



CONDITIONAL USE PERMIT

Permit info: CUPFY2025-0006

Application Date: 01/29/2025 Rec'd by: MA

FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921
▪ www.gardencityidaho.org ▪ building@gardencityidaho.org

APPLICANT	PROPERTY OWNER
Name: Erik Hagen	Name: Stacey Secrest
Company: Erik Hagen Architecture	Company: Secrest 2021 Family Revocable Living Trust
Address: 280 N 8th St # 204	Address: 559 Camino El Dorado
City: Boise	City: Encinitas
State: Idaho Zip: 83702	State: CA Zip: 92024
Tel.: 208.290.4954	Tel.: 408.206.2629
E-mail: erik@erikhagen.com	E-mail: stacetsecrest@gmail.com

PROPERTY AND DESIGN INFORMATION: [VISIT ADA COUNTY ASSESSOR'S SITE](#)

Site Address: 4410 Osage St, Garden City, ID 83714

Subdivision Name: Fairview Acres	Lot: 4-6	Block: 2
Tax Parcel Number: R2734500395	Zoning: C-2	Total Acres: 1.96
Proposed Use: Industry Flex	Floodplain: <input checked="" type="radio"/> YES	NO

Describe the proposed use:

Storage

Will you be making changes to the structure(s)?	YES	<input checked="" type="radio"/> NO
If no, will you be changing the occupancies as defined by the IBC?	YES	<input checked="" type="radio"/> NO
Check any that are applicable to this application:	<input type="checkbox"/> I will build a new structure	
If any of the first three boxes are checked, a Design Review Application is required	<input type="checkbox"/> I will add 25% or more to the floor area of an existing building	
	<input type="checkbox"/> I will alter, replace rehabilitate or restore 25% or more of a store façade.	

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

The property in question has had storage, warehouse, automotive repair and the like since it was built. All current tenants on the site are either Automotive repair and finishing related or construction material fabrication and distribution related. The previous use of the Tenant Space at 4410 Osage (AKA 104 E 44th St #101) was a performance automotive repair and build shop (S-1 Occupancy with F-1 uses). The proposed use is likewise an S-1 occupancy. As such, no further fire separation is required.

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

Yes. All existing services are in excess of that required to use the facility for storage only.

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

It is benign, negligible. Storage of PVC binding supplies.

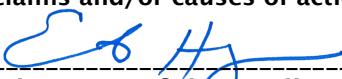
How does the use support the goals of the Comprehensive Plan?

Adaptive reuse

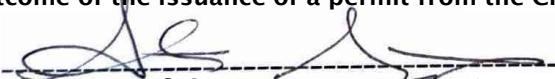
How far is the proposed use from a pedestrian/bicycle pathway?

Directly adjacent

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 agree to be responsible for all application materials, fees and application correspondence with the City. 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

1/20/2025
(date)


Signature of the Owner

1/20/25
(date)

APPLICATION INFORMATION REQUIRED

**NOTE: AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES**

ONE (1) HARD COPY OF EACH CHECKLIST ITEM REQUIRED:

- Compliance Statement and Statement of Intent
- Neighborhood Map
- Fire Flow / Ability to Serve
- 11"x17" Site Plan
- Irrigation/Ditch Company Authorization Letter
- Landscape Plan
- Photos of Site
- Neighborhood Meeting Verification
- Affidavit of Legal Interest
- Waiver Request of Application Materials
- Structural Documentation
(if previous Certificate of Occupancy has been issued and no change to IBC occupancy is anticipated)

**Additional information may be required by staff such as a traffic/parking analysis, a use analysis or documents related specifically to a business.*

PLEASE CHECK THE FOLLOWING:

INFORMATION REQUIRED ON COMPLIANCE STATEMENT AND STATEMENT OF INTENT:

- 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
- 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 NEIGHBORHOOD MAP:

- 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')
- n/a* Impact of the proposed siting on existing buildings, structures, and/or building envelopes

INFORMATION REQUIRED ON SITE PLAN:

- Scale not less than 1" = 20', legend, and north arrow.
- Property boundary, dimensions, setbacks and parcel size.
- n/a* 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

n/a 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 REQUIRED FOR IRRIGATION/DITCH AUTHORIZATION LETTER:

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

INFORMATION FOR NEIGHBORHOOD MEETING VERIFICATION:

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

INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:

Statement must include a list of the application materials to be waived and an explanation for the request

STRUCTURAL DOCUMENTATION (IF NO CHANGE TO STRUCTURE OR IBC OCCUPANCY):

