

PLANNING SUBMITTAL FORM		
Permit info:	CUP FY 2017-2	
Application Date:	10-11-16	Rec'd by: <i>Yg</i>
FOR OFFICE USE ONLY		

6015 Glenwood Street ▪ Garden City, ID 83714-208.472.2921 (tel.)
 208.472.2926 (FAX) ▪ www.gardencityidaho.org ▪ planning@gardencityidaho.org

APPLICANT	PROPERTY OWNER
Name: Colter Kamo	Name: Colter Kamo
Company: Grace Memory Care	Company: Grace at State, LLC
Address: 4356 N. Nines Ridge Lane	Address: 4356 N. Nines Ridge Lane
City: Boise	City: Boise
State: ID Zip: 83702	State: ID Zip: 83702
Tel.: 208-890-5357	Tel.: 208-890-5357
FAX:	FAX:
E-mail: kamo_c@hotmail.com	E-mail: kamo_c@hotmail.com

ACTION REQUESTED (check all that apply)
 ALL BLUEPRINTS MUST BE FOLDED INTO 8 1/2" X 11" SIZE WITH THE TITLE BLOCK/PANEL FACE UP
 SO AS TO FIT WITHIN A LEGAL SIZE FILE FOLDER

- | | | |
|---|---|--|
| <input type="checkbox"/> Appeal
<input type="checkbox"/> Lot Line Adjustment
<input type="checkbox"/> City Code Text Amendment
<input type="checkbox"/> Sign Permit
<input type="checkbox"/> Specific Area Plan
<input type="checkbox"/> Comprehensive Plan Amendment
<input checked="" type="checkbox"/> Conditional (special) Use Permit
<input type="checkbox"/> Temporary Use Permit | <input type="checkbox"/> Design Review
<input type="checkbox"/> Final Plat
<input checked="" 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: Parcel B

Subdivision Name: Carlton Bay	Lot:	Block:
Tax Parcel Number:	Zoning: c-2	Total Acres: 2.63
Proposed Use: Memory Care Facility	Floodplain: <input checked="" type="checkbox"/> yes <input type="checkbox"/> 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.

 ----- signature of the applicant (date)	 ----- signature of the owner (date)
---	---



CONDITIONAL USE PERMIT		
Permit info:	CUP FY 2017-2	
Application Date:	10.11.17	Rec'd by: [Signature]
FOR OFFICE USE ONLY		

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

APPLICANT INFORMATION

Name: David Ruby, AIA
Address: 499 Main Street, Boise, Idaho 83702
Email: david@taoidaho.com
Phone: 208-639-6406

PROPERTY AND DESIGN INFORMATION

Site address: To Be Determined (near 9995 W. State Street)

Describe the proposed use:

Memory care facility

Check any that are applicable to this application:

*If any boxes are checked, attach the Design Review Application *

<input checked="" type="checkbox"/>	I will build a new structure
<input type="checkbox"/>	I will add 25% or more to the floor area of an existing building
<input type="checkbox"/>	I will alter, replace rehabilitate or restore 25% or more of a store façade.

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

Memory Care facilities are licensed by the State of Idaho under the same criteria as Assisted Living facilities. An Assisted Living use was previously permitted on a nearby site per CUP012-00008, and was specifically approved as not being a "Critical Facility" under city ordinance by the Planning and Zoning commission.

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

Yes.

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

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

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

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

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

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

APPLICATION INFORMATION REQUIRED (PLEASE CHECK)

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Planning Submittal Form | <input checked="" type="checkbox"/> Compliance Statement |
| <input checked="" type="checkbox"/> Fifteen (15) - Neighborhood Map | <input checked="" type="checkbox"/> Traffic/Parking Analysis (including references) |
| <input checked="" type="checkbox"/> Ten (10) - 11"x17" Site Plan | <input checked="" type="checkbox"/> Electronic Copy of ALL APPLICATION MATERIALS |
| <input checked="" type="checkbox"/> Five (5) - 24"x36" Site Plan | |
| <input checked="" type="checkbox"/> Statement of Intent | |
| <input checked="" type="checkbox"/> Irrigation/Ditch Company Information Form | |
| <input checked="" type="checkbox"/> Photos of Site | |
| <input checked="" type="checkbox"/> Neighborhood Meeting Verification | |
| <input checked="" type="checkbox"/> Affidavit of Legal Interest | |
| <input checked="" type="checkbox"/> Affidavit of Posting and Photo (required 7 days prior to hearing) | |
| <input checked="" type="checkbox"/> Ability to Serve Letter | |

INFORMATION REQUIRED ON NEIGHBORHOOD MAP (PLEASE CHECK):

- 8 ½" 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.

N/A

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

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

INFORMATION FOR STATEMENT OF INTENT(PLEASE CHECK):

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

INFORMATION REQUIRED ON SITE PLAN(PLEASE CHECK):

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

INFORMATION FOR NEIGHBORHOOD MEETING VERIFICATION (PLEASE CHECK):

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

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



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

Date: October 10, 2016

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

Project: Grace Memory Care

Job No. 16-613

Subject: Compliance Statement

From: David Ruby, AIA

To Whom it May Concern:

Project Description: The project consists of the construction and site development associated with a single-level 30 unit Memory Care facility. The site is located on State Street, immediately west of the Foothills Christian Church. The new facility will be located immediately across the parking lot from the existing Grace Assisted Living facility building.

Zoning: Mixed Use Overlay District. The proposed Memory Care facility complies with the standards listed in city code section 8-3G-1 by providing a mixture of uses to the area. Although it is technically a commercial facility, the use is of a residential nature and will complement the nearby assisted living facility, the nearby single-family housing, multi-family housing, the adjacent church and the nearby hospital. The unique nature of the use could also encourage additional mixed uses such as doctors' offices due to the new clientele.

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

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

Sincerely,

David Ruby, AIA
The Architects Office



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

Date: October 10, 2016

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

Project: Grace Memory Care

Job No. 16-613

Subject: Statement of Intent

From: David Ruby, AIA

To Whom it May Concern:

Project Description:

Purpose: The purpose of this project is to construct a new (31) unit/36 bed memory care facility.

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

Intent: The intent of this project is to enhance the types of senior care available to residents. The adjacent assisted living facility is very successful, but could be even moreso with the ability to have memory care so close by.

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

Sincerely,

David Ruby, AIA
The Architects Office



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

Date: September 19, 2016

To: Neighbors of parcel #S0514346740
Garden City, Idaho

Project: Grace Memory Care

Job No. 16-613

Subject: Conditional Use Application

From: David Ruby, AIA

Dear Resident,

Garden City Code requires an opportunity for a meeting between the applicant of a development proposal and the residents of the neighborhood in which the development site is located. The meeting shall occur prior to formal submittal of the development application to the City. This letter is such notice of an opportunity to review and discuss the proposed project. This is not a public hearing; public officials will not be present. If you have any questions regarding this Garden City Code neighborhood meeting requirement, please contact the Planning Department at 472-2921. If you have questions about the project, please plan to attend the meeting.

Purpose: To review and provide comments regarding the Conditional Use Application associated with this project.

