

PLANNING SUBMITTAL FORM	
Permit info: <u>LUPFY 2016-7</u>	
Application Date: <u>6/17/16</u>	Rec'd by: <u>[Signature]</u>
FOR OFFICE USE ONLY	

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

APPLICANT	PROPERTY OWNER
Name: <u>Brian and Terra Wheeler</u>	Name: <u>DAN ROHL</u>
Company:	Company:
Address: <u>119 E. 46th St Suite 206</u>	Address: <u>400 E 52nd St</u>
City: <u>Garden City</u>	City: <u>Garden City</u>
State: <u>ID</u> Zip: <u>83714</u>	State: <u>ID</u> Zip: <u>83714</u>
Tel.: <u>208-794-3013</u>	Tel.:
FAX:	FAX:
E-mail: <u>shawn@scwplanning.com</u>	E-mail:

ACTION REQUESTED (check all that apply)

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

- | | | |
|---|--|--|
| <input type="checkbox"/> Appeal
<input type="checkbox"/> Lot Line Adjustment
<input type="checkbox"/> City Code Text Amendment
<input type="checkbox"/> Sign Permit
<input type="checkbox"/> Specific Area Plan
<input type="checkbox"/> Comprehensive Plan Amendment
<input checked="" type="checkbox"/> Conditional (special) Use Permit
<input type="checkbox"/> Temporary Use Permit | <input type="checkbox"/> Design Review
<input type="checkbox"/> Final Plat
<input type="checkbox"/> Flood Plain Dev
<input type="checkbox"/> Variance
<input type="checkbox"/> MFH Installation

<input type="checkbox"/> Minor Land Division
<input type="checkbox"/> Ability to Serve-CUP, DSR or SUB if applicable | <input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Preliminary PUD
<input type="checkbox"/> Re-zone
<input type="checkbox"/> Zoning Certificate
<input type="checkbox"/> MFH Removal
<input type="checkbox"/> Minor PUD |
|---|--|--|

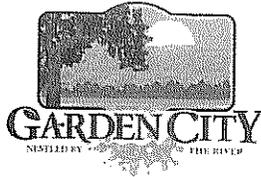
PROPERTY INFORMATION

Site address: 400 E 52nd Street

Subdivision Name: <u>Randall Acres Sub No 5</u>	Lot: <u>30</u>	Block: <u>6</u>
Tax Parcel Number: <u>R7334161301</u>	Zoning: <u>C-2</u>	Total Acres: <u>.68</u>
Proposed Use: <u>Service Provider</u>	Floodplain: yes <input type="checkbox"/> <u>no</u> <input checked="" type="checkbox"/>	

I consent to this application and hereby certify that information contained on this application and in the accompanying materials is correct to the best of my knowledge. I will hold harmless and indemnify the City of Garden City from any and all claims and/or causes of action from or an outcome of the issuance of a permit from the City.

[Signature] _____ See Affidavit Attached _____
 Signature of the applicant (date) signature of the owner (date)



CONDITIONAL USE PERMIT

Permit info:

CWP FY 2011-1

Application Date:

6.14.11

Rec'd by:

Vg

FOR OFFICE USE ONLY

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

APPLICANT

Name:

Brian + Terra Wheeler

PROPERTY AND DESIGN INFORMATION

Site address:

400 E. 52nd Street

Describe the proposed use.

Service Provider use to allow continuance of property as same use.

Check any that are applicable to this application:

If any boxes are checked, attach the Design Review Application

I will build a new structure

I will add 25% or more to the floor area of an existing building

I will alter, replace rehabilitate or restore 25% or more of a store façade.

How is the use appropriate to the location, the lot, and the neighborhood, and is compatible with the uses permitted in the applicable zoning district?

The proposed use is similar to the use that has operated at the location for years. The current use is an electrical contractor and the new use will be a concrete contractor.

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

The property is currently served by sewer and water, and is located on a public street with fire and police protection.

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

This is a low impact use that will not have a negative affect on the public health, safety or welfare.

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

The Comprehensive Plan Land use map designates property as light industrial.

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

The use is not adjacent to pathways, however, the use is not one that would utilize such amenities.

APPLICATION INFORMATION REQUIRED(PLEASE CHECK)

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

- | | | | |
|-------------------------------------|---|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Planning Submittal Form | <input checked="" type="checkbox"/> | Compliance Statement |
| <input checked="" type="checkbox"/> | Fifteen (15) Neighborhood Map | <input checked="" type="checkbox"/> | Traffic/Parking Analysis (including references) |
| <input checked="" type="checkbox"/> | Ten (10) 11" x 17" Site Plan | | |
| <input checked="" type="checkbox"/> | Five (5) 24" x 36" Site Plan | | |
| <input checked="" type="checkbox"/> | Statement of Intent | | |
| N/A | 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 | | |
| TBD | Affidavit of Posting and Photo (required 7 days prior to the hearing) | | |
| N/A | 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
- N/A

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

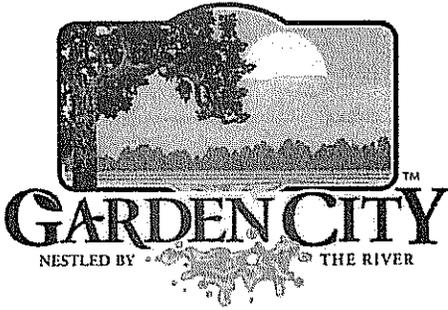
INFORMATION REQUIRED ON SITE PLAN(PLEASE CHECK):

- 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.
- N/A

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.



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

Affidavit of Legal Interest

RECEIVED

JUN 14 2016

GARDEN CITY DEVELOPMENT SERVICES

State of Idaho)
)SS
County of Ada)

I, Dan Rohl, 400 E 52nd
Name Address
Garden City, ID 83714
City State and Zip

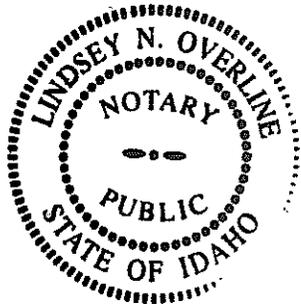
Being first duly sworn upon oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission
to Shawn L. Nickel, 1589 N. Estancia Pl. Eagle, ID 83616
Name Address
to submit the accompanying application pertaining to that property.
2. I agree to indemnify, defend and hold the City of Garden City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

Dated this 13 day of June, 2016

Dan Rohl
Signature

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



J. Merlino
Notary Public for Idaho
Residing at: Ada County
My Commission expires 3/9/22

SLN PLANNING

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

June 14, 2016

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

RECEIVED

JUN 14 2016

GARDEN CITY
DEVELOPMENT SERVICES

RE: Statement of Intent/Compliance Statement/Traffic Analysis – Conditional Use Permit for Service Provider

Dear Commission:

Please accept this application for a conditional use permit for a Service Provider for a new business that will replace the existing contractor business that is located at 400 E. 52nd Street in Garden City. The application will be for the substitution of one contractor for another in an existing office, warehouse and service and storage yard. As described in Chapter 7, Article A of the Garden City Development Code, Definition of Uses, 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.” The proposed use is for a small concrete contractor that has an office, stores materials and vehicles, and has those vehicles go out to a job site, with no manufacturing, mixing, or customer pick-up occurring on-site. The business will include a small, showroom that will be open to the public on a limited basis. The current use of the property is an electrical contractor that currently uses the property in a similar manner to the proposed.

Site and Proposed Change of Business

The site currently has an office and warehouse, in addition to the storage yard that is located on the west side of the property. The proposed concrete contractor will utilize the warehouse to store equipment, supplies and the two, large “mud” trucks inside the enclosed structure. The yard area will be used to store sand and rock, and will include a parking area for a front end loader and 3 service pick-up trucks with trailers. There will also be a washout area for the trucks that come back from the job site to wash. A proposed silo will be located west of the warehouse and will contain the dry concrete mix that will be loaded daily into the trucks, along with other materials that will travel to the job site where they will be mixed and applied. The silo will have a built-in filtration system (shaker bag) that will control all fugitive dust that might otherwise escape the premises. The yard will be constructed with recycled asphalt to maintain a dustless

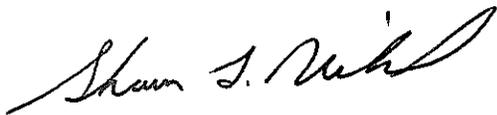
environment and also to assist with drainage of the yard. Hours of operation will typically be 7am – 5pm, Monday thru Saturday. There will be a maximum of 5 full time employees on-site, including the office and showroom. The showroom will serve existing clients that may want to pick out colors or stamp options, however, this is not a business that will receive a lot of stop by traffic, as customers will come mainly by appointment only. There will not be an increase in overall traffic, as there will be an average of 2 deliveries of product per week, as opposed to the current contractor, who receives 7 deliveries per week on average. The parking area for the office and showroom will be located in the existing lot at the east end of the property off 52nd Street. All work vehicles and materials will be located away from existing residential districts and buffered by the office and warehouse. New landscaping, including a new sidewalk adjacent to 52nd Street is proposed to help continue pedestrian circulation down 52nd Street to Alworth Street. A new, six foot high, solid screening fence will be constructed around the entire yard area to provide proper buffering of stored vehicles and materials. The site has existing parking, landscaping, signage and fencing, and most of those will be updated to meet current City Code. There will not, however, be any major remodeling or changes to the buildings, other than cosmetic at this time. Adjacent to the property is a mixture of land uses ranging from a high intensity contractors yard to the north, ACHD maintenance yards to the south, the Les Bois Park Racetrack to the west, and residential to the east. The property has a Comprehensive Plan Land Use Map designation of Light Industrial.

Traffic

Due to the nature of the business and in comparison to the existing contractor use of the property, there will be no addition to the amount of traffic from the new business. As stated, product deliveries will decrease by 5 trips per week, while the same or slightly less service vehicles will leave and return to the business on a daily basis than what is currently operating with the electrical contractor. There will not be a significant increase in the customers to the showroom, as this new contractor has operated for years in a different part of the City, and has averaged 8 to 10 customers per week visiting their existing facility. And finally, the employee comparison between what currently exists and what is proposed is equal in trips generated.

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

Sincerely,



Shawn L. Nickel
Land Planning & Entitlement Consultant

NESBIT GEORGE ALBERT III
401 E 52ND ST
GARDEN CITY, ID 83714-1446

JUEL LINDA M HOLSMAN
PO BOX 44344
BOISE, ID 83711-0344

CDLR LLC
411 E REMINGTON ST
GARDEN CITY, ID 83714-0000

INTERMOUNTAIN GAS CO
PO BOX 5650
BISMARCK, ND 58506-5650

DAVIS JASON
413 E 52ND ST
GARDEN CITY, ID 83714-0000

ADA COUNTY - TREASURERS
200 W FRONT ST
BOISE, ID 83702-0000

LARSON BRAD L
2474 E BRIGANTINE CT
EAGLE, ID 83616-0000

MARTINET PAUL V
403 LARKSPUR CT
CALDWELL, ID 83605-0000

DUST DAVID WILLIAM
4117 N PALATINE AVE
MERIDIAN, ID 83646-0000

PHILLIPS REESE T II
P.O. BOX 9751
BOISE, ID 83707-0000

RECEIVED

JUN 14 2016

GARDEN CITY
DEVELOPMENT SERVICES

HALL JOHN B IV
11131 W HICKORY DALE DR
BOISE, ID 83712-0000

MOUNT BENNETT LLC
417 AVOCADO
CORONA DEL MAR, CA 92625-0000

CDLR LLC
411 E REMINGTON ST
GARDEN CITY, ID 83714-0000

ROHL DAN
1526 W STILLWELL DR
EAGLE, ID 83616-1900

MELTON DENISE KAY
410 E 52ND ST
GARDEN CITY, ID 83714-1445

NESBIT GEORGE ALBERT III
401 E 52ND ST
GARDEN CITY, ID 83714-1446

ADA COUNTY - TREASURERS
200 W FRONT ST
BOISE, ID 83702-0000

CDLR LLC
411 E REMINGTON ST
GARDEN CITY, ID 83714-0000

ADA COUNTY - TREASURERS
200 W FRONT ST
BOISE, ID 83702-0000

CDLR LLC
411 E REMINGTON ST
GARDEN CITY, ID 83714-0000

CDLR LLC
411 E REMINGTON ST
GARDEN CITY, ID 83714-0000

CDLR LLC
411 E REMINGTON ST
GARDEN CITY, ID 83714-0000

400 E. 52nd Street – CUP Request for Service Provider

Existing Septic Tank Contractor Business

Existing Residential Use

ACHD Yard

ACHD Yard

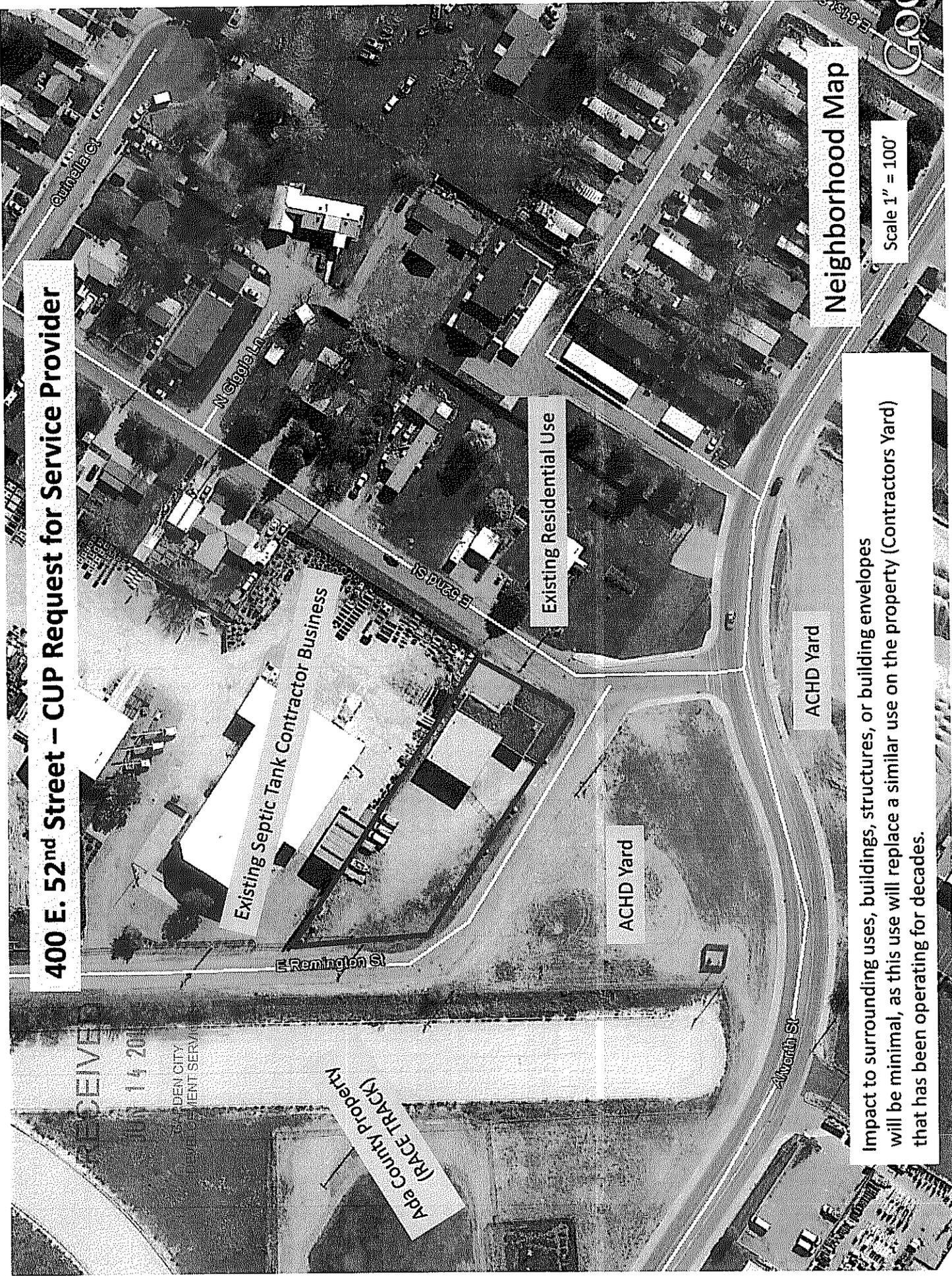
Impact to surrounding uses, buildings, structures, or building envelopes will be minimal, as this use will replace a similar use on the property (Contractors Yard) that has been operating for decades.

Neighborhood Map

Scale 1" = 100'

Ada County Property
(TRACE TRACK)

SEWER
14 2014
DEN CITY
MENT SERV



E. REMINGTON STREET

ALWORTH STREET

400 N. 52nd Street, Garden City

SITE STATISTICS.

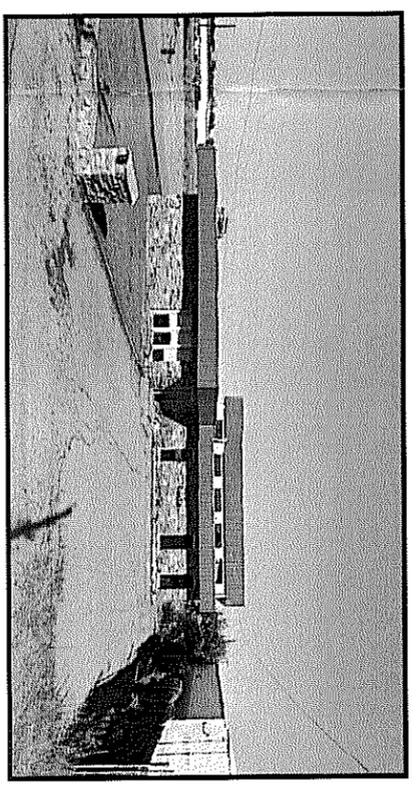
PARCEL SIZE: 68 ACRES
 STRUCTURE SIZE: 4,855.0 SQ. FT.
 EXISTING ZONING: C-2
 LAND USE PROPOSAL: SERVICE PROVIDER
 PARCEL # R7334161301
 APPLICANT/CONTACT: SILN Planning Inc.
 1569 N. ESTANCOIA PLACE
 EAGLE, IDAHO 83516
 CONTACT: SHAWN L. NICKEL
 208-734-3013

PLANT SCHEDULE

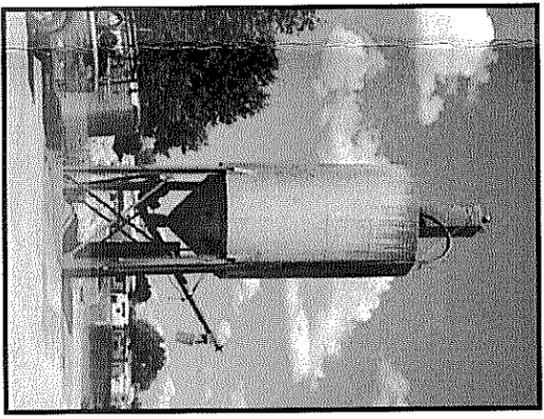
BOTANICAL NAME	PLANTING SIZE	CLASS
FA FAXEUS AMERICANA 'JUNGLES'	2" BAB	Class 2
PK PRUNUS CERASIFERA 'KARLEDA'	2" BAB	Class 1
PO PHYSCALOPUS OPULUS 'SUMMER WIND'	5 GAL	
LL LAVANDULA ANGIATIFOLIA 'DILLY DILLY'	2 GAL	2' Hgt. x 2' wide

PLANTING NOTES

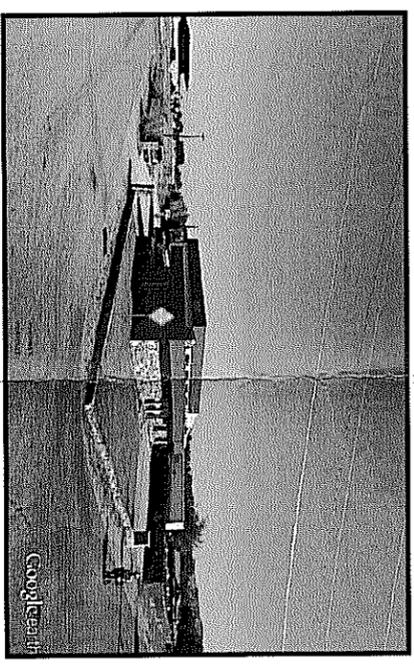
- All plant material shall conform to the American Nurseryman Standards for type and size shown.
- All planting beds and tree wells in lawn areas shall be 3' in diameter/ shall be covered with a minimum of 3" of well (17) Berk Mulch.
- All new lawn areas and existing sod and patch areas damaged during construction with the exception of the areas noted shall be sodded with the same sod as the existing lawn.
- All lawn areas shall have 6" of topsoil and all planting beds shall have 16" of topsoil.
- All landscaped areas shall have an automatic underground irrigation system which insures complete coverage and properly zoned for required water usage.
- Install all plant material per City of Garden City codes 34-1-13.



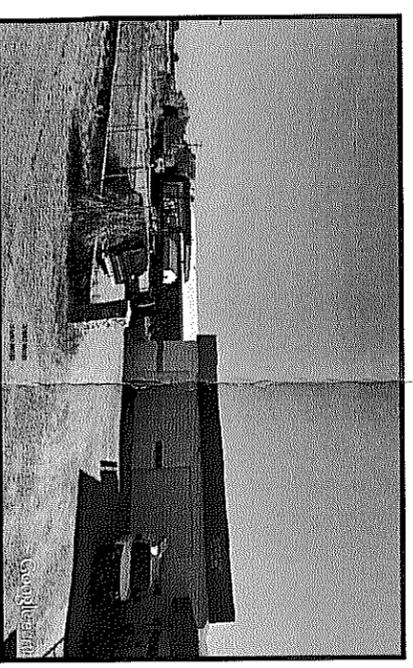
VIEW FROM E. 52nd STREET



TYPICAL SILO



VIEW LOOKING NORTH



VIEW FROM ALWORTH STREET

RECEIVED JUN 14 2015

GARDEN CITY DEVELOPMENT SERVICE



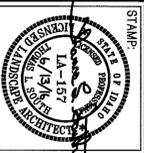
South
 LANDSCAPE ARCHITECTURE, P.C.
 2002 S. VISTA AVE.
 BOISE, IDAHO 83705
 (208) 342-2999
 Email: sla@slaboiso.com

DATE: 6/13/2016

CONDITIONAL USE PERMIT SITE PLAN
 400 N 52nd STREET GARDEN CITY, ID.

DRAWN BY: JDR
 CHECKED BY: T.L.S.
 PROJECT NUMBER: _____

SHEET: **S1.0**



DATE: 6/13/2016

(208) 342-2999
Email: sta@slabootee.com

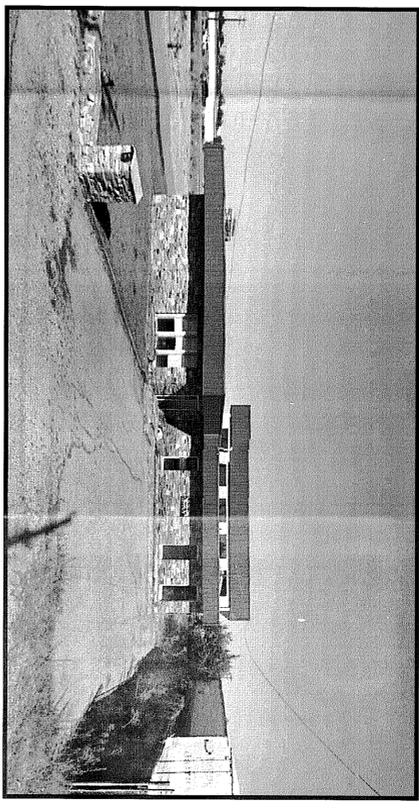
South
LANDSCAPE ARCHITECTURE, P.C.
2002 S. VISTA AVE.
BOISE, IDAHO 83705

REVISIONS

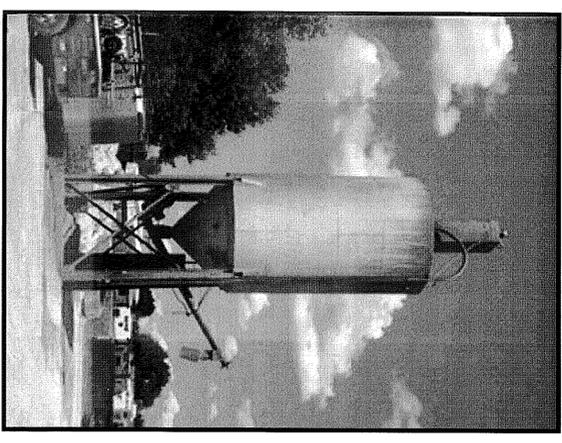
**CONDITIONAL USE PERMIT
SITE PLAN**
400 N 52nd STREET GARDEN CITY, ID.

DRAWN BY: JDR
CHECKED BY: T.L.S.
PROJECT NUMBER: -

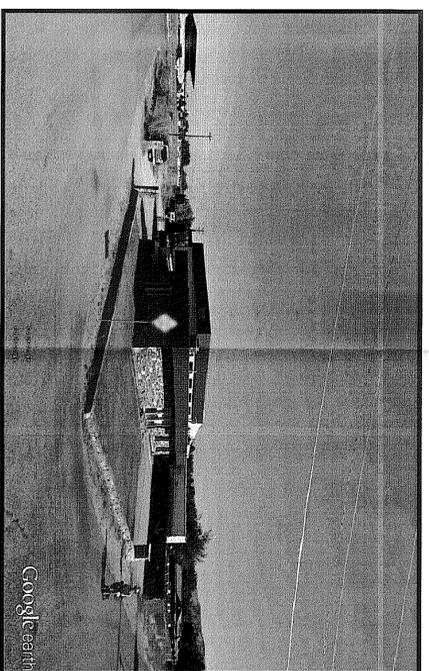
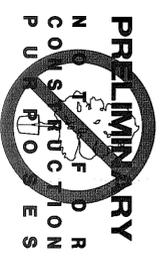
SHEET: **S1.0**



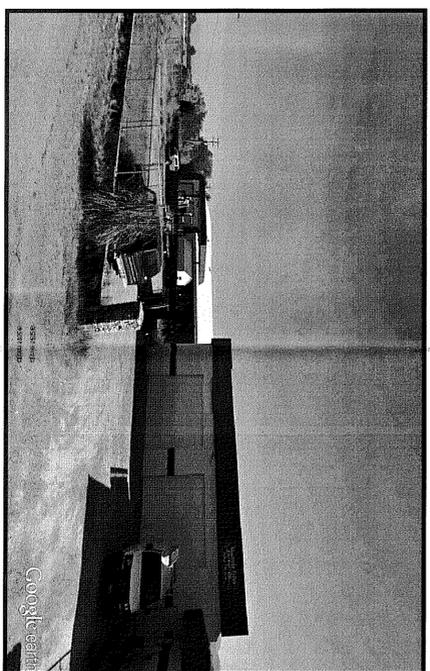
VIEW FROM E. 52nd STREET



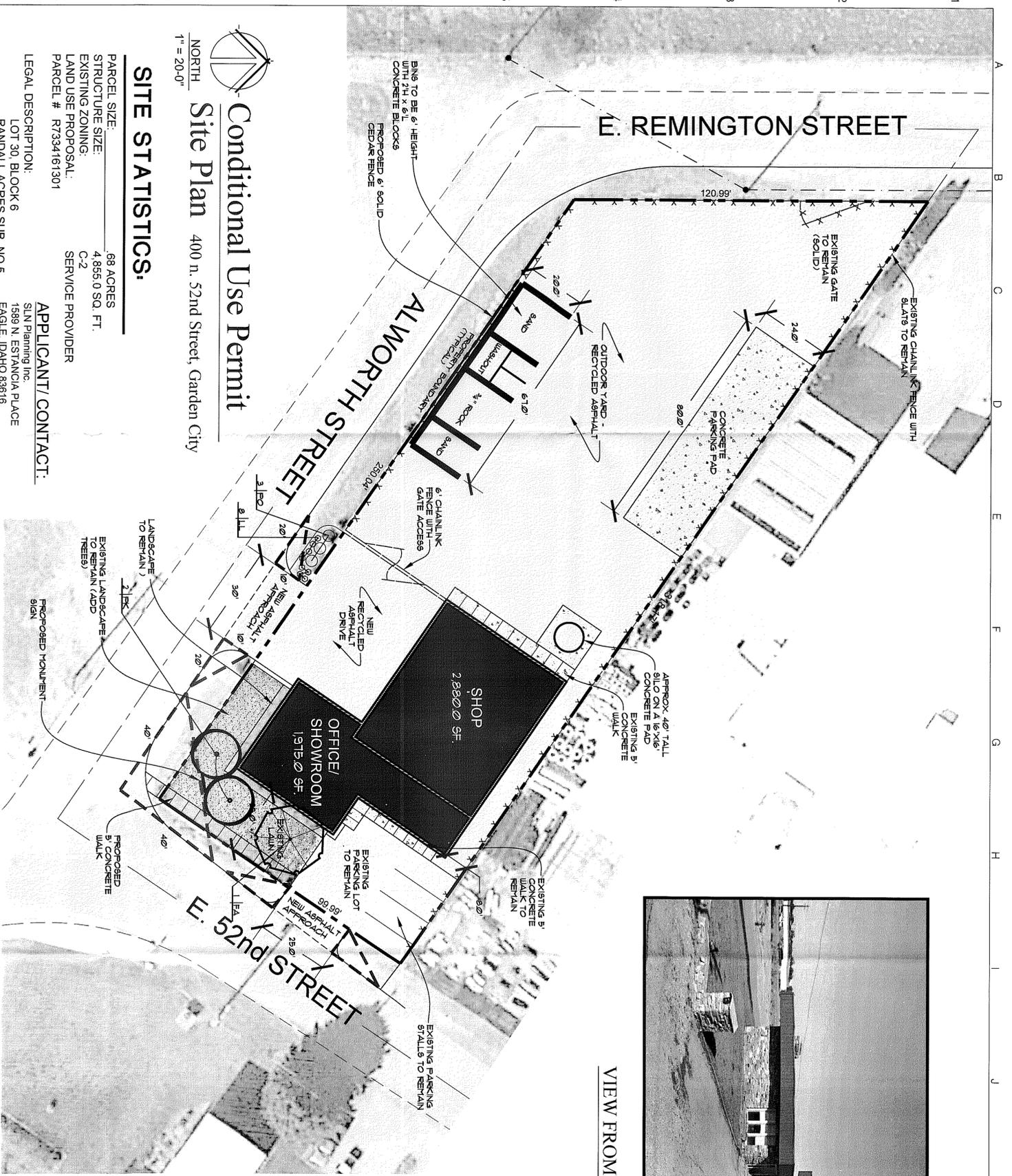
TYPICAL SILO



VIEW LOOKING NORTH



VIEW FROM ALWORTH STREET

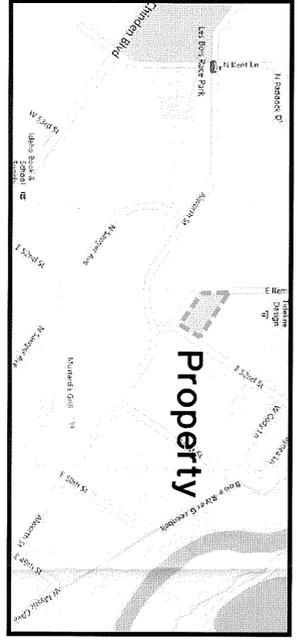


**Conditional Use Permit
Site Plan** 400 n. 52nd Street, Garden City
1" = 20.0'

SITE STATISTICS:
PARCEL SIZE: .68 ACRES
STRUCTURE SIZE: 4,855.0 SQ. FT.
EXISTING ZONING: C-2
LAND USE PROPOSAL: SERVICE PROVIDER
PARCEL # R7334161301

APPLICANT/ CONTACT:
SUN Planning Inc.
1599 N. ESTANCA PLAZA
ENGLE, IDAHO 83616
Contact: SHAWN L. NICKEL
208-794-3013

LEGAL DESCRIPTION:
LOT 30, BLOCK 6
RANDALL ACRES SUB. NO. 5
4N 2E SEC31



PLANT SCHEDULE

BOTANICAL NAME COMMON NAME	PLANTING SIZE	CLASS
SHADE TREES: (NOTE: ALL TREES TO BE GRADE #1)		Class 2
FA Fraxinus americana 'Vurginger'	2" BAB	
FK Autumn Purple Ash	2" BAB	Class 1
PK Prunus cerasifera 'Kinkadee'	2" BAB	
SHRUBS		MATURE SIZE
PO Physocarpus opulifolius 'Summer Wine'	5 gal.	4' Hgt. x 4' wide
PK Summer Wine Ninebark	5 gal.	4' Hgt. x 4' wide
LL Lavandula angustifolia 'Dilly Dilly'	2 gal.	2' Hgt. x 2' wide
LL Dilly Dilly English Lavender	2 gal.	2' Hgt. x 2' wide

PLANTING NOTES

- All plant material shall conform to the American Nurseryman Standards for type and size
- All planting beds and tree wells in lawn areas (wells to be 3" in diameter) shall be covered with a minimum of 3" of small (1") Bark Mulch.
- All new lawn areas are existing, match and patch areas damaged during construction with the same variety of seeded lawn.
- All lawn areas shall have 6" of topsoil and all planting beds shall have 18" of topsoil.
- All retroscaped areas shall have an automatic underground sprinkler system which insures 2" of water per week.
- Install all plant material per City of Garden City codes 54-1-1-3

A B C D E F G H I J K L M N O P

1 2 3 4 5 6 7 8 9 10 11 12

RECEIVED
JUN 14 2016
GARDEN CITY
DEPARTMENT SERVICES