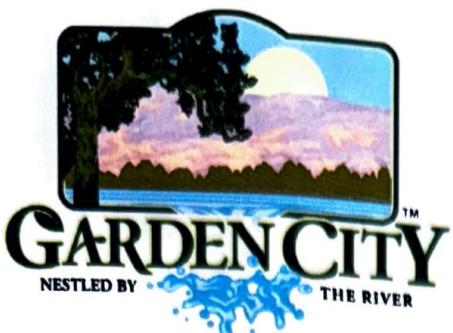
Industrial treatment compliance: a statement answering the following questions:

no Do you or will you discharge wastewater other than domestic water from bathrooms to the City Sewer System? If yes, please describe.
no Are floor drains present in your facility? If yes, are any chemicals stored on site in containers exceeding 1 gallon?
no Do you or will you use fats, oils or greases in your business? If yes, do you have a grease trap/interceptor present

One set of detailed current floor plans legibly drawn on minimum 8 1/2 X 11 plan sheet drawn to 1/4"= 1' scale (with scale noted on plans) identifying:

Use and square footage per room (i.e. office, storage, restroom, etc.)
 Primary Occupancy Classification (2018 IBC sec 303-312)
 Occupancy Load (2018 IBC Sec 1004, table 1004.5)
 Interior and exterior wall and opening dimensions, windows, doors, roll-up doors
 Electrical panels interior and exterior
n/a Gas meter location
 Fire extinguisher locations and size
n/a Emergency lighting locations
 Illuminated exit sign locations
 Fire sprinkler riser location
n/a Fire alarm panel location
n/a Commercial cooking operation location, including size and type of hoods and grease traps
 Spray finishing operation location
n/a Flammable or combustible product locations
n/a Welding operation locations
n/a Rack storage locations

Disclaimer Clause: X Denotes application information that may be waived depending on the nature of the request" found under table 8-6a-2 "required application information."



Property Owner Permission (Affidavit of Legal Interest)

State of Idaho)

)SS

County of Ada)

I, Stacy Secret, 599 Camino El Dorado
Name Address of Owner
(must be primary owner as noted in Ada County Assessor's records.
If the primary owner is a business write the business name)
Encinitas CA 92024
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 Erik Hagen, Architect,
Name of Applicant to submit the accompanying application pertaining to 4410 Osage St, Garden City Idaho, 83714 property. Address of Property Subject to this Affidavit
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.
3. I hereby grant permission to City of Garden City staff to enter the subject property for the purpose of site inspections related to processing said applications.
4. I acknowledge that all fees related to said applications and improvements are ultimately the property owner's responsibility.

Dated this 6th day of January, 2025

Signature

Printed Name

(must be primary owner, registered agent, or otherwise have legal authority to sign on behalf of primary owner)

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

Aug 11.

Notary Public for Idaho Cambond

Residing at: 1345 Encinitas Blvd Encinitas CA 92024

My Commission expires

Oct 12, 2026





January 20th, 2025

Garden City Development Services
6015 Glenwood St, Garden City, ID 83714
building@gardencityidaho.org 208.472.2921

Re: 4410 Osage Change of Tenant Conditional Use

Dear Development Services,

The Tenant space at 4410 Osage (AKA 104 E 44th St #101) has been vacant and has a tenant lined up to occupy. The tenant is a current Garden City business, PVC Spiral Supply, which is in need of additional storage space for their business as they have recently shut down and moved operations from their Florida facility to Idaho. Their existing business space at 123 E 45th St does not have the space required.

Per the Ada County Assessor website, the existing Pre-Engineered Metal Building (PEMB) facility was built in 1978 with a remodel in 1986. Over the years, the ownership and tenants have changed multiple times. Currently, the rest of the property and buildings are occupied by auto repair and detailing business and a granite shop. The previous occupant for the tenant space in question was Throttleworks, a performance automotive shop.

Since the existing and proposed uses of the subject space has been auto, storage related, as a conditional use in the C-2 zone (per GCMC Table 8-2B-1), in order to better serve the use and future prospects for the property, we are requesting a Conditional Use approval for Industry Flex. Which can accommodate many uses, including the proposed storage use.

The building is sprinklered and has sufficient utility services and facilities as have existed over the years of tenancy. The site previously had a couple of residential structures on it that were recently demolished to provide for better C-2 uses. No exterior or interior work is proposed or anticipated.

Pictures of the existing property are on the following pages.