When: 5:30pm, Thursday, October 6th, 2016

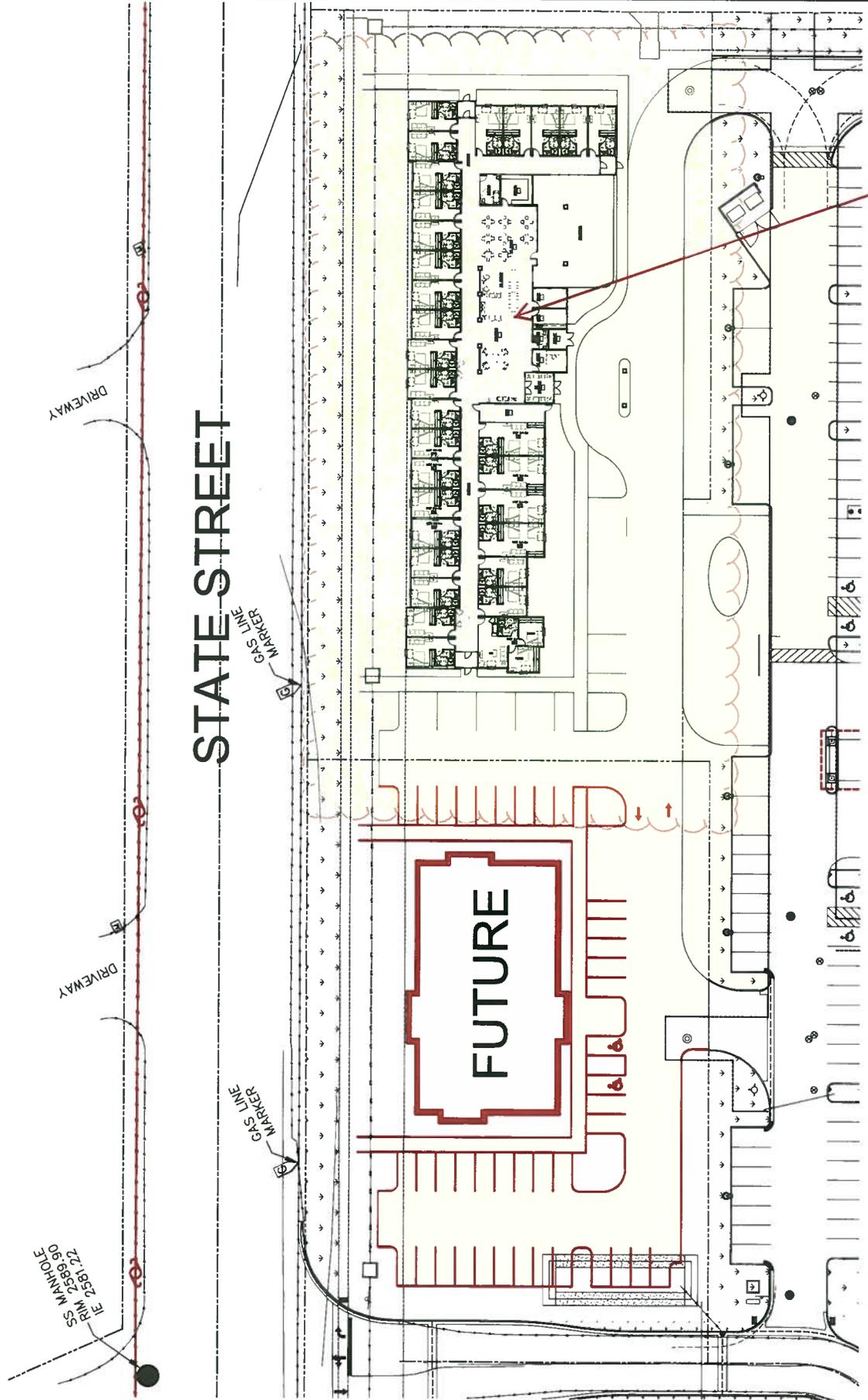
Where: Grace Assisted Living, 9995 West State Street, Boise, Idaho 83714

Project Description: The project consists of a new 36 bed memory care facility. The new building will be immediately west of the Foothills Christian Church on State Street, and north of an existing assisted living facility. New parking, sidewalks, fencing and landscaping will be installed.

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

Sincerely,

David Ruby, AIA
The Architects Office

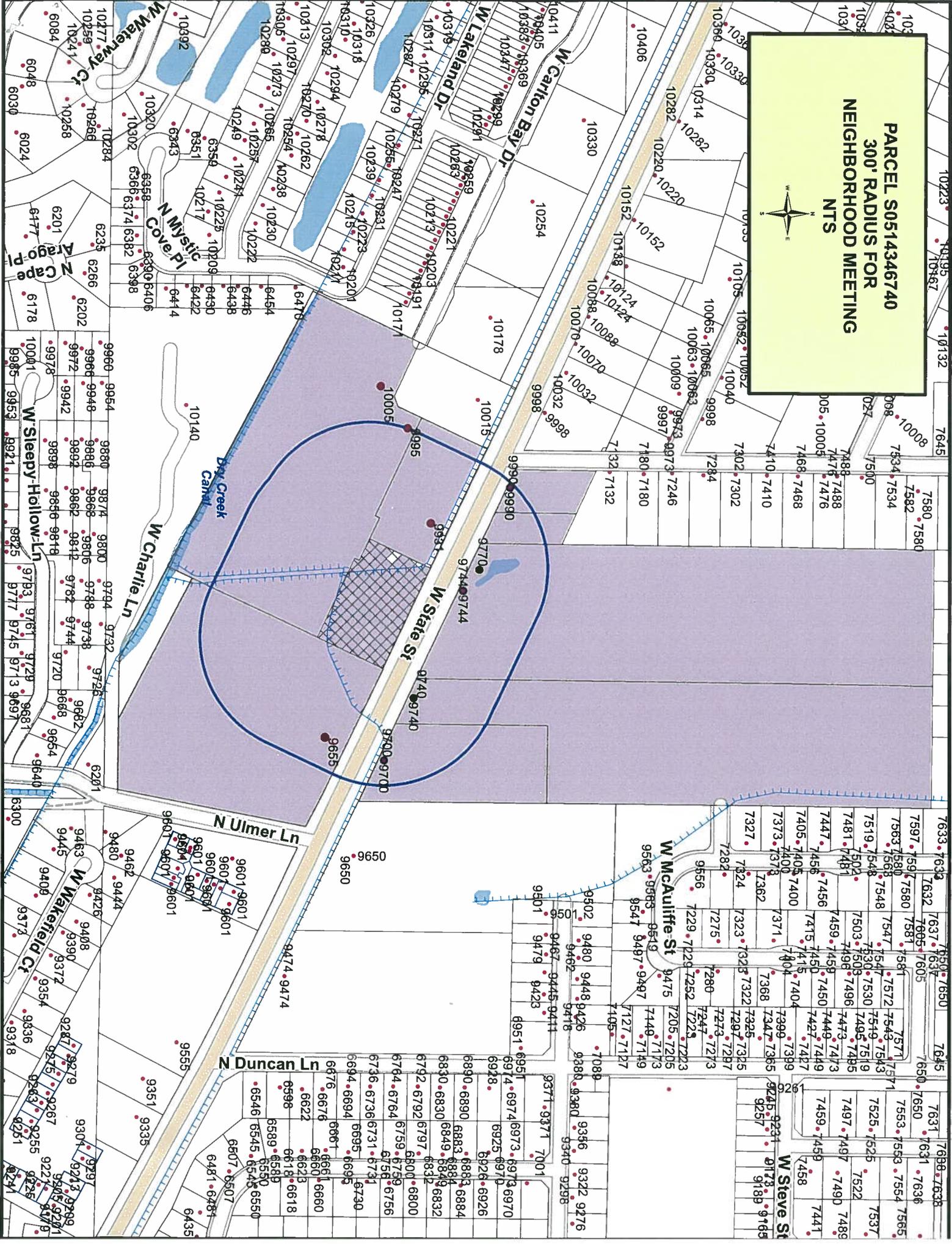


EXISTING ASSISTED LIVING

SITE PLAN
 SCALE: 1/8" = 1'-0"

NEW MEMORY CARE FACILITY

PARCEL S0514346740
300' RADIUS FOR
NEIGHBORHOOD MEETING
NTS



PARCEL S0514346740
ADDRESS LIST
12 RECORDS-08/31/16

R7334201320
ELLIS JAMES C
ELLIS CHERIE M
9990 W STATE ST
BOISE ID 83714-3642

S0514346816
FOOTHILLS CHRISTIAN CHURCH INC
9655 W STATE ST
BOISE ID 83714-1887

S0514346765
GRACE AT STATE STREET LLC
7116 W MCMULLEN ST
BOISE ID 83709-1855

NORTH WEST N.A.
C/O ROBYN DAWSON
6600 ROE ST
BOISE ID 83714-2043

OCCUPANT
10005 W STATE ST
BOISE ID 83714-3644

OCCUPANT
9655 W STATE ST
BOISE ID 83714-1887

OCCUPANT
9740 W STATE ST
BOISE ID 83714-3638

OCCUPANT
9931 W STATE ST
BOISE ID 83714-3642

OCCUPANT
9990 W STATE ST STE C
BOISE ID 83714-3642

OCCUPANT
9995 W STATE ST
BOISE ID 83714-3642

S0514347000
PILLAI LLC
9775 MILLCREEK LN
STAR ID 83669-5268

S0514347100
WITTE FRANZ JR
WITTE VICKI J
9770 W STATE ST
BOISE ID 83714-3638

Grace Memory Care Site Photos

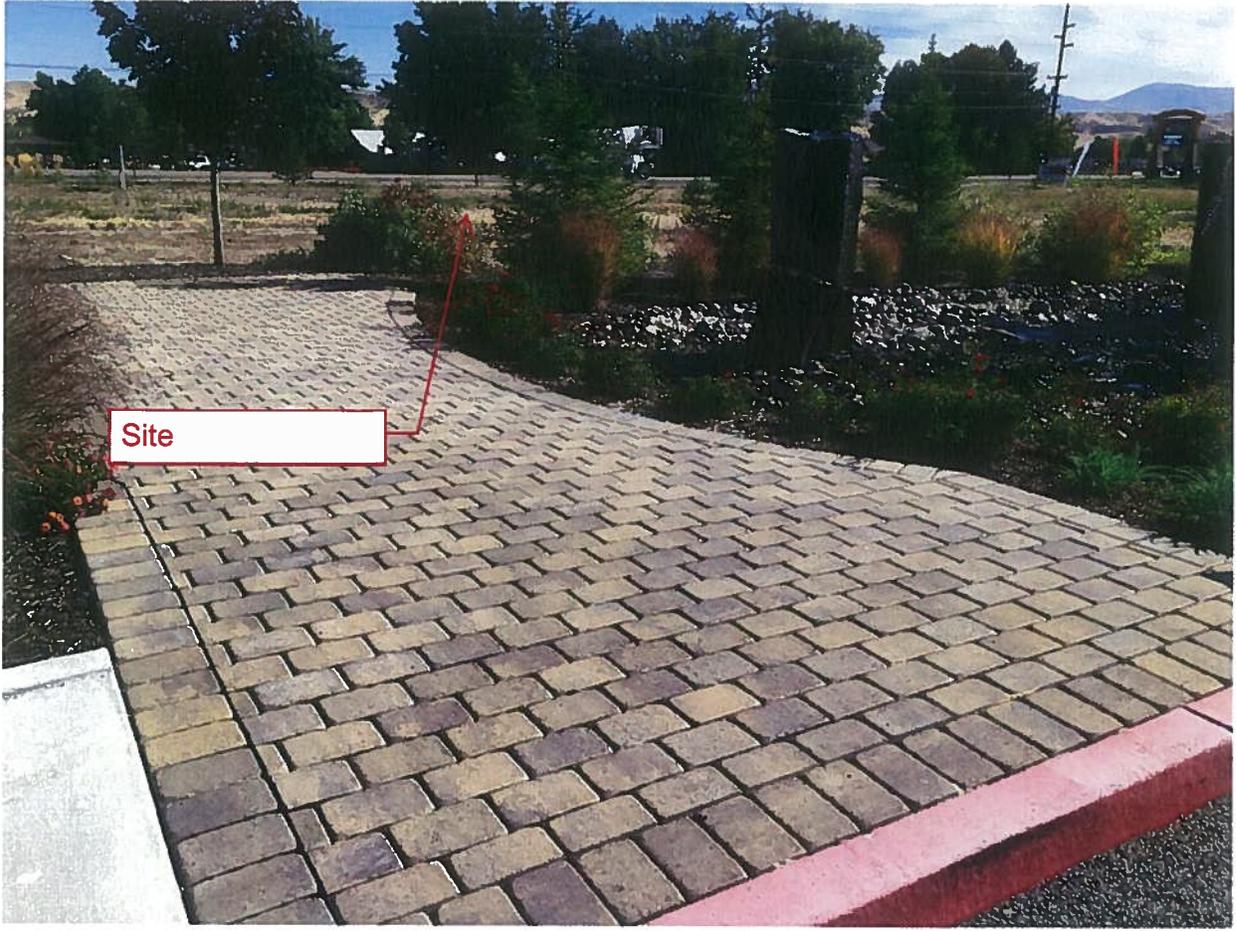


1



2

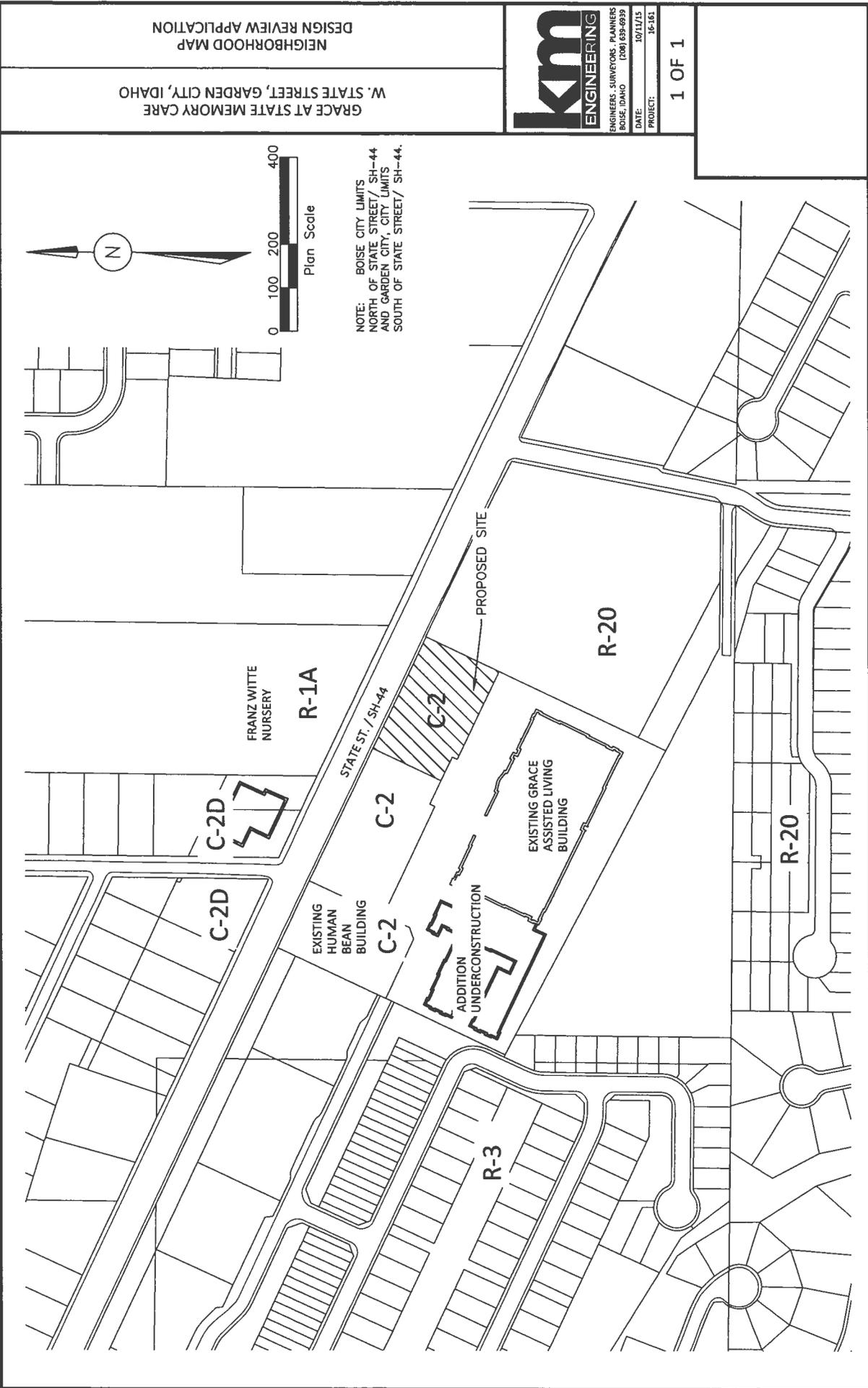
Grace Memory Care Site Photos



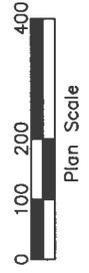
3



4



NOTE: BOISE CITY LIMITS
 NORTH OF STATE STREET / SH-44
 AND GARDEN CITY, CITY LIMITS
 SOUTH OF STATE STREET / SH-44.



GRACE AT STATE MEMORY CARE
 W. STATE STREET, GARDEN CITY, IDAHO
 NEIGHBORHOOD MAP
 DESIGN REVIEW APPLICATION

km ENGINEERING
 ENGINEERS, SURVEYORS, PLANNERS
 BOISE, IDAHO (208) 638-8939
 DATE: 10/11/15
 PROJECT: 16-161



CITY OF GARDEN CITY

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

17 September 2012

Mr. Leon Letson
City of Garden City
6015 North Glenwood Street
Garden City, Idaho 83714

Subject: **Grace Assisted Living
West State Street
Water and Sanitary Sewer Ability to Serve
PWU2012-00085**

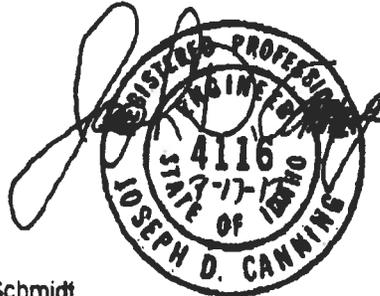
Leon:

I am a consultant (employed by B & A Engineers, Inc.) appointed by the city council as the engineer for the city of Garden City. The referenced project is eligible to receive water and sewer service from the city of Garden City from existing infrastructure.

The city water system in the area provided a minimum fire flow of 2,000 gallons per minute with a residual pressure of 20 pounds per square inch for two hours on 5 September 2012 (fire hydrant 6094). Said system is capable of providing adequate capacity to serve a proposed facility if the North Ada County Fire Rescue District determines that the project does not require more fire protection water than what is available from the city system. Should the District require more fire protection water than the current system is capable of providing, the owner of the project may be required to modify and proposed construction to comply with the District's flow requirements and/or upgrade the city's water system. The District may also require additional fire hydrants.

The existing city sewer system is capable of serving the property if flows are reasonable in volume. If a change to connection to the system is necessary, the applicant must verify location and available grade to the city sewer system. Special uses on the site may require pretreatment of wastewater based upon review of use by Garden City Environmental.

Connections to or discharges to Garden City water and sewer lines to serve the facility must be coordinated with Garden City Public Works.

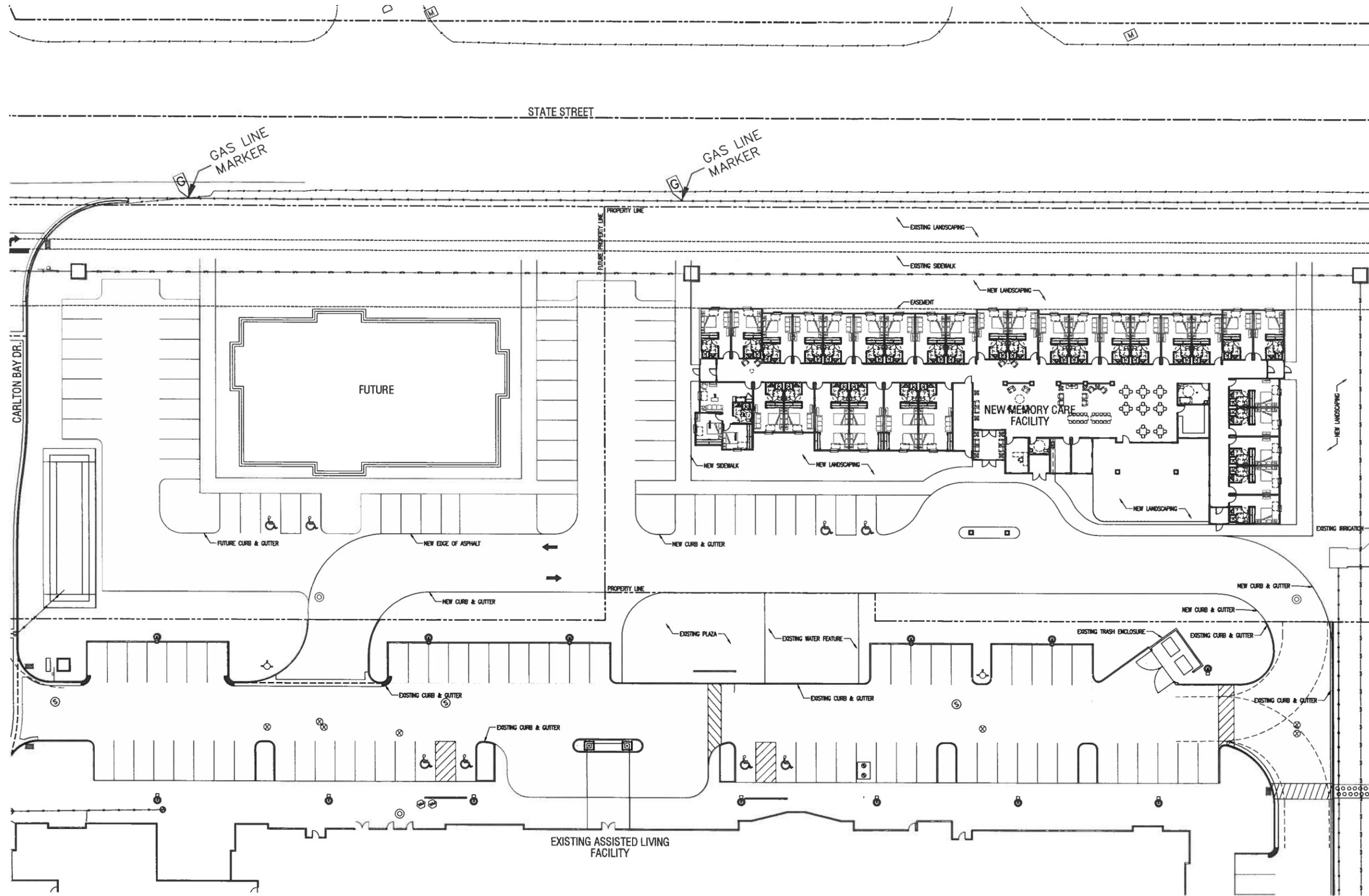


Sincerely,

J. D. Canning, PE/PLS
B & A Engineers, Inc.
Garden City Engineer

cc. Mr. Colin Schmidt
Public Works Director
City of Garden City

David Ruby
Fax: 343+1306



PROJECT
GRACE MEMORY CARE
W. STATE STREET



This document is the property of THE ARCHITECTS OFFICE, PLLC and is not to be duplicated without written authorization.
 © THE ARCHITECTS OFFICE, PLLC

FILE
 DATE: OCTOBER 11, 2016
 FILE NO: 15-528 A1.0
 DRAWN BY: DAVID RUBY, AIA

REVISIONS

SITE INFORMATION

PARCEL #: T80
 LOT AREA: 32.83 ACRES
 ZONING: C-2
 FRONT YARD SETBACK: 20 FT.
 STREET SIDE YARD SETBACK: 20 FT.
 SIDE YARD SETBACK: 5 FT.
 REAR YARD SETBACK: 15 FT.
 MAXIMUM BUILDING HEIGHT: 55 FT.
 TOTAL BUILDINGS: 1

PARKING REQUIRED: AS DIRECTED
 NEW PARKING:
 TOTAL PARKING STALLS: 18
 TOTAL ACCESSIBLE STALLS: 2
 TOTAL COMPACT STALLS: 0
 TOTAL COVERED STALLS: 0
 BUILDING:
 NUMBER OF STORES: 1
 MAXIMUM BUILDING HEIGHT: 25 FT.
 NUMBER OF RESIDENTIAL UNITS: 30 (36 BEDS)

SITE PLAN
 SCALE: 1" = 20'-0"

SHEET
A1.0
 SITE PLAN