor play areas shall be completely enclosed by minimum six foot (6') non-scalable fence to secure against exit/entry by small children and to screen abutting properties.
 2. Outdoor play equipment over six feet (6') high shall not be located in a front yard or within any required yard.
 3. Outdoor play areas in residential districts or uses adjacent to an existing residence shall not be used after dusk.
- C. **Additional Standards for Uses Providing Care to Patients Who Suffer from Conditions that May Cause Disorientation.** A barrier shall be provided with a minimum height of six feet (6') and patient safe door, along the perimeter of any portion of the site that is accessible to these patients.
- D. **Other Regulations Apply.** The owner and/or operator of the facility shall secure and maintain a license from the State of Idaho Department of Health and Welfare Facility Standards Division

GCC 8-4F Sign Provisions

Signage is not approved with this permit. A sign permit shall be required for any new signage.

8-4 Design and Development Regulations Compliant with Conditions

The applicant has met with the Garden City Design Review Committee and on January 19, 2016, received approval of the building and landscape designs.

Comprehensive Plan Analysis See discussion below

RESIDENTIAL LOW DENSITY: The areas designated for low density residential are north and south of the river, west of Glenwood. These areas are predominately single family detached housing, although some areas of attached housing may be appropriate near major arterials and public facilities.

GREEN BOULEVARD CORRIDOR: The state highways and arterials are identified as green boulevard corridors. This is a bold statement that these corridors should be dramatically changed from the current single purpose function for moving vehicles. The intent of this designation is to create more multi-modal characteristics on these corridors, including sidewalks with parkways, bus stops, landscape medians with pedestrian refuges and channelized left-turn lanes. Mobility for vehicles should be maintained, but improvements to the safety and convenience for transit and pedestrians is needed that will influence changes in the adjacent land uses. Existing uses, including commercial uses, are allowed in the corridors, but new uses which generate high volumes of vehicular traffic should be restricted. Development regulations in the corridor should include access management including number and spacing of driveways, location of parking behind the buildings and maximum setback requirements from the street.

Comments from Other Departments and Agencies**Garden City Engineer**

The applicant will need to comply with all requirements of the Garden City Engineer. The Wastewater Manager has no concerns on the project, pursuant to an email dated January 20, 2016.

Garden City Environmental Division

The Garden City Environmental Division has stated in an email dated January 19, 2016, that there are no objections provided that compliance with Garden City Code is followed.

Ada County Highway District

The Ada County Highway District has provided a review letter dated February 2, 2016, stating the site specific conditions of approval have been met with the previous approval of CUP2012-00008. The expansion is estimated to generate 112 additional vehicle trips per day.

Central District Health Department

The Central District Health Department has provided a letter dated January 21, 2016, stating no objection to the proposal.

COMPASS

The Community Planning Association of Southwest Idaho has provided an email dated January 20, 2016, stating the proposals do not meet the criteria for COMPASS to provide comments.

Idaho Transportation Department

The Idaho Transportation Department has provided a letter dated January 22, 2016, stating no objection to the proposal.

North Ada Fire and Rescue

The North Ada County Fire and Rescue has provided a letter dated February 9, 2016, stating the expansion can be approved subject to compliance with code requirements and conditions of approval.

Pioneer Irrigation District

The Pioneer Irrigation District has provided an email dated January 23, 2016, stating the project falls outside of the district's boundaries and their facilities are not impacted.

CUPFY2016-2: Residential Care Expansion 9995 State Street

Republic Services

Republic Services has provided an email dated January 20, 2016, indicating that the facility would need to add larger containers depending on their needs. The current containers are normally overloaded.

Comments from Public

There have been no written public comments received to date.

Discussion

The current Grace Assisted Living Facility opened in the fall of 2014. As the Carlton Bay area (adjacent to the facility) expands with uses, so too does the assisted living facility find the need to accommodate additional residents. The mix of uses developed, and developing, in the area complement each other and in time, the objective is to create a community within a community in which residents and visitors can enjoy a place of social and economic activity on a neighborhood scale. Staff does not anticipate any significant impacts to the area as a result of the expansion.

Site improvements required with the previous conditional use permit approval (CUP2012-00008), which included sidewalk, street, and landscaping enhancements, have been completed. The improvements required related to the expansion will be confined to the subject building addition and parcel.

Recommended Conditions of Approval

Should the Planning and Zoning Commission find that the proposed Residential Care Facility expansion is appropriate, the following conditions are recommended:

All applicable conditions of approval stated in CUP2012-00008 remain in effect.

1. The expansion of the existing Residential Care Facility is approved with this application. The building addition shall not be occupied until after a Certificate of Occupancy has been obtained from Garden City Development Services Department.
2. The applicant shall install the landscaping pursuant to the landscape plan date stamped January 12, 2016, and approved by Design Review on January 19, 2016. All landscaping shall be provided with an automatic irrigation system and the landscaping fully installed prior to the issuance of a Certificate of Occupancy.
3. The applicant shall construct the building elevations pursuant to the plan date stamped January 12, 2016, and approved by Design Review on January 19, 2016. All exterior work shall be completed prior to the issuance of a Certificate of Occupancy.
4. All internal sidewalks, hardscaping, and storm drain swales shall be constructed pursuant to the plans date stamped January 12, 2016, and approved by Design Review on January 19, 2016.
5. The Property Boundary Adjustment (DEV2015-00008) shall be approved by the City and recorded prior to the issuance of any building permits for the proposed building expansion.
6. 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.
7. Comply with all requirements of the Garden City Engineer. Verification of compliance shall be provided prior to the issuance of a Building Permit.
8. Comply with all requirements of the North Ada County Fire Rescue as noted in the letter dated February 9, 2016, prior to the issuance of a Certificate of Occupancy.
9. 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.

10. 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.
11. Any violation of the conditions of this application is a criminal offence.
12. 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.
13. Occupancy or an application for a building permit shall be considered commencement of use of this permit.
14. There is a ten (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.

CUPFY2016-2: Grace at State Street, represented by David Ruby of The Architects' Office, is proposing a 29,000 square-foot, single-story expansion to an existing residential care facility to create 36 new residential units. The site is located at 9995 State Street, and is within C-2 General Commercial and Residential Low Density Comprehensive Plan designation. The proposal requires Design Review Committee approval and a lot line adjustment.





CONDITIONAL USE PERMIT

Permit info: _____ *CUP FY 2010-2*

Application Date: *01-12-10* Rec'd by: *kg.*

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: David Ruby, AIA

david@taoidaho.com

01-12-16

PROPERTY AND DESIGN INFORMATION

Site address: 9995 W. State Street

Describe the proposed use.

Assisted Living facility addition.

Check any that are applicable to this application:

If any boxes are checked, attach the Design Review Application

<input checked="" type="checkbox"/>	I will build a new structure, <i>ADDITION</i>
<input type="checkbox"/>	I will add 25% or more to the floor area of an existing building <i>No.</i>
<input type="checkbox"/>	I will alter, replace rehabilitate or restore 25% or more of a store façade. <i>No.</i>

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?

This use was previously permitted per CUP012-00008. This application is a MOD to allow for 36 additional units.

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

Yes.

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

This facility provides a local living arrangement for seniors who might otherwise need to be relocated out of the area when they need assistance with their daily activities.

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

The comprehensive plan desires a mix of uses in this zone, so the proposed facility fits well within a mixed use zone, and on this site in particular as it is located near to major roadways, adjacent to a church, and within a short distance of a hospital.

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

The proposed use is 490 feet from a pedestrian/bicycle pathway located at Ulmer Ln.

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 | |
| <input checked="" 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 | |
| <input checked="" type="checkbox"/> Affidavit of Posting and Photo (required 7 days prior to the hearing) | |
| <input checked="" 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

- 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.



RECEIVED

JAN 12 2016

499 Main Street
Boise, ID 83702
(208) 343-2931
www.taoidaho.com

Date: January 12, 2016

To: Garden City Planning and Zoning Commission
Garden City, Idaho

Project: Grace Assisted Living Addition

Job No. 15-628

Subject: Compliance Statement

From: David Ruby, AIA

To Whom it May Concern:

Project Description: The project consists of the construction and site development associated with a single-level 36 unit addition to an existing Assisted Living facility. The site is located on State Street, immediately west of the Foothills Christian Church. The new addition will be located on the west side of the existing building.

Zoning: Mixed Use Overlay District. The proposed assisted living facility complies with the standards listed in city code section 8-3G-1 by providing a mixture of uses to the area. Although it is technically a commercial facility, the use is of a residential nature and will complement the nearby single-family housing, multi-family housing, the adjacent church and the nearby hospital. The unique nature of the use will also likely encourage additional mixed uses such as doctors' offices due to the new clientele. The Carlton Bay area is envisioned as an area that will eventually have a lively pedestrian streetscape, and the assisted living center provides a unique opportunity for a larger number of residents, many of whom have adequate free time, to bring life to the area by walking rather than driving to the nearby uses. As a contrast to the other current uses in the area, this proposed project will provide life to the area full time rather than simply during the work day.

The proposed project will also comply with the height and setback requirements listed in the above referenced section, and will require significantly less parking than would be desired for a similarly sized office or retail use.

If you have questions about the meeting or proposed development project, please contact David Ruby, at The Architects Office, 208-639-6406.

Sincerely,

David Ruby, AIA
The Architects Office

RECEIVED

JAN 12 2016

499 Main Street
Boise, ID 83702
(208) 343-2931
www.taoidaho.com



Date: January 12, 2016

To: Garden City Planning and Zoning Commission
Garden City, Idaho

Project: Grace Assisted Living Addition

Job No. 15-628

Subject: Statement of Intent

From: David Ruby, AIA

To Whom it May Concern:

Project Description:

Purpose: The purpose of this project is to add 36 units to an existing assisted living facility to serve the nearby residents.

Scope: The scope the project consists of the construction and site development associated with a single-level addition to an existing previously approved Assisted Living facility. The site is located on State Street, immediately west of the Foothills Christian Church. The new addition will be on the west end of the existing facility.

Intent: The intent of this project is to construct a 36 unit, approximately 29,000 square foot addition to an existing assisted living facility.

If you have questions about the proposed development project, please contact David Ruby, at The Architects Office, 208-639-6406.

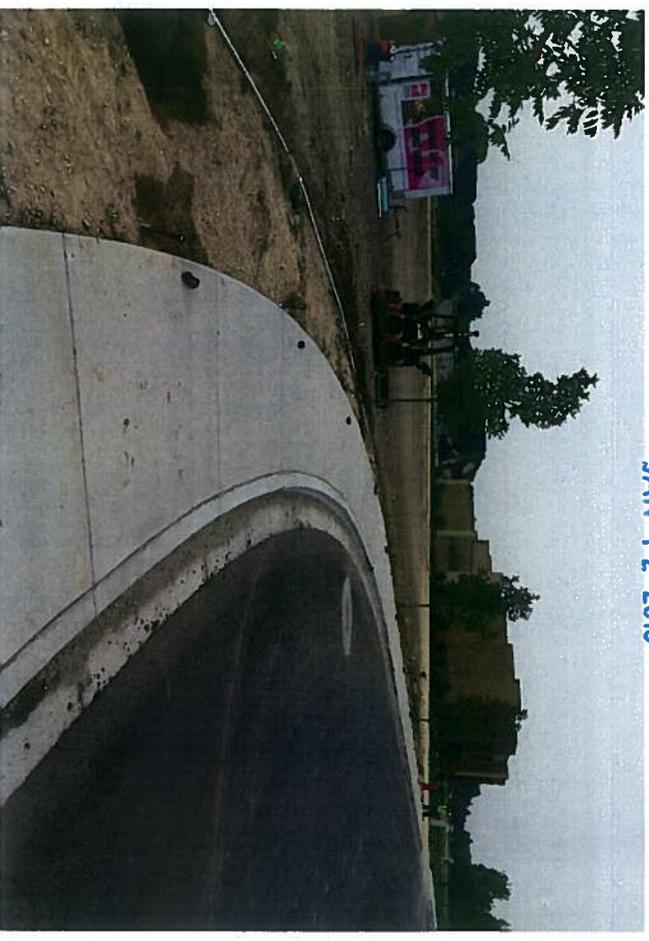
Sincerely,

David Ruby, AIA
The Architects Office

RECEIVED
JAN 12 2016



View of existing building, west side where addition will be



View of site for addition, looking southwest



View of existing building, south elevation, looking east



View of site for addition, looking south

RECEIVED
JAN 12 2016



View of existing building, north east corner



View of existing building, south east corner



View of existing building, front



View of existing building, east elevation, looking north



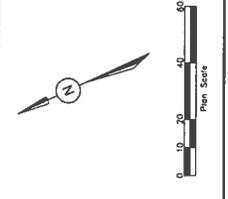
NO.	DATE	DESCRIPTION

EXPANSION FOR GRACE ASSISTED LIVING
9995 W STATE STREET, GARDEN CITY, ID

DRAWING STATUS:
FOR AGENCY REVIEW

KIM ENGINEERS, INC.
1333 WEST STATE STREET
GARDEN CITY, IDAHO 83403
PHONE: 208.338.8888
FAX: 208.338.8889
WWW.KIMENGINEERS.COM

DATE: 12/15/11
PROJECT: 13-1212
SHEET NO. L1.0



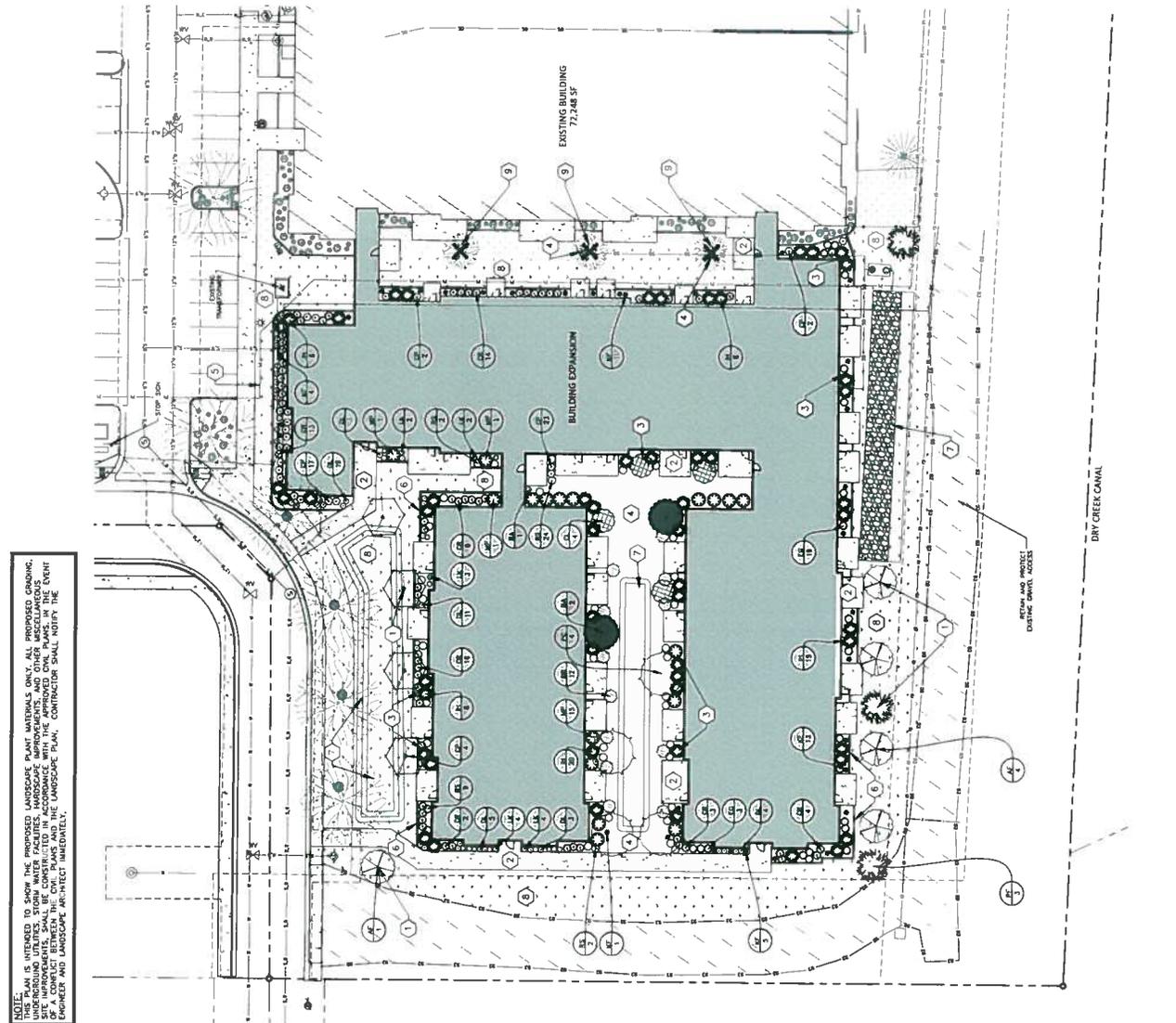
KEY NOTES

- INSTALL 8" DRY TYPED CONC. WITH SHORDED BARS MATCH AT EACH TREE LOCATED IN THIS AREA.
- CONCRETE PAVES/ADORNAS. SEE CIVIL.
- ALL PLANTS/BEDS SHALL RECEIVE A SURFACE COURSE OF FINE SPOCCO. GRADE: (SEE SCHEDULE FOR "F" THICKNESS).
- FOR CROWN, CORONARY AND CROWN CORONARY (SEE "F" THICKNESS).
- EXISTING PRESSURE MAINS SHALL BE CONNECTED TO THE BIRDS EXISTING PRESSURE MAINS SYSTEM.
- INSTALL 8" HIGH CROWN CONCRETE CURB BETWEEN PAVES (TYP).
- REFER TO CIVIL FOR EXISTING UNDERPAVEMENT REQUIREMENTS.
- INSTALL NEW, LOCALLY HARVESTED 500 GENERALLY MATCHING EXISTING BRIDGE CORDING 12" HIGH (MINIMUM) CROWN DECORATIVE TIES FOR SHARP BRIDGE/SPACES IN SAME GENERAL AREA.

PLANT SCHEDULE

SYMBOL	KEY	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE/TORN	SIZE @ MATURITY (HT X W)	NOTES
●	BA	7	Blue Atlas Weeping Dwarf Cedar	Juniperus 'Blue Atlas' Dwarf	4" x 7" B&B	12' x 15'	Evergreen
⊗	CI	4	Cherry Laurel	Prunus laurocerasus 'Vista Joyana'	#5	10' x 10'	Decid. Shr.
⊙	PI	1	Wandersweeper Pear	Pyrus (Fraxinella) 'Wandersweeper'	4" x 7" B&B	20' x 15'	Decid. Tree
Flowering/Ornamental Trees							
⊗	PC	4	Thundercloud Flowering Plum	Prunus ornamental 'Thundercloud'	2" B&B	20' x 20'	Decid. Sh.
⊗	AI	5	Antelope Flowering Pear	Prunus antelopea 'Antelope'	2" B&B	15' x 15'	Decid. Sh.
⊗	CP	4	Chandler Pear	Prunus calleryana 'Chandler'	2" B&B	25' x 20'	Decid. Sh.
Deciduous/Evergreen Shrubs							
⊗	SP	21	Grass Prairie Dwarf Japanese Barberry	Berberis thunbergii 'Grass Prairie Dwarf'	#1	2' x 1'	Shrub
⊗	H	51	Irony-Held Dogwood	Kornus alba 'Irony-Held'	#5	5' x 6'	Shrub
⊗	CR	61	Shower Carpet Rose	Rosa 'Shower'	#2	2' x 3'	Flowering Shrub
⊗	RS	27	Russian Sage	Perovskia atrorubra	#2	2' x 3'	Perennial
⊗	NP	18	Dwarf Nipple Pine	Pinus mugo 'Nipple Pine'	#5	4' x 6'	Evergreen Shrub
⊗	CB	17	Compact Burning Bush	Euonymus alatus 'Compactus'	#5	5' x 5'	Decid. Shrub
⊗	ES	38	Lowland N Gold Evergreen	Comptonia nuttallii 'Lowland N Gold'	#1	2' x 3'	Decid. Shrub
Grass/Groundcover/Perennials							
⊗	GL	48	Dwarf Daylily	Hemerocallis 'Stella de Oro'	#1	2' x 2'	Perennial
⊗	IK	18	Little Blown Maiden Grass	Miscanthus sinensis 'Little Blown'	#2	2' x 2'	Ornamental Grass
⊗	RT	34	Peony's Fashion Piece Perennial	Paeonia officinalis 'Fashion Piece'	#5	5' x 2'	Ornamental Grass

Map: Landscape Materials
Landscape installed with install building construction. Retain and protect unless indicated otherwise on plans.



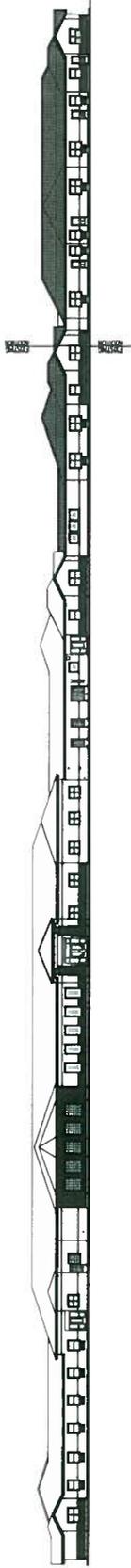
NOTE: THIS PLAN IS INTENDED TO SHOW THE PROPOSED LANDSCAPE PLANT MATERIALS ONLY. ALL PROPOSED GRADING, PAVEMENT, AND CONSTRUCTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED CIVIL PLANS AT THE EVENT OF CONFLICT BETWEEN THE CIVIL PLANS AND THE LANDSCAPE PLAN, CONTRACTOR SHALL NOTIFY THE ENGINEER AND LANDSCAPE ARCHITECT IMMEDIATELY.

PROJECT
**GRACE ASSISTED
 LIVING ADDITION**
 9995 W. STATE
 STREET

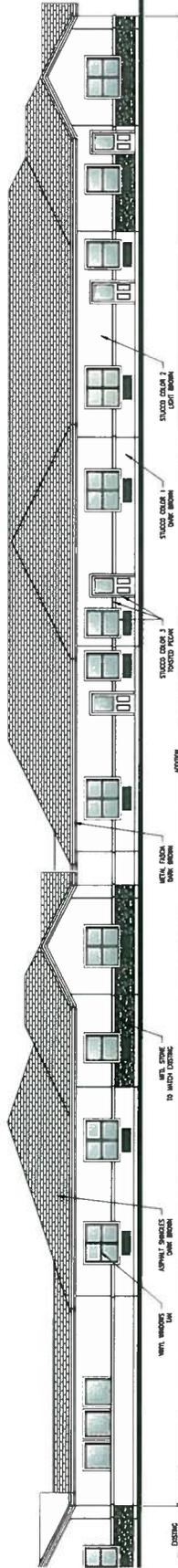
SEAL

 The Architect is the primary of the ARCHITECTS OFFICE P.C. and will be responsible without limitation for the design and construction of the PROJECT.
 © THE ARCHITECTS OFFICE P.C.
 DATE
 JANUARY 12, 2018
 DRAWN BY
 DAVID RUSTY, AIA
 REVISIONS

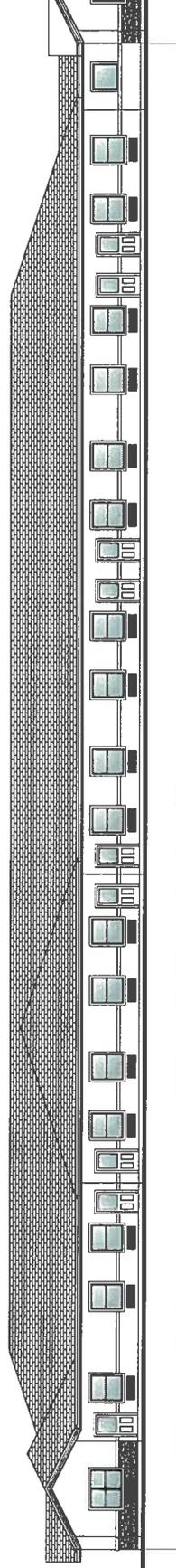
SHEET
A5.0
 CONCEPT
 EXTERIOR ELEVATIONS



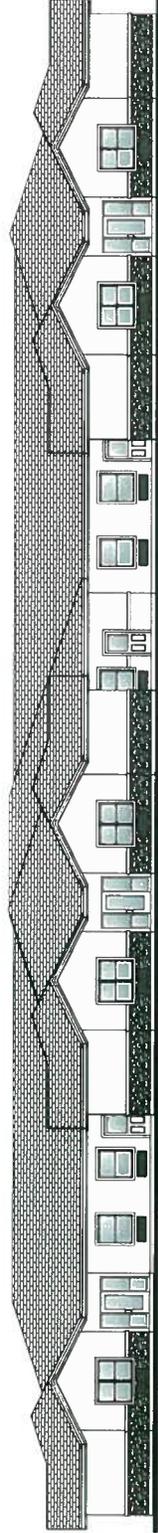
1 NORTH ELEVATION - OVERALL
 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION - ADDITION
 SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION - ADDITION
 SCALE: 1/8" = 1'-0"



4 WEST ELEVATION - ADDITION
 SCALE: 1/8" = 1'-0"

Jeff Lowe

From: Kevin Wallis
Sent: Tuesday, January 19, 2016 4:58 PM
To: Jeff Lowe
Subject: RE: Garden City Agency Transmittal for February 17, 2016, P&Z meeting

The Environmental Division has no objections to the proposed uses providing City Code is followed.

Thank you,



Kevin Wallis
Environmental Division Manager
Garden City Public Works
6015 Glenwood Street
(208) 472-2949 X 116
kwallis@gardencityidaho.org
www.gardencityidaho.org

From: Jeff Lowe
Sent: Tuesday, January 19, 2016 4:35 PM
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; tmcmmorrow@spro.net; Tom Patterson; Troy Vaughn; wbsdmb@qwestoffice.net
Subject: Garden City Agency Transmittal for February 17, 2016, P&Z meeting

Subject: Garden City Agency Transmittal for February 17, 2016, P&Z meeting

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

CUPFY2016-1: BR Rule LLC, represented by Mark L. Butler, is requesting a modification to an approved Conditional Use Permit (CUP2015-00009) to allow Vehicle Sales as an accessory to the Vehicle Service. The display and sale of vehicles would occur only in the existing showroom of the business; no exterior improvements are proposed. The .91-acre site is located at 8633 State Street, and is within the C-2 General Commercial Zoning District, and is in the Transit Oriented Development and Residential Low Density areas of the Comprehensive Plan.

Jeff Lowe

From: Troy Vaughn
Sent: Wednesday, January 20, 2016 8:35 AM
To: Jeff Lowe
Subject: RE: Garden City Agency Transmittal for February 17, 2016, P&Z meeting

Jeff,
I have no concerns at this time for the projects below.
Thanks,

From: Jeff Lowe
Sent: Tuesday, January 19, 2016 4:35 PM
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
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CUPFY2016-2: Grace at State Street, represented by David Ruby of The Architects' Office, is proposing a 29,000 square-foot, single-story expansion to an existing residential care facility to create 36 new residential units. The site is located at 9995 State Street, and is within C-2 General Commercial and Residential Low Density Comprehensive Plan designation. The proposal requires Design Review Committee approval and a lot line adjustment.

SUBFY2016-1/PUDFY2016-1/ZONFY2016-1: Parkway Station LLC, represented by Hutchison Smith Architects is requesting a Rezone from C-2 (General Commercial Zoning District) to M (Mixed Use Zoning District), Preliminary Plat, and Planned Unit Development approvals for Parkway Station Subdivision. The proposed development consists of 50-lots (41-buildable for residential units, 8-common, and 1-mixed use). The 4.07-acre site is located at 4232 Adams Street and 418 & 500 42nd Street and is within the M Mixed Use and C-2 General Commercial Zoning Districts, and the Mixed Use Residential and Transit Oriented Development areas of the Comprehensive Plan. The application is subject to review by the Design Review Committee.



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

February 2, 2016

To: David Ruby
The Architect's Office
499 Main St.
Boise, ID 83702

Subject: GC16-0001 / CUPFY16-2
9995 W. State St.
Grace Assisted Living expansion.

On December 12, 2012 the Ada County Highway District approved GCUP2012-00008 for Grace Assisted Living. The site specific conditions of approval have been met with the previous application. It has been determined that no improvements are required for CUPFY16-2.

The applicant shall be required to:

1. Pay a traffic impact fee. A traffic impact fee may be assessed by ACHD and will be due prior to the issuance of a building permit by the lead agency.
2. Comply with all ACHD Policies and ACHD Standard Conditions of Approval for any improvements or work in the right-of-way.
3. Obtain a permit for any work in the right-of-way prior to the construction, repair, or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc.)

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

Traffic Information

This development is estimated to generate 112 additional vehicle trips per day; and 12 additional vehicle trips per hour in the PM peak hour, 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 Hwy. 44 State St.	None	Principal Arterial	1,919	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 State Street west of Bogart Lane was 38,337 on July 15, 2015.



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ACZ
- Boise
- Eagle
- Garden City
- Kuna
- Meridian
- Star

Rezone # _____

Conditional Use # CUP FY 2016-2

Preliminary / Final / Short Plat _____

Sect. 14

- 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.

14. _____ Reviewed By: _____

Rowbody
 Date: 1/21/10

Jeff Lowe

From: Tina Fuller [tfuller@compassidaho.org]
Sent: Wednesday, January 20, 2016 2:07 PM
To: Jeff Lowe
Cc: Carl Miller
Subject: RE: Garden City Agency Transmittal for February 17, 2016, P&Z meeting

Hi Jeff!

Thank you for contacting COMPASS regarding the upcoming Planning and Zoning Commission meeting. COMPASS has reviewed the proposals and has determined that none meet the criteria for COMPASS to provide comments. Developments not meeting the development review thresholds may still be reviewed upon written request of a COMPASS Board member or COMPASS Regional Transportation Advisory Committee (RTAC) member.

All the best,
Tina

From: Jeff Lowe [mailto:jlowe@GARDENCITYIDAHO.ORG]
Sent: Tuesday, January 19, 2016 4:35 PM
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; Carl Miller <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 <dsperfma@adaweb.net>; mark.wasdahl@itd.idaho.gov; 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
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IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028
Boise, ID 83707-2028

(208) 334-8300
itd.idaho.gov

January 22, 2016

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

VIA EMAIL

RE: CUPFY2016-2 GRACE AT STATE STREET

The Idaho Transportation Department (ITD) has reviewed the referenced conditional use application for Grace At State Street located at 9995 State Street south of SH-44. ITD has the following comments:

1. ITD has no objection to the proposed project and requires no mitigation.
2. No new access is requested and none is approved with this application.
3. Idaho Code 40-1910(1) states no advertising display shall be placed or maintained within the right-of-way of any highway.
4. IDAPA 39.03.60 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

Michael G. Irvan
*Commissioner/
Administrative Chief*

Margaret Dimmick
Commissioner

Jeff Ramey
Commissioner



Shelley Young
*Administrative
Manager*

February 9, 2016

Jeff Lowe
Garden City Development Services - Planning

Re: Conditional Use Application CUPFY2016-2 - Grace at State Street Addition
9995 W State Street

Dear Jeff,

This application is for a Conditional Use approval for a 29,000 sq ft expansion of an assisted living facility.

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 NACFR Rules.

Comments:

1. An approved fire apparatus access road shall extend within 300 ft of all portions of the facility. IFC 503.1.1
2. Fire hydrants capable of producing the required fire flows shall be located so that no part of a structure is more than 400-feet from a hydrant. (IFC 507.3, IFC B105.2) Additional fire hydrants may be required.

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: Saturday, January 23, 2016 3:23 PM
To: Jeff Lowe
Subject: Re: Garden City Agency Transmittal for February 17, 2016, P&Z meeting

Jeff,

The proposed projects within this notice, do not conflict with any Pioneer owned or maintained facilities.

Thank you.

Mark Zirschky -- Superintendent
Pioneer Irrigation District
208-459-3617 (office)
208-250-8481 (cell)

From: Jeff Lowe <jlowe@GARDENCITYIDAHO.ORG>

Sent: Tuesday, January 19, 2016 4:35 PM

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.i.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 Zirschky; 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
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Jeff Lowe

From: Olson, Robert [ROlson@republicservices.com]
Sent: Wednesday, January 20, 2016 7:46 AM
To: Jeff Lowe
Subject: RE: Garden City Agency Transmittal for February 17, 2016, P&Z meeting

9995 state street Grace assisted living would need larger containers which might necessitate another enclosure depending on what their needs are. They use small 3yds as of now 1 for trash and 1 for recycling both are normally overloaded.



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

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