

## CITY OF GARDEN CITY

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

### *CUPFY2016-4: Conditional Use Permit*

For:

**Service Provider**

**Located at 108 E. 42nd Street, Garden City, Idaho**

**Applicant is Chad Vincent with Renaissance Remodeling, represented by ALC Architecture**



**Garden City Planning and Zoning Commission**

***PUBLIC HEARING DATE: June 15, 2016, at 6:30 p.m.***

***Staff Contact: Jeff Lowe (208) 472-2921; [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org)***

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CUPFY2016-4: Renaissance 108 42<sup>nd</sup> Street

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

**Project Description:**

**Hearing Date:** June 15, 2016, at 6:30 p.m.

**Application:** CUPFY2016-4

**Applicant:** Chad Vincent with Renaissance Remodeling, represented by ALC Architects

**Location:** 108 E. 42nd Street, Garden City, ID 83714. Assigned Ada County Parcel #: R2734501061.

**Project Synopsis:** Chad Vincent with Renaissance Remodeling, represented by ALC Architecture, is requesting conditional use permit approval of a new building and site improvements for a Service Provider. The applicant performs design-build remodeling. The new building will include staff offices and space for clients to view samples and designs. The building will also include a staging area and small work space to prepare materials to be installed off-site. The term Service Provider is defined as: "The use of a site for an employee or employees of a company or person that provides materials or labor to perform a service or job not located on site. This may include, but is not limited to building or trades contractor; damage restoration services or cleaning services. This is not the same as a "storage yard" as herein defined nor does this definition include construction or manufacturing on site." See Discussion below.

**Existing Conditions:** The site is currently vacant. Access is proposed from Osage Street.

- Property Size: .34-acres
- Zoning: C-2 General Commercial
- Comprehensive Plan Designation: Mixed Use Commercial
- Flood Plain Designation: not in Floodplain
- Surrounding Uses: Warehouse/Terminal Yard (UPS), vehicle service, service provider
- Existing Use: vacant
- Garden City Easements: no easements are present on the site.

**Recommendation:** Approval with conditions.

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

| Standards                                    | Staff Analysis                 |
|--|--------------------------------|
| GCC 8-2C-36 Service Provider                 | Compliant with Conditions      |
| GCC 8-6B-2 Conditional Use                   | Pending decision of Commission |
| Comprehensive Plan Analysis                  | Compliant with Conditions      |
| Comments from Other Departments and Agencies | Compliant with Conditions      |

**Staff Analysis:****8-2C-36 SERVICE PROVIDER:**

A. **Site Layout.** No structure, facility, drive lane, parking area, or loading area shall be located adjacent to a residential district.

**B. Parking and Access.**

1. The entrance and exit drives shall be designed to prevent traffic hazards and nuisances.
2. All surfaces used for parking shall be constructed with paving, vegetative cover or of dustless material.

**C. Limitations.** The site shall not be used as vehicle wrecking as herein defined.

**D. Site Maintenance.**

1. All outdoor storage of materials or vehicles shall be maintained in an orderly manner so as not to create a public nuisance.
2. Stored items shall not block sidewalks or parking areas and may not impede vehicular or pedestrian traffic.

**E. Other Standards Apply.** Outdoor storage areas shall comply with Section 8-1C-3 PROPERTY MAINTENANCE STANDARDS of this Title.

**GCC 8-3A-3 Allowed Uses:**

1. A Service Provider requires the approval of a conditional use permit in the General Commercial Zoning District.

**GCC 8-6B-2 CONDITIONAL USE: Pending decision of Commission**

To approve a conditional use permit, the Commission must find the following:

1. The use is appropriate to the location, the lot, and the neighborhood, and is compatible with the uses permitted in the applicable zoning district;
2. The use will be supported by adequate public facilities or services to the surrounding area, or conditions can be established to mitigate adverse impacts;
3. The use will not unreasonably diminish either the health, safety or welfare of the community; and
4. The use is not in conflict with the Comprehensive Plan or other adopted plans, policies, or ordinances of the City.

***Comprehensive Plan Analysis* See discussion**

The proposed use is located in the Mixed Use Commercial land use designation of the Garden City Comprehensive Plan. The mixed use commercial designation is for the area south of Adams Street. The intent of this designation is to create an area for mixed uses, including residential, office, retail, and small scale industrial, that are more urban in character than in the mixed use residential area. Three story buildings and 40%-60% lot coverage, with aggregated open spaces for pocket parks should guide the development pattern in this area.

The use may be compliant, whereas the design may is less urban than envisioned by the Comprehensive Plan.

***Comments from Other Departments and Agencies*****Garden City Environmental Division**

The Garden City Environmental Division has provided an email dated May 17, 2016, stating that if floor drains are located in the shop area, a 1,500 gallon sand and grease trap is required. NOTE: The applicant has clarified he does not intend to place floor drains inside the building.

**Garden City Engineer**

The Garden City Engineer has provided a letter dated May 24, 2016, stating the conditions of approval required. The applicant is required to provide a grading and drainage plan for the site that meets the requirements of the City and is prepared by a qualified design professional. The Wastewater Department has no objections to the project and notes the applicant may need to trench into Osage to connect to the sewer line. The Water

Department notes that water service is not available directly to the site from Osage. The applicant has obtained an easement through the property to the east to run a water service line from 42<sup>nd</sup> Street.

#### **Central District Health Department**

The Central District Health Department has provided a letter dated May 26, 2016, stating no objections to the proposed project, provided there is a connection to City sewer.

#### **COMPASS**

The Community Planning Association of Southwest Idaho has provided an email dated May 17, 2016, stating no comment.

#### **Idaho Department of Parks and Recreation**

The Idaho Department of Parks and Recreation has provided an email dated May 18, 2016, stating no objections to the proposed project.

#### **Idaho Transportation Department**

The Idaho Transportation Department has provided a letter dated May 23, 2016, stating no objections to the proposed project.

#### **North Ada County Fire and Rescue**

North Ada Fire County and Rescue has provided a review letter dated June 2, 2016, stating the conditions of approval required.

#### ***Comments from Public***

There have been no written public comments received to date.

#### ***Discussion***

- The applicant's business consists of home-remodel projects; construction work occurs off-site from the subject parcel. The applicant intends to improve the subject site with a building to accommodate his design and administrative personnel and a showroom for customers. A shop area will be utilized for short-term, transitory, storage of materials and the staging of projects; minor assembly activity may occur that is consistent with preparation of the materials off-site. Construction and manufacturing of materials are not proposed, and not allowed. An important factor is the showroom. The showroom is a place to allow interaction between company personnel and visitors to the City.
- The 42<sup>nd</sup> Street/Osage area is located in the Mixed Use Commercial land use designation of the Garden City Comprehensive Plan. A mix of uses including residential, office, retail, and small-scale industrial that are more urban in character are appropriate for the area. The area is in transition to be more in line with the Comprehensive Plan. There is a UPS warehouse facility directly adjacent to the proposal, as well as an elementary/ Jr. High school and bakery one to three lots away from the proposal.

As noted in the study *Integrating Land Use and Transportation in Garden City, 42<sup>nd</sup> and Adams Subarea* (December 2012), the City is in an "advantageous position to become a dynamic hub of cultural, social, and economic activity on a neighborhood scale." While the proposed site is not necessarily located within the subarea described in the study, development in the subarea or on the proposed 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, it is important that properties are utilized appropriately and cohesively. The proposed use, particularly with the office and showroom, is complementary and enhances the existing development character. In addition, the building design, with a front entry way

facing and adjacent to Osage, and landscaping (located between Osage and the parking area) will contribute to the vision desired for the Osage roadway as a pedestrian thoroughfare. It



should be noted that there is a crosswalk planned for safe routes to school, likely to cross Chinden at 43<sup>rd</sup> Street. It is likely that the route for the school children will be on Osage in front of this proposal.

- The applicant met with the Garden City Design Review Committee on May 16, 2016, to discuss the proposed project. At that time the Design Review Committee approved the design of the building and the site improvements.

### ***Recommended Conditions of Approval***

*Should the Planning and Zoning Commission find that the proposed Service Provider is appropriate to the subject site and surrounding area, Staff recommends the following conditions:*

1. The use "Service Provider" is approved with this application. The applicant shall comply with all specific standards of Garden City Code 8-2C-36, and including all land use provisions pursuant to GCC 8-2C. Material preparation is allowed for off-site installation. This approval does not include approval of the use of the site for manufacturing and production work.
2. Occupancy of the site shall not commence until after a Certificate of Occupancy has been obtained from Garden City Development Services Department.
3. All Garden City regulations, including fencing, shall be considered with Osage as the front of the site.
4. The applicant shall comply with all requirements of the City Engineer as noted in the letter of May 24, 2016. The applicant shall provide a grading and drainage plan for the site that meets the requirements of the City and is prepared by a qualified design professional. Plans shall be approved by the Garden City Engineer prior to commencing work on the site.
5. Should the applicant decide to install floor drains in the shop area or other portions of the site, a 1,500 gallon sand and grease trap is required. Plans shall be approved by the Garden City Engineer and Environmental Division prior to commencing work on the site.
6. The applicant shall submit an application for a building permit and acquire approval of said permit prior to the construction of any structures on the site.
7. The applicant shall submit building construction and site plans in conformance with the building elevations and landscaping plans as approved by the Garden City Design Review Committee on May 16, 2016. Plans shall be submitted for review and approval prior to the issuance of a building permit.
8. All storage of materials shall be kept inside an entirely enclosed building or hidden behind a privacy fence or other visual barrier as set forth in Garden City Code Section 8-2C-35 STORAGE YARD. Not more than 20% of the site shall be dedicated to storage.
9. Stored items shall not block sidewalks or parking areas and may not impede vehicular or pedestrian traffic.
10. Outdoor storage areas shall comply with Section 8-1C-3 PROPERTY MAINTENANCE STANDARDS of this Title.
11. Vehicles on site shall be in working order, licensed, registered, and shall be maintained in an orderly manner so as not to create a public nuisance.

12. All surfaces used for parking shall be constructed with paving, vegetative cover or of dustless material and maintained grease and oil free.
13. Comply with all requirements of the North Ada County Fire and Rescue as listed in the letter dated June 2, 2016.
14. Comply with conditions of the Ada County Highway District.

# GARDEN CITY PLANNING AND ZONING COMMISSION

## Service Provider

108 E. 42<sup>nd</sup> Street, Garden City  
CUPFY2016-4

) FINDINGS OF FACT, CONCLUSIONS  
) OF LAW, AND DECISION

This application came before the Garden City Planning and Zoning Commission for consideration on June 15, 2016, at which time the Commission reviewed the application and materials submitted and considered public testimony. Based on the evidence presented, the Commission makes the following findings of fact and conclusions of law:

## FINDINGS OF FACT

1. The applicant is Chad Vincent with Renaissance Remodeling.
2. The location of the project is 108 E. 42nd Street, Garden City, ID 83714. Assigned Ada County Parcel #: R2734501061.
3. The subject property is .34 – acres.
4. The project is located in the Mixed Use Commercial area designated in the Comprehensive Plan.
5. The project is in the C-2 General Commercial Zoning District.
6. The following section of the Garden City Planning and Zoning Codes apply to this proposal:  
GCC 8-2B-2 ALLOWED USES  
GCC 8-2C-36 SERVICE PROVIDER  
GCC 8-4 DESIGN AND DEVELOPMENT REGULATIONS  
GCC 8-6B-2 CONDITIONAL USE
7. A copy of the application and plans was transmitted to interested and affected public agencies and written comments were received from:
  - a. Central District Health
  - b. COMPASS
  - c. Garden City Engineer
  - d. Garden City Environmental Division
  - e. Idaho Transportation Department
  - f. North Ada County Fire & Rescue
8. The record contains:
  - a. Application Materials
  - b. Agency Referral Notice
  - c. Agency Comments
  - d. Property Owner Notice
  - e. Legal Advertisement in Idaho Statesman
  - f. Staff report
  - g. Planning and Zoning Commission Hearing Sign Up Sheet
  - h. Signed Findings of Fact, Conclusions of Law, and Decision
9. The application was received May 5, 2016. The Commission Public Hearing was held within sixty (60) days of receipt of an application certified as complete.
10. A legal public hearing notice for the proposed conditional use permit application was published on May 27, 2016, and on May 27, 2016, notice was mailed to all property owners within a 300-foot radius of the said property in compliance with the public notice requirements of Section 8-6A-7 of the Garden City Municipal Code.
11. A sign was posted on June 2, 2016, in accordance with Garden City Code for the public hearing of June 15, 2016.
12. A staff report was presented by Jenah Thornborrow at the public hearing on June 15, 2016.

13. Chad Vincent represented the application at the public hearing on June 15, 2016.
14. Testimony from the public was provided by:
15. On June 15, 2016, the application for CUPFY2016-4 was **Approved/Denied 4/0** with Conditions of Approval.

## CONCLUSIONS OF LAW

Approval of the proposed conditional use permit is governed by 8-6B-2 code consideration of Title 8 of the Garden City Code:

1. **The use is appropriate to the location, the lot, and the neighborhood, and is compatible with the uses permitted in the applicable zoning district:**  
*This proposed use is compatible as it is similar in character, operation, and intensity with other uses in the vicinity and the proposed building is of similar design to nearby buildings.*
2. **The use will be supported by adequate public facilities or services to the surrounding area, or conditions can be established to mitigate adverse impacts:**  
*This use is located in an area that has adequate public facilities and services. The applicant will utilize an easement with the adjacent property owner to bring a private water service line into the site from a meter on 42<sup>nd</sup> Street.*
3. **The use will not unreasonably diminish either the health, safety, or welfare of the community:**  
*Provided all conditions of approval are satisfied, complied with, and enforced, this use will not unreasonably diminish the health, safety, or welfare of the community.*
4. **The use is not in conflict with the Comprehensive Plan or other adopted plans, policies, or ordinances of the City:**  
*This use does not diminish the Comprehensive Plan, plans, policies or ordinances of the City as the proposed service provider and structure complements the surrounding commercial uses. The project is located in an area that is designated in the Comprehensive Plan (Mixed Use Commercial) as appropriate for the use proposed.*

## DECISION

WHEREFORE, based upon the foregoing Findings of Fact and Conclusions of Law, the Planning and Zoning Commission hereby does **APPROVE/DENY** CUPFY2016-4 Application for a Service Provider located at 108 E. 42nd Street, Garden City, ID 83714, Parcel: R2734501061 and subject to the following conditions:

1. The use "Service Provider" is approved with this application. The applicant shall comply with all specific standards of Garden City Code 8-2C-36, and including all land use provisions pursuant to GCC 8-2C. Material preparation is allowed for off-site installation. This approval does not include approval of the use of the site for manufacturing and production work.
2. Occupancy of the site shall not commence until after a Certificate of Occupancy has been obtained from Garden City Development Services Department.
3. All Garden City regulations, including fencing, shall be considered with Osage as the front of the site.
4. The applicant shall comply with all requirements of the City Engineer as noted in the letter of May 24, 2016. The applicant shall provide a grading and drainage plan for the site that meets the

- requirements of the City and is prepared by a qualified design professional. Plans shall be approved by the Garden City Engineer prior to commencing work on the site.
5. Should the applicant decide to install floor drains in the shop area or other portions of the site, a 1,500 gallon sand and grease trap is required. Plans shall be approved by the Garden City Engineer and Environmental Division prior to commencing work on the site.
  6. The applicant shall submit an application for a building permit and acquire approval of said permit prior to the construction of any structures on the site.
  7. The applicant shall submit building construction and site plans in conformance with the building elevations and landscaping plans as approved by the Garden City Design Review Committee on May 16, 2016. Plans shall be submitted for review and approval prior to the issuance of a building permit.
  8. All storage of materials shall be kept inside an entirely enclosed building or hidden behind a privacy fence or other visual barrier as set forth in Garden City Code Section 8-2C-35 STORAGE YARD. Not more than 20% of the site shall be dedicated to storage.
  9. Stored items shall not block sidewalks or parking areas and may not impede vehicular or pedestrian traffic.
  10. Outdoor storage areas shall comply with Section 8-1C-3 PROPERTY MAINTENANCE STANDARDS of this Title.
  11. Vehicles on site shall be in working order, licensed, registered, and shall be maintained in an orderly manner so as not to create a public nuisance.
  12. All surfaces used for parking shall be constructed with paving, vegetative cover or of dustless material and maintained grease and oil free.
  13. Comply with all requirements of the North Ada County Fire and Rescue as listed in the letter dated June 2, 2016.
  14. Comply with conditions of the Ada County Highway District.

#### **General Requirements**

1. This approval is only approval of the conditional use permit. All other applicable permits must be obtained prior to a certificate of compliance or occupancy.
2. The approval is specific to the application provided and reviewed. Final approval is based on substantial conformance.
3. Final approval is subject to the approval of other reviewing agencies and City Departments. Any more restrictive standards adopted and made applicable by any Transportation Authority, Fire Authority or other Federal, State or Local regulatory agencies shall prevail.
4. All improvements and operations shall comply with applicable local, state and federal requirements and procedures whether specifically addressed in the analysis of this application or not. This shall include but not be limited to 8-4A General Provisions of Design and Development Regulations; 8-4I-3 and Landscape maintenance provisions 8-4I-9; and standards for transportation and connectivity provisions identified in 8-4E.
5. Any tree grates shall be widened to accommodate the growing tree trunk and prevent girdling of any trees planted in tree wells within sidewalks or other public right of way.
6. Plant materials which exhibit evidence of insect pests, disease, and/or damage shall be appropriately treated to correct the problem. Dead plant materials shall be replaced.
7. Where landscaping might impact motorist or pedestrian sight distance, shrubs shall be maintained below three feet (3') in height and trees shall be pruned so that the lowest branches will be at least seven feet (7') above the ground level.
8. A three foot (3') clearance zone shall be maintained around the circumference of fire hydrants.
9. Retain and protect existing trees, vegetation, and native soils and integrate these features into the overall landscape plan.

10. If trees are staked, the stakes shall be removed within twelve (12) months to prevent damage to the tree.
11. All planting areas that border driveways, parking lots, and other vehicle use areas shall be protected by curbing, wheel stops, or other approved protective devices.
12. Trees shall be planted at least three feet (3') from curbs, sidewalks, driveways and other hard surfaces to buffer from stress caused by vehicle overhang and compacted soils, or planted with sufficient space to provide for the full maturity of the particular tree species.
13. All other plant material, except sod or ground cover, shall be set back a minimum of one foot (1') from any curb edge to protect from vehicle overhang and mechanical damage.
14. The landscape installation shall stabilize all soil and slopes.
15. All required landscaping shall be provided with an automatically controlled irrigation system in conformance with the best management practices for automatic irrigation systems.
16. Demonstrate compliance with 8-4G-1 prior to certificate of occupancies.
17. This approval is for this application only. Additional permits, licenses and approvals may be necessary.
18. Property maintenance standards shall be maintained as required by Garden City Code 8-4K.
19. The property owner is responsible for the maintenance of all landscaping and screening devices required.
20. Cross-Connections: All cross-connections between the domestic water lines and the irrigation water lines shall be in accord with the City's adopted standards, specifications and ordinances.
21. Utility easements that are unobstructed by permanent structures shall be provided along front lot lines, rear lot lines, and side lot lines when deemed necessary by the City Engineer. Total easement width shall not be less than ten feet (10'), with twelve feet (12') recommended, front and rear, with at least twenty feet (20') required for water and sewer easements for main lines.
22. Unobstructed easements, including but not limited to, drainage, water, and sewer easements shall be provided as required by the City Public Works or Planning Official.
23. Materials submitted after the decision shall not be considered part of the record for this decision. If additional materials or information is submitted after the decision the application may be remanded to the decision making body during which time the decision shall be stayed provided that there is no immediate threat to life or safety.
24. Any changes in the design, construction, operation or use shall be brought to the immediate attention of the Planning Official for determination if the changes are in substantial conformance with the City's action.
25. No change in terms and conditions of this approval shall be valid unless in writing and signed by the applicant or his or her authorized representative and an authorized representative of the reviewing agency. The burden shall be upon the applicant to obtain the written confirmation of any change and not upon Garden City.
26. 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.
27. Any violation of the conditions of this application is a criminal offence.
28. Should there be a change in use, there is a clear intent to cease the use, or the use is discontinued for more than one year without written documentation submitted to the City, legal noticing, and property posting indicating intent to continue the use, this approval shall become void.
29. A certificate of occupancy or an application for a building permit shall be considered commencement of the use.
30. All previous uses are null and void unless otherwise conditioned.
31. 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.

32. An extension may be granted by the Commission upon findings that the application and or the applicable City regulations have not changed. Such extension shall be applied for sixty (60) days prior to the expiration date for the original approval; only one extension of not more than three hundred sixty five (365) days shall be granted.
33. 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.

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Chairman, Planning and Zoning Commission

Date

DRAFT



## **B & A Engineers, Inc.**

Consulting Engineers & Land Surveyors  
5505 West Franklin Road. Boise, ID 83705  
Telephone 208+343+3381 Facsimile 208+342+5792

To: **Garden City Planning**

Copy: **Jenah Thornborrow  
Colin Schmidt  
Erika Akin  
Jeff Lowe  
Kevin Wallis  
Troy Vaughn  
Chas Heaton  
Olesya Durfey**

From: **Joe Canning, PE/PLS**  
Telephone: 343+3381  
Facsimile: 342+5792

Date: 24 May 2016

Subject: **Chad Vincent with Renaissance Remodeling  
108 East 42<sup>nd</sup> Street  
Parcel Number R2734501061  
CUP2016-4  
Planning and Zoning Comments**

Pages: 2

Media: Transmitted via E-mail

On behalf of Garden City, as the city engineer, we have completed our review of the application for the subject project. This application proposes to construct a new 5,944 square foot commercial building facility and site improvements at 108 East 42<sup>nd</sup> Street.

Comments regarding the project are provided below. Since specific details of all infrastructure components are not provided with the application, our comments may be considered an overview on items of note. After full construction plans have been provided, other comments may become apparent,

Any approval of the project must be conditioned upon successfully addressing concerns presented in this review.

Prior to performing any grading on the site, the applicant must prepare and have approved by the city an erosion and sediment control plan.

Approval of the project by the North Ada County Fire and Rescue District will be required. Should fire flow requirements exceed what is available in the area, the project may be required

to upgrade existing facilities or modify building construction to comply with flow requirements. Should additional fire hydrants be required, a public city water main will need to be extended to the hydrant.

For connections to city water and sewer, specifics of those connections will have to be reviewed and approved by the city's Public Works Department. Water service will have to be discussed with city staff as the site fronts on Osage. Water service may have to be brought to the site from East 42<sup>nd</sup> Street. The ACHD may be involved with water service location. Proper water service to the site to cover any building needs and fire suppression should be addressed prior to any extensive design services on the project.

The applicant is responsible to verify that sanitary sewer service and adequate depth of said service is available to the site.

Approval of the project by the Ada County Highway District will be required.

Please be aware that FEMA is currently completing a study of the Boise River and will be issuing new FIRM maps. Although these are only working maps at this time, many new areas within Garden City may be included in the floodplain. What the final maps will depict is impossible to predict at this point in time, but impact to the proposed project is probable. The city cannot regulate to "possible" scenarios, but can suggest care be taken as long term costs to the residents could result. We suggest the applicant review the working maps to consider the possible impact to the project.

The city will require submittal, review and approval of a site specific grading and drainage plan, storm water design report and a drainage system operation and maintenance manual for handling of storm water prepared by a qualified professional engineer licensed in Idaho. Compliance with the storm water ordinance and policies of the city will be required. A site geotechnical report prepared by a qualified professional engineer licensed in Idaho will be required for the design of the on-site storm water system. Said report must identify the depth to seasonal high groundwater, provide a profile of encountered soils and their infiltration rates. The report must also provide a design infiltration rate for the storm water system. The storm water design must provide for at least 3 feet of vertical separation between the bottom of the storm water facility and the seasonal high groundwater.

The city also requires that the landowner enter into an agreement with the city that will be recorded on mandatory maintenance of the site's storm water system.

The site appears to be a portion of an original parcel of land. Please provide evidence that the site is eligible for a building permit and conforms to the subdivision ordinance.

Relocation of any existing gravity irrigation facilities, if any are present, will require the approval of the entity in control of the facility. Said relocation may also require compliance with the Army Corps of Engineers 404 permitting process.

We have no other comments regarding this request at this time.

Michael G. Irvan  
*Commissioner/  
Administrative Chief*

Margaret Dimmick  
*Commissioner*

Jeff Ramey  
*Commissioner*



Shelley Young  
*Administrative  
Manager*

June 2, 2016

Jeff Lowe  
Garden City Development Services - Planning

Re: Conditional Use Application CUPFY2016-4  
108 E 42<sup>nd</sup> Street

Dear Jeff,

This application is for a Conditional Use approval for the construction of new building and site improvements for a service provider.

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. 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



**CENTRAL DISTRICT HEALTH DEPARTMENT**  
**Environmental Health Division**

Return to:

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

Rezone # \_\_\_\_\_

Conditional Use # CUPFY2016-4

Preliminary / Final / Short Plat \_\_\_\_\_

Garden City

- 1. We have No Objections to this Proposal. *- if connected to City sewer*
- 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: *Robin Brady*  
 Date: 5/26/16

## Jeff Lowe

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**From:** Jeff Lowe  
**Sent:** Monday, May 23, 2016 8:12 AM  
**To:** Chas Heaton  
**Subject:** RE: Garden City Agency Transmittal for June 15, 2016, P&Z meeting

Hey Chas, apparently they have obtained an easement from the property to the east (directly on 42nd) and will run a service line from 42nd into their site. I believe the easement runs along Osage.

We do not have any construction drawings yet...

Jeff Lowe, AICP  
Planner  
City of Garden City  
6015 Glenwood  
Garden City, ID 83714

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**From:** Chas Heaton  
**Sent:** Friday, May 20, 2016 3:47 PM  
**To:** Jeff Lowe  
**Subject:** FW: Garden City Agency Transmittal for June 15, 2016, P&Z meeting

Jeff,

See my highlighted comments below. Do you recall ever hearing about this? I believe I received a call from an engineer quite some time ago just inquiring about where a water service should go. I thought they might have emailed a cad drawing but I'm not sure?

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**From:** Colin Schmidt  
**Sent:** Thursday, May 19, 2016 9:22 AM  
**To:** Chas Heaton  
**Subject:** RE: Garden City Agency Transmittal for June 15, 2016, P&Z meeting

Is Jeff aware of this?



Colin Schmidt  
Public Works Director  
208.472.2949 Ext. 2103  
Fax: 208.343.4026

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**From:** Chas Heaton  
**Sent:** Thursday, May 19, 2016 8:22 AM  
**To:** Colin Schmidt; Troy Vaughn  
**Subject:** RE: Garden City Agency Transmittal for June 15, 2016, P&Z meeting

Colin,

There is no water service to this property. I had been working with someone awhile back in regards to this and informed them that a service would need to be installed and set around the corner of E. 42<sup>nd</sup> St. & Osage and potential easement issues worked out with the property owner of 106 E. 42<sup>nd</sup>.

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**From:** Colin Schmidt  
**Sent:** Tuesday, May 17, 2016 9:24 AM  
**To:** Troy Vaughn; Chas Heaton  
**Subject:** FW: Garden City Agency Transmittal for June 15, 2016, P&Z meeting

Guys,  
Do we have City services to this lot?

Thanks,



Colin Schmidt  
Public Works Director  
208.472.2949 Ext. 2103  
Fax: 208.343.4026

---

**From:** Jeff Lowe  
**Sent:** Tuesday, May 17, 2016 8:53 AM  
**To:** Abe Blount; [bob.kibler@fws.gov](mailto:bob.kibler@fws.gov); [carla.bernardi@cableone.biz](mailto:carla.bernardi@cableone.biz); Charles Wadams; Chas Heaton; City Council; [clittle@achdidaho.org](mailto:clittle@achdidaho.org); [cmiller@compassidaho.org](mailto:cmiller@compassidaho.org); [cnitz@adaweb.net](mailto:cnitz@adaweb.net); Colin Schmidt; [criddle@cityofboise.org](mailto:criddle@cityofboise.org); [dgordon@cityofboise.org](mailto:dgordon@cityofboise.org); Eric Exline; Fairview Acres; Frank Walker; [fromm.carla@epa.gov](mailto:fromm.carla@epa.gov); [greg.j.martinez@usace.army.mil](mailto:greg.j.martinez@usace.army.mil); [idprospect@aol.com](mailto:idprospect@aol.com); [jamie.huff@dhs.gov](mailto:jamie.huff@dhs.gov); Jim Morrison; Jim Poe; Joe Canning\_Work; Katy Moeller; Kevin Wallis; Lanette Daw; [linda.clark@deq.idaho.gov](mailto:linda.clark@deq.idaho.gov); Lindsey Pettyjohn; Lisa Leiby; [lisaharm@msn.com](mailto:lisaharm@msn.com); Lori Badigian ; Mack Myers; Mark Perfect; [mark.wasdahl@itd.idaho.gov](mailto:mark.wasdahl@itd.idaho.gov); [mark@pioneerirrigation.com](mailto:mark@pioneerirrigation.com); [mreno@cdhd.idaho.gov](mailto:mreno@cdhd.idaho.gov); [msinglet@intgas.com](mailto:msinglet@intgas.com); [ncurtis@idpr.idaho.gov](mailto:ncurtis@idpr.idaho.gov); New Dry Creek Ron Sedlacek; Pam Beaumont; [parks4fun4u@aol.com](mailto:parks4fun4u@aol.com); [Projectmgr@boiseriver.org](mailto:Projectmgr@boiseriver.org); Rick Allen; [rkinney@republicservices.com](mailto:rkinney@republicservices.com); Rob Olson; Ronald Johnson ; [rphillips@idahopower.com](mailto:rphillips@idahopower.com); [rward@idfg.idaho.gov](mailto:rward@idfg.idaho.gov); S. Bryce Farris; [sanderst@dhw.idaho.gov](mailto:sanderst@dhw.idaho.gov); [sdouglas@idl.idaho.gov](mailto:sdouglas@idl.idaho.gov); Shelley Young; [syarrington@achdidaho.org](mailto:syarrington@achdidaho.org); Tina Fuller; [tmcmorrow@spro.net](mailto:tmcmorrow@spro.net); Tom Patterson; Troy Vaughn; [wbsdmb@qwestoffice.net](mailto:wbsdmb@qwestoffice.net)  
**Subject:** Garden City Agency Transmittal for June 15, 2016, P&Z meeting

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**Subject:** Garden City Agency Transmittal for June 15, 2016, P&Z meeting

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

**CUPFY2016-4:** Chad Vincent with Renaissance Remodeling, represented by ALC Architecture, is requesting conditional use permit approval of a new building and site improvements for a Service Provider. The .34-acre site is located at 108 E. 42<sup>nd</sup> Street, and is within C-2 General Commercial zoning district and the Mixed Use Commercial Comprehensive Plan designation. In addition, the application is subject to Design Review Committee approval.

Application materials may be found at [gardencityidaho.org](http://www.gardencityidaho.org) for June 15, 2016,  
[http://www.gardencityidaho.org/index.asp?SEC=435AAA7D-EB0F-4395-AA73-B9091191194B&DE=E7769DD6-F71A-42C0-8ABC-3C9B176284E4&Type=B\\_EV](http://www.gardencityidaho.org/index.asp?SEC=435AAA7D-EB0F-4395-AA73-B9091191194B&DE=E7769DD6-F71A-42C0-8ABC-3C9B176284E4&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 June 7, 2016, at [planning@gardencityidaho.org](mailto: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.

Thank you, Jeff

Jeff Lowe, AICP  
Planner  
City of Garden City  
6015 Glenwood Street  
Garden City, Idaho 83714

## Jeff Lowe

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**From:** Kevin Wallis  
**Sent:** Tuesday, May 17, 2016 11:56 AM  
**To:** Jeff Lowe  
**Subject:** RE: Garden City Agency Transmittal for June 15, 2016, P&Z meeting

Jeff,

Due to the floor drains in the shop area, The Environmental Division will require a 1,500 sand & grease trap be installed. Please make this a condition of the CUP.

Thank you,



**Kevin Wallis**  
Environmental Division Manager  
Garden City Public Works  
6015 Glenwood Street  
(208) 472-2949 X 2116  
[kwallis@gardencityidaho.org](mailto:kwallis@gardencityidaho.org)

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**From:** Jeff Lowe  
**Sent:** Tuesday, May 17, 2016 8:53 AM  
**To:** Abe Blount; [bob\\_kibler@fws.gov](mailto:bob_kibler@fws.gov); [carla.bernardi@cablone.biz](mailto:carla.bernardi@cablone.biz); Charles Wadams; Chas Heaton; City Council; [clittle@achdidaho.org](mailto:clittle@achdidaho.org); [cmiller@compassidaho.org](mailto:cmiller@compassidaho.org); [cnitz@adaweb.net](mailto:cnitz@adaweb.net); Colin Schmidt; [criddle@cityofboise.org](mailto:criddle@cityofboise.org); [dgordon@cityofboise.org](mailto:dgordon@cityofboise.org); Eric Exline; Fairview Acres; Frank Walker; [fromm.carla@epa.gov](mailto:fromm.carla@epa.gov); [greg.j.martinez@usace.army.mil](mailto:greg.j.martinez@usace.army.mil); [idprospect@aol.com](mailto:idprospect@aol.com); [jamie.huff@dhs.gov](mailto:jamie.huff@dhs.gov); Jim Morrison; Jim Poe; Joe Canning\_Work; Katy Moeller; Kevin Wallis; Lanette Daw; [linda.clark@deq.idaho.gov](mailto:linda.clark@deq.idaho.gov); Lindsey Pettyjohn; Lisa Leiby; [lisaharm@msn.com](mailto:lisaharm@msn.com); Lori Badigian ; Mack Myers; Mark Perfect; [mark.wasdahl@itd.idaho.gov](mailto:mark.wasdahl@itd.idaho.gov); [mark@pioneerirrigation.com](mailto:mark@pioneerirrigation.com); [mreno@cdhd.idaho.gov](mailto:mreno@cdhd.idaho.gov); [msinglet@intgas.com](mailto:msinglet@intgas.com); [ncurtis@idpr.idaho.gov](mailto:ncurtis@idpr.idaho.gov); New Dry Creek Ron Sedlacek; Pam Beaumont; [parks4fun4u@aol.com](mailto:parks4fun4u@aol.com); [Projectmgr@boiseriver.org](mailto:Projectmgr@boiseriver.org); Rick Allen; [rkinney@republicservices.com](mailto:rkinney@republicservices.com); Rob Olson; Ronald Johnson ; [rphillips@idahopower.com](mailto:rphillips@idahopower.com); [rward@idfg.idaho.gov](mailto:rward@idfg.idaho.gov); S. Bryce Farris; [sanderst@dhw.idaho.gov](mailto:sanderst@dhw.idaho.gov); [sdouglas@idl.idaho.gov](mailto:sdouglas@idl.idaho.gov); Shelley Young; [syarrington@achdidaho.org](mailto:syarrington@achdidaho.org); Tina Fuller; [tmcmorrow@spro.net](mailto:tmcmorrow@spro.net); Tom Patterson; Troy Vaughn; [wbsdmb@qwestoffice.net](mailto:wbsdmb@qwestoffice.net)  
**Subject:** Garden City Agency Transmittal for June 15, 2016, P&Z meeting

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

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## Jeff Lowe

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**From:** Troy Vaughn  
**Sent:** Tuesday, May 17, 2016 9:09 AM  
**To:** Jeff Lowe  
**Subject:** RE: Garden City Agency Transmittal for June 15, 2016, P&Z meeting

Jeff,  
I don't see any issues on the sewer side.  
Thanks,

---

**From:** Jeff Lowe  
**Sent:** Tuesday, May 17, 2016 8:53 AM  
**To:** Abe Blount; [bob.kibler@fws.gov](mailto:bob.kibler@fws.gov); [carla.bernardi@cableone.biz](mailto:carla.bernardi@cableone.biz); Charles Wadams; Chas Heaton; City Council; [clittle@achdidaho.org](mailto:clittle@achdidaho.org); [cmiller@compassidaho.org](mailto:cmiller@compassidaho.org); [cnitz@adaweb.net](mailto:cnitz@adaweb.net); Colin Schmidt; [criddle@cityofboise.org](mailto:criddle@cityofboise.org); [dgordon@cityofboise.org](mailto:dgordon@cityofboise.org); Eric Exline; Fairview Acres; Frank Walker; [fromm.carla@epa.gov](mailto:fromm.carla@epa.gov); [greg.j.martinez@usace.army.mil](mailto:greg.j.martinez@usace.army.mil); [idprospect@aol.com](mailto:idprospect@aol.com); [jamie.huff@dhs.gov](mailto:jamie.huff@dhs.gov); Jim Morrison; Jim Poe; Joe Canning\_Work; Katy Moeller; Kevin Wallis; Lanette Daw; [linda.clark@deq.idaho.gov](mailto:linda.clark@deq.idaho.gov); Lindsey Pettyjohn; Lisa Leiby; [lisaharm@msn.com](mailto:lisaharm@msn.com); Lori Badigian ; Mack Myers; Mark Perfect; [mark.wasdahl@itd.idaho.gov](mailto:mark.wasdahl@itd.idaho.gov); [mark@pioneerirrigation.com](mailto:mark@pioneerirrigation.com); [mreno@cdhd.idaho.gov](mailto:mreno@cdhd.idaho.gov); [msinglet@intgas.com](mailto:msinglet@intgas.com); [ncurtis@idpr.idaho.gov](mailto:ncurtis@idpr.idaho.gov); New Dry Creek Ron Sedlacek; Pam Beaumont; [parks4fun4u@aol.com](mailto:parks4fun4u@aol.com); [Projectmgr@boiseriver.org](mailto:Projectmgr@boiseriver.org); Rick Allen; [rkinney@republicservices.com](mailto:rkinney@republicservices.com); Rob Olson; Ronald Johnson ; [rphillips@idahopower.com](mailto:rphillips@idahopower.com); [rward@idfg.idaho.gov](mailto:rward@idfg.idaho.gov); S. Bryce Farris; [sanderst@dhw.idaho.gov](mailto:sanderst@dhw.idaho.gov); [sdouglas@idl.idaho.gov](mailto:sdouglas@idl.idaho.gov); Shelley Young; [syarrington@achdidaho.org](mailto:syarrington@achdidaho.org); Tina Fuller; [tmcmmorrow@spro.net](mailto:tmcmmorrow@spro.net); Tom Patterson; Troy Vaughn; [wbsdmb@qwestoffice.net](mailto:wbsdmb@qwestoffice.net)  
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**IDAHO TRANSPORTATION DEPARTMENT**  
P.O. Box 8028  
Boise, ID 83707-2028

(208) 334-8300  
[itd.idaho.gov](http://itd.idaho.gov)

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May 23, 2016

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

**VIA EMAIL**

**RE: CUPFY2016-4 SERVICE PROVIDER BUILDING AND SITE IMPROVEMENTS**

The Idaho Transportation Department (ITD) has reviewed the referenced conditional use application for a Service Provider new building and site improvements located at 108 East 42<sup>nd</sup> Street north of US-20/26 (Chinden Blvd.). ITD has the following comments:

1. ITD has no objection to a new building and site improvements being constructed in this location.
2. This property does not abut the State highway system.
3. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway system.
4. IDAPA 39.03.60 rules govern advertising along the State highway system. The applicant can contact Dion Burch at 334-8355 for more information.

If you have any questions, you may contact Ken Couch at 334-7190 or me at 332-7191.

Sincerely,

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

James K. Morrison  
Property Manager  
[jim.morrison@itd.idaho.gov](mailto:jim.morrison@itd.idaho.gov)

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## Jeff Lowe

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**From:** Tina Fuller [tfuller@compassidaho.org]  
**Sent:** Tuesday, May 17, 2016 12:55 PM  
**To:** Jeff Lowe  
**Subject:** RE: Garden City Agency Transmittal for June 15, 2016, P&Z meeting

Sweet! Well you can go ahead and mark us down as a "no comment" on this guy! Unless you want a checklist ☺

---

**From:** Jeff Lowe [mailto:jlowe@GARDENCITYIDAHO.ORG]  
**Sent:** Tuesday, May 17, 2016 11:53 AM  
**To:** Tina Fuller <tfuller@compassidaho.org>  
**Subject:** RE: Garden City Agency Transmittal for June 15, 2016, P&Z meeting

They are approved. We will get more sidewalk and landscaping on 42nd Street! Woo hoo!

Jeff Lowe, AICP  
Planner  
City of Garden City  
6015 Glenwood  
Garden City, ID 83714

---

**From:** Tina Fuller [mailto:tfuller@compassidaho.org]  
**Sent:** Tuesday, May 17, 2016 11:52 AM  
**To:** Jeff Lowe  
**Subject:** RE: Garden City Agency Transmittal for June 15, 2016, P&Z meeting

So did the UPS additional parking get denied? I have that CUP in the same place ☺

---

**From:** Jeff Lowe [mailto:jlowe@GARDENCITYIDAHO.ORG]  
**Sent:** Tuesday, May 17, 2016 8:53 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; Carl Miller <CMiller@compassidaho.org>; cnitz@adaweb.net; Colin Schmidt <cscmidt@GARDENCITYIDAHO.ORG>; criddle@cityofboise.org; dgordon@cityofboise.org; Eric Exline <exline.eric@westada.org>; Fairview Acres <pvc1953@aol.com>; 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; New Dry Creek Ron Sedlacek <newdrycreek@hotmail.com>; 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>; tmcmorrow@spro.net; Tom Patterson <tpatterson@gardencitypolice.org>; Troy Vaughn <tvaughn@GARDENCITYIDAHO.ORG>; wbsdmb@qwestoffice.net  
**Subject:** Garden City Agency Transmittal for June 15, 2016, P&Z meeting

## Jeff Lowe

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**From:** Adam Straubinger [Adam.Straubinger@idpr.idaho.gov]  
**Sent:** Wednesday, May 18, 2016 10:58 AM  
**To:** Jeff Lowe  
**Subject:** RE: Garden City Agency Transmittal for June 15, 2016, P&Z meeting

Jeff,

Thank you for sending this. Idaho Dept. of Parks and Recreation does not have any comment on this conditional use permit.

Adam

---

**From:** Jeff Lowe [<mailto:jlowe@GARDENCITYIDAHO.ORG>]  
**Sent:** Tuesday, May 17, 2016 4:45 PM  
**To:** Adam Straubinger <[Adam.Straubinger@idpr.idaho.gov](mailto:Adam.Straubinger@idpr.idaho.gov)>; Nadine Curtis <[Nadine.Curtis@idpr.idaho.gov](mailto:Nadine.Curtis@idpr.idaho.gov)>  
**Subject:** FW: Garden City Agency Transmittal for June 15, 2016, P&Z meeting

Nadine and Adam, this is the email I sent out earlier and received the bounce back. You are now in our contact list and will receive future emails with the rest of the group.

Thanks!

Jeff Lowe, AICP  
Planner  
City of Garden City  
6015 Glenwood  
Garden City, ID 83714

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**Subject:** Garden City Agency Transmittal for June 15, 2016, P&Z meeting

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# PLANNING SUBMITTAL FORM

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

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

| APPLICANT                              | PROPERTY OWNER                         |
|--|--|
| <b>Name:</b> Chad Vincent              | <b>Name:</b> Chad Vincent              |
| <b>Company:</b> Renaissance Remodeling | <b>Company:</b> Renaissance Remodeling |
| <b>Address:</b> 2537 W State St. #110  | <b>Address:</b> 2537 W State St. #110  |
| <b>City:</b> Boise                     | <b>City:</b> Boise                     |
| <b>State:</b> Idaho <b>Zip:</b> 83702  | <b>State:</b> Idaho <b>Zip:</b> 83702  |
| <b>Tel.:</b> 208-384-0591              | <b>Tel.:</b> 208-384-0591              |
| <b>FAX:</b>                            | <b>FAX:</b>                            |
| <b>E-mail:</b> chad@remodelboise.com   | <b>E-mail:</b> chad@remodelboise.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<br><input type="checkbox"/> Lot Line Adjustment<br><input type="checkbox"/> City Code Text Amendment<br><input type="checkbox"/> Sign Permit<br><input type="checkbox"/> Specific Area Plan<br><input type="checkbox"/> Comprehensive Plan Amendment<br><input checked="" type="checkbox"/> Conditional (special) Use Permit<br><input type="checkbox"/> Temporary Use Permit | <input type="checkbox"/> Design Review<br><input type="checkbox"/> Final Plat<br><input type="checkbox"/> Flood Plain Dev<br><input type="checkbox"/> Variance<br><input type="checkbox"/> MFH Installation<br><br><input type="checkbox"/> Minor Land Division<br><input checked="" type="checkbox"/> Ability to Serve-CUP, DSR or SUB if applicable | <input type="checkbox"/> Preliminary Plat<br><input type="checkbox"/> Preliminary PUD<br><input type="checkbox"/> Re-zone<br><input type="checkbox"/> Zoning Certificate<br><input type="checkbox"/> MFH Removal<br><input type="checkbox"/> Minor PUD |
|---|---|--|

**PROPERTY INFORMATION**

**Site address:** Lot 4 block 4 Fairview acres #01 #8848031

|   |                        |                       |
|---|------------------------|-----------------------|
| <b>Subdivision Name:</b> Fairview Acres #01 | <b>Lot:</b> Lot 4      | <b>Block:</b> Block 4 |
| <b>Tax Parcel Number:</b> R2764501061       | <b>Zoning:</b>         | <b>Total Acres:</b>   |
| <b>Proposed Use:</b> Business/storage       | <b>Floodplain:</b> 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.

11 May 2016  
 \_\_\_\_\_  
 signature of the applicant (date)      signature of the owner (date)

8533171

219368

DEED

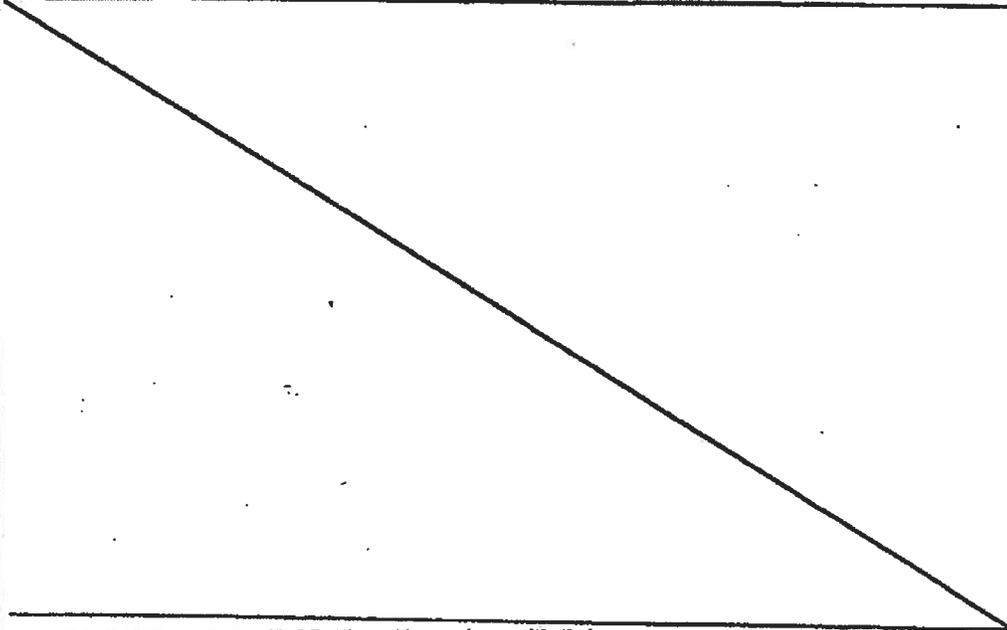
806 668

FOR VALUE RECEIVED, IDAHO LAND DEVELOPERS, INC.

a corporation duly organized and existing under the laws of the State of Idaho, grantor, does hereby Grant, Bargain, Sell and Convey unto

LEE F. WEBER and DONNA M. WEBER, husband and wife doing business as Ex-Cello whose current address is P.O. Box 8897 Boise 83707 Overhead Door Company grantee, the following described real estate, to-wit:

The Southerly 150 feet of Lot 4 in Block 4 of FAIRVIEW ACRES SUBDIVISION NO. 1, according to the official Plat thereof, filed in Book 10 of Plats at page 532, records of Ada County, Idaho



TO HAVE AND TO HOLD The said premises, with their appurtenances unto the said Grantee their heirs and assigns forever.

IN WITNESS WHEREOF, The Grantor, pursuant to a resolution of its Board of Directors has caused its corporate name to be hereunto subscribed by its President and its corporate seal to be affixed by its Secretary this 19th day of June, 1985

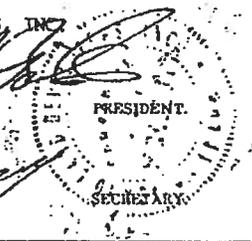
IDAHO LAND DEVELOPERS, INC.

By

Dwayne A. Bills,

ATTEST:

Douglas F. WOLF,



STATE OF IDAHO

COUNTY OF Ada

On this 19th day of June in the year 1985, before me, a Notary Public in and for said State, personally appeared Douglas F. Wolf known to me to be the secretary of the corporation that executed the within instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of Idaho, Residing in Boise, Idaho.

STATE OF IDAHO, COUNTY OF Ada

I Hereby Certify that this instrument was filed for record at the request of Lawyers Title at 36 minutes past 3 o'clock P.M. this 26th day of June 1985, in my office, and duly recorded in Book of Deeds at page

JOHN BASTIDA

Ex-Officio Recorder.

By Kay Marissa

Deputy.

Fees \$ 2 - Mail to:

LAWYERS TITLE CO. OF IDAHO

4410 EMERALD PO BOX 9245 PHONE 336-6544 BOISE, IDAHO ZIP CODE 83704

178210  
P8012

8814757

0103501054

DEED

FOR VALUE RECEIVED, IDAHO LAND DEVELOPERS, INC., an Idaho corporation, the Grantor, does hereby grant, bargain, sell and convey unto FARMERS & MERCHANTS STATE BANK, an Idaho corporation, the Grantee, whose address is 340 South 8th Street, Boise, Idaho 83702, the premises described in Exhibit "No. 1" hereto.

SUBJECT TO: All accrued real property taxes, and the Deed of Trust mentioned below of which Farmers & Merchants State Bank is beneficiary.

This deed is an absolute conveyance of the title to the above described premises to Farmers & Merchants State Bank in effect as well as in form, and is not now intended as a mortgage, trust deed or security device of any kind, and possession of the premises has been or will be surrendered to the grantee.

The consideration for this deed is the full cancellation of all debts, obligations, considerations and charges heretofore existing under and by virtue of that certain promissory note dated December 30, 1986 made by Idaho Land Developers, Inc. and that certain deed of trust, executed by the undersigned individuals on behalf of Idaho Land Developers, Inc., as grantor to Farmers & Merchants State Bank, as the beneficiary, dated December 30, 1986, and recorded on December 30, 1986, as Instrument No. 8678147, ✓ records of Ada County, Idaho.

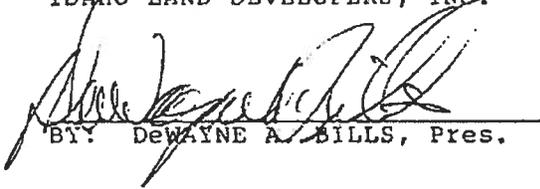
This deed is made as a result of our request on behalf of the Grantor that Farmers & Merchants State Bank accept such deed and is a free and voluntary act. At the time of making this deed, we, as Officers and Directors of the Grantor, feel that the indebtedness evidenced by the above described instruments, is at least equal to the fair market value of the property so deeded. This deed is not given as a preference against any other creditors. This statement is included in this deed of conveyance for the protection of the grantee, Farmers & Merchants State Bank, and all other parties hereafter dealing with or who acquire an interest in the land herein described, and shall bind our respective heirs, executors and assigns.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said grantee, its successors and assigns forever. And the said grantor does hereby covenant to and with the said grantee, that it is the owner in fee simple of said premises; that said premises are free from all encumbrances, except for those mentioned in this Deed, and that it will warrant and defend the same from all other lawful claims whatsoever.

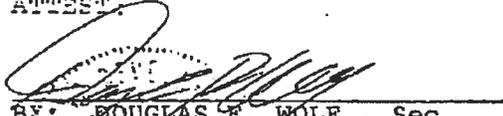
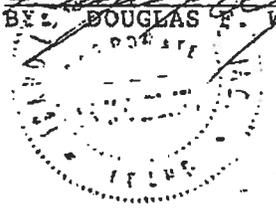
DATED this 7th day of March, 1988.

GRANTOR:

IDAHO LAND DEVELOPERS, INC.

  
BY: DEWAYNE A. BILLS, Pres.

ATTEST:

  
BY: DOUGLAS F. WOLF, Sec.  






## CONDITIONAL USE PERMIT

Permit info: CURFY 2010-4  
Application Date: 5.5.11 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](http://www.gardencityidaho.govoffice.com)

### APPLICANT

Name: Chad Vincent

### PROPERTY AND DESIGN INFORMATION

Site address: Lot 4 block 4 Fairview acres #01 #8848031

#### Describe the proposed use.

Office and Storage Building

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?

Office Buildbuilding/Storage

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?

The project is sensitive and responsive to all codes and regulations governing safety and welfare for the community and promotive of users therein.

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

The comprehensive plan projects toward mixed-use and live/work/create facilities in the area. While the project fits into IBC code as office and storage, the office/storage designation of the project promotes the creative service to the community by the nature of the business in nature of a remodeling business

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

Osage Street is the complementary pedestrian/bicycle viaduct to Chinden Blvd.

**APPLICATION INFORMATION REQUIRED(PLEASE CHECK)**

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

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

**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<sup>1/2</sup>" X 11" SIZE WITH THE TITLE BLOCK/PANEL FACE UP SO AS TO FIT WITHIN A LEGAL SIZE FILE FOLDER.**





RECEIVED

MAY 05 2016

GARDEN CITY

**May 4, 2016**

**Garden City Department of Planning and Permitting  
C/O: Conditional Use Committee**

**Conditional Use Permit Letter of Intent**

To Whom It May Concern:,

Statement of Intent -

Pursuant to our Design Review application for the Renaissance Office Building located at Lot 4 block 4 Fairview acres #01 #8848031, Chad Vincent of Renaissance Remodeling requests approval to our design review application for 5,944sf for office and storage space, new construction.

Renaissance Remodeling is a design build remodeling company. We have design/drafting and administrative personnel using the offices and design area full time. The main lobby will have design elements for our clients to see how each works (door samples, drawers, trash pullouts, countertop samples, etc.) basically an interactive small show area for our select clients.

We also will bring most of the elements for each home remodel before the job starts and stage them on site for each job ie., cabinets, sinks, some tile. Then each job will be ready to ship out and start properly.

We will have a miter saw and table saw so that we have the ability to build small custom things here if there is no room or bad weather on site.

We do not and will not store any chemicals or bulk products of any kind. Usually we have a small cleaning closet where we will have spray bottles or quart size cleaners only.

Occasionally our field staff will have a trailer that is not being used on a job site that will be stored overnight if not being used. We have never and do not plan to keep any vehicles on site. We have company owned trucks that go home with our employees overnight and on weekends.

-Chad Vincent  
Owner Renaissance Remodeling

Legal Description: Lot 4 block 4 Fairview acres #01 #8848031

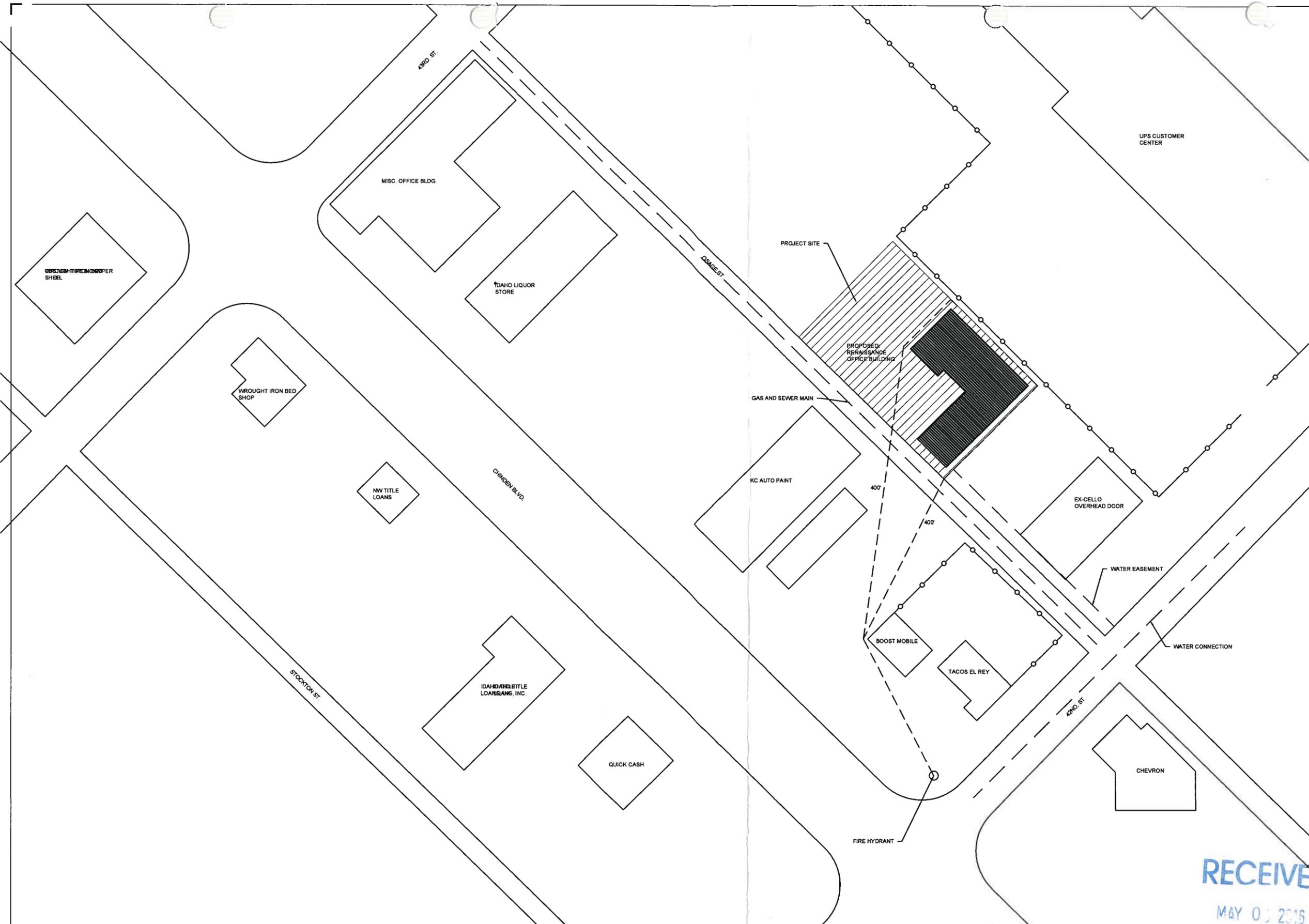
Should you have any questions or concerns regarding this response letter please contact me immediately? We thank you for your time and consideration for this project.

Thank you,

Adam Joslin

Adam Joslin – Project Manager  
ALC Architecture  
[adamj@alcarchitecture.com](mailto:adamj@alcarchitecture.com)  
208.514.2713





LICENSED ARCHITECT  
 09.15.2015  
 JEFFREY A. LINDS  
 STATE OF IDAHO

| NO. | REVISIONS | DATE |
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**ALC** Collaborative  
 architecture  
 1119 E. State Street, Suite 101, Eagle, ID 83616  
 208.337.4273

PROJECT FOR:  
**RENAISSANCE OFFICE BUILDING**  
 OSAGE STREET GARDEN CITY, IDAHO

DRAWN BY: AJ  
 CHECKED BY: EA  
 JOB #  
 DATE: 4.26.2016  
 PERMIT SET

**A0.1**

RECEIVED  
 MAY 03 2016  
 GARDEN CITY

① **VICINITY PLAN**  
 SCALE: 1/32"=0"

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