Let me know if you have any questions, comments, or concerns.

Sincerely,

Erik Hagen, AIA LEED



2023 prior to demo of
front residential structures



The property has not
changed much: 1992





Erik Hagen *architecture*

Northwest overhead doors and southwest facade along Osage:



Southwest facade and drive entry off Osage, southeast facade facing E 44th St.





Erik Hagen *architecture*

Southeast front facade and parking lot facing E 44th St:





These documents have been reviewed and approved for compliance with applicable codes adopted by Garden City. This does not constitute a permit. See the conditions on the approval stamp on the plans.

Date: 08/16/18 , Permit Number: GAR2018-0190

Margaret Dimmick
Commissioner/Chair

Jeff Ramey
Commissioner

J. Todd Bunderson
Commissioner

Shelley Young
District
Administrator



Building Fire Code Review

Project Name: Throttle Works TI

NACFR Permit: NAF18-00092

Garden City GAR2018-0190

Permit:

Project Type: New

Address: 116 East 44th Street
Building #1

Review Code: IFC 2015

Occupancy/Load: F1/81

Construction Type: 5B

Area: 16058 sq.ft.

Fire Flow Required: 1500

Fire Flow Available: 1750

Fire Sprinklers: Yes

Alarms: Yes

Architect: NEUdesign
Jeremy Putman

jeremy@neudesignarch.com

Architect's Phone: (208) 884-2824

Fire Plan Reviewer: Tim Frost

tfrost@cityofboise.org

Reviewer's Phone: (208) 608-7110

Date: 7/13/2018 8/09/2018

State BLDFY2018-00190

Project Name:

Scheduling Inspections:

Inspections can be requested on the web using a mobile device at pdsmobile.net or by contacting the **North Ada County Fire & Rescue District Administrative Offices (NACFR)** at **(208) 375-0906**.

Note: The code items listed in this report are not intended to be a complete listing of all possible code requirements in the 2012 Fire Code. It is a guide to selected sections of referenced codes. Any omission in this review does not constitute a waiver and shall not relieve the applicant of the responsibility of compliance with this Code. (IFC 105.4.4)

Scope of Work:

NOTE: Permit NAF18-00062 has been voided and replaced with this permit NAF18-00092

An existing paint booth is being moved to a new building location. The booth apparently has an existing alternate agent fire suppression system installed.

Resubmittal required for the following information:

- A. Resubmittal instructions:
- B. Provide a written response to each of the following items.
- C. All revisions must be made by full size submittal drawings, not by addendum sheets.
- D. All changes must be clouded and referenced by a revision number.
- E. Only revised sheets need to be submitted.
- F. When submitting, make reference to the NAF permit number at the top of this review.
- G. Resubmit revised plan sheets to the **Garden City Development Services** for distribution.

1. Resubmit, 07/13/2018: Please, provide a valid email address for communications.

Approved, 08/09/2018: Email address has been provided.

2. Resubmit, 7/13/2018: Provide a letter from the water purveyor indicating information on fire flow availability.

Approved, 08/09/2018: A letter was provided indicating a fire flow of 1750 Gpm

3. Spray booths shall be installed so that all parts of the booth are readily accessible for cleaning. A clear space of not less than 3 feet shall be maintained on all sides of the spray booth. This clear space shall be kept free of any storage or combustible construction. (Ref. IFC 2404.3.2.5)

Exceptions:

1. This requirement shall not prohibit locating a spray booth closer than 3 feet to or directly against an interior partition, wall or floor/ceiling assembly that has a fire-resistance rating of not less than 1 hour, provided the spray booth can be adequately maintained and cleaned.
2. This requirement shall not prohibit locating a spray booth closer than 3 feet to an exterior wall or a roof assembly, provided the wall or roof is constructed of noncombustible material and the spray booth can be adequately maintained and cleaned.

Resubmit, 07/13/2018: Show required spacing on drawing AA111. Provide wall ratings and type.

Approved, 08/09/2018: The required spacing has been provided.

4. Electrical wiring and equipment in flammable vapor areas shall be of an explosion proof type approved for use in such hazardous locations. Such areas shall be considered to be Class I, Division 1 or Class II, Division 1 hazardous locations in accordance with NFPA 70. (Ref. IFC 2403.2.1.1)

NOTE: The above provision applies to within 10 feet of the paint booth or any paint mixing area.

Resubmit, 07/13/2018: Please, show ratings of wiring and equipment on drawing E2.OP

Approved, 08/09/2018: The drawing has been revised to show the correct wiring.

5. Exhaust Termination point. The termination point for exhaust ducts discharging to the atmosphere shall not be less than the following distances: (Ref. IFC 2404.7.6)

1. Ducts conveying explosive or flammable vapors, fumes or dusts: 30 feet from the lot line; 10 feet from openings into the building; 6 feet from exterior walls and roofs; 30 feet from combustible walls or openings into the building that are in the direction of the exhaust discharge; 10 feet above adjoining grade.
2. Other product-conveying outlets: 10 feet from the lot line; 3 feet from exterior walls and roofs; 10 feet from openings into the building; 10 feet above adjoining grade.

Resubmit, 07/13/2018: Please, show the exhaust duct complying with the above code section on plan sheet M1.1 in both plan view and elevation.

Approved, 08/09/2018: The exhaust duct has been shown.

Note: Final approval will be subject to satisfactory mechanical plan review and field inspection.

6. Fire extinguishers shall carry a minimum 2-A:10-B:C rating and be provided on each floor level, and spaced on the basis of one 2-A rating for each 6,000 sq.ft. of floor area, with a maximum 75 ft. travel distance to an extinguisher. Extinguishers shall be mounted on hangers or brackets, or in cabinets. If cabinet housing is provided, the cabinets shall not be locked. Mount handle at 48" AFF. Extinguishers shall be conspicuously located along normal paths of travel, where they will be readily accessible and immediately available in the event of fire. The fire extinguishers shall be current with inspection/testing and provided with a qualified and approved inspection tag. (IFC 906, NFPA 10).

Resubmit, 7/13/2018: Show the fire extinguisher locations on the plan.

Approved, 08/09/2018: The fire extinguishers have been shown.

DEFERRED SUBMITTAL ITEMS - Submittal of the following is required prior to installation:

All submittals for Fire Protection permits must be submitted through the NACFR offices for distribution.

7. A Fire Sprinkler Permit is required prior to beginning any site work on fire sprinkler systems, including new installations, modification of existing systems, and any temporary or permanent demolition work. Submit a Fire Sprinkler Permit Application and fire sprinkler plans/documentation, meeting the requirements of IFC 105.4 & 901.2. Applications may be obtained at the NACFR offices located at 5800 Glenwood, Garden City, ID or on the Internet at <http://www.nacfire.org/Prevention>. A copy of the Fire Sprinkler permit and approved plans/documentations shall be on site, before any sprinkler work is started and at all times, until the project has been inspected and approved by the Fire Inspector.

Note: Since this is a fully sprinklered building; sprinklers will need to be installed in the spray paint booth regardless if there is an alternate agent system is installed.

8. A Fire Alarm Permit is required prior to beginning any site work on fire alarm systems, including new installations, modification of existing systems, and any temporary or permanent demolition work. Submit a Fire Alarm Permit Application and fire alarm plans/documentation, meeting the requirements of IFC 105.4 & 907.1. Applications may be obtained at NACFR offices (5800 Glenwood, Garden City, ID) or on the Internet at <http://www.nacfire.org/Prevention>. A copy of the Fire Alarm permit and approved plans/documentation shall be on site, before any alarm work is started and at all times, until the project has been inspected and approved by the Fire Inspector.
9. A "**Knox Box**" (brand) key entry system is required for these sprinklered buildings. Obtain authorization and order forms from Boise Fire Department, telephone (208) 570-6500. Contact the responding FD station officer, to determine the specific location of the key box. The Box shall include information acceptable by the responding fire station to locate required panels, equipment and systems pertinent to firefighting operations during firefighting and emergency response operations. (IFC 506; BMC 7-01-39)

Conditions of Approval

No response required on the following (to be field verified)

The following items plus any notations on the approved set of drawings must be completed prior to final Inspection and approval of Occupancy:

General Building Requirements:

10. During construction all exterior portions of the ground floor must remain within 150 ft. unobstructed travel distance from a public street or fire department access roadway. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. (IFC 503, IFC 3310.1).

11. Tenant Space Address. All individual tenant spaces shall be readily identified by a suite or space number, letter, or other approved method. Such suite or space designation shall be consistent with all building maps, building directories and fire alarm system identification methods for the site. (IFC 505; BMC 7-01-37)

12. Fire Protection Identification. Fire protection equipment shall be identified in an approved manner. Rooms containing controls for sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location, shall be constructed of durable materials, permanently installed and readily visible. (Ref. IFC 509.1 & BMC 7-01-47)

13. Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100 feet or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign. See exceptions. (Ref. 1013.1).

NOTE: The PDS Fire inspector will verify the all exit signage.

14. Means of egress illumination shall comply with IFC 1006. The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied. The means of egress illumination level shall not be less than 1 foot-candle at the walking surface. Means of egress illumination within the permit area and associated paths of exit travel shall be verified by the PDS Fire Inspector, for locations and intensity of illumination. (IFC 1008.1, 2)

NOTE: The PDS Fire inspector will verify the emergency lighting includes the exterior area between each exit door and the public way (i.e. the exit discharge).

15. Egress illumination emergency power shall be provided by the premise's electrical system for the duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with IFC 604. The PDS Fire inspector will verify the locations of emergency illumination are in accordance with IFC 1008.3-5.
16. Storage heights shall be maintained at least 18" below sprinkler head deflectors in sprinklered areas. (IFC 315.3.1)

Automatic Fire Sprinkler System Requirements:

17. This facility requires complete fire sprinkler protection coverage per NFPA 13. Modifications to the existing automatic sprinkler system in this facility maybe required for the improvements planned. The tenant improvement plans shall be reviewed by a licensed fire sprinkler contractor, to determine what, if any, modifications are necessary to maintain code compliance within the TI project area. A permit is required for this work, as noted above.
18. When fire systems are to be temporarily put out of service, all possible work shall be accomplished in advance prior to shutting off the water to the fire sprinkler system, so that final connections can be made quickly and protection restored promptly. The chief (Fire Department) shall be notified when any required fire-protection system is out of service for over an 8-hour period and upon restoration of service. (IFC 901.7)
19. Operation of sprinkler control valves shall be permitted only by properly authorized personnel and shall be accompanied by notification of duly designated parties. When the sprinkler protection is being regularly turned off and on to facilitate connection of newly completed segments, the sprinkler control valves shall be checked at the end of each work period to ascertain that protection is in service. (IBC 3312.2)
20. Verification will be required by the Field Fire/Life Safety Inspector, to certify the existing fire sprinkler system is current with the required 1-year inspection limit or less per IFC Table 901.6.1 (NFPA 25), and tagged per the State Fire Marshal as adopted by Boise Fire Prevention Bureau requirements. The inspection report shall be provided and indicate no discrepancies, violations, defects and other code deficiencies relating of the same within this facility to which this systems work is connected. (IDAPA 18.01.49.020, IFC 901.6)

21. Fire department connections (FDC) shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire code official. (IFC 912.2.1)
22. The Fire Department Connection (FDC) and associated outside alarm for a sprinkler system shall be installed within 100 feet of an approved fire department vehicle access lane and within 300 feet of fire department vehicle access distance of a fire hydrant. Fire department connections shall be located not less than 18" nor more than 48" above the level of the adjoining ground, sidewalk, or grade surface. (IFC 912, BMC 7-01-58, NFPA 14-6.4.4, 6.4.6)

Fire Alarm System Requirements:

23. Existing fire alarm systems shall be extended, and altered as necessary to maintain and continue protection whenever the building is altered, remodeled or added to. Alterations shall be done in accordance with applicable standards. (i.e. NFPA 72). (IFC 901.4)
24. Fire alarm control panel location and signs. When a fire alarm control panel (FACP) is mounted in such a location or room so as to not be in obvious view from the front entry of the building, a remote annunciator shall be provided at the main entrance of the building, and approved signs shall be posted for the purpose of leading emergency personnel to the room or location of the FACP. (Ref. BMC 7-01-47)
25. Where a Fire Alarm system is required by this chapter, an approved supervising station in accordance with NFPA 72 shall monitor the fire alarm systems. (IFC 907.6.5).
26. All valves controlling the water supply for automatic sprinkler systems and water-flow switches on all sprinkler systems shall be electrically supervised by a listed fire alarm control unit. (IFC 903.4)

NOTE: The PDS Fire inspector will verify complete sprinkler monitoring and that the system includes a 24-hour battery supply.

Flammable Finishes

27. Spray booths and spray rooms shall be protected by an approved automatic fire-extinguishing system complying with Chapter 9. Protection shall also extend to exhaust plenums, exhaust ducts and both sides of dry filters when such filters are used. (Ref. IFC 2404.4)

NOTE: Since this building has fire sprinklers; fire sprinklers are required in the booth regardless if an alternate agent system is provided.

28. Spray booths shall be constructed of approved noncombustible materials. Aluminum shall not be used. Where walls or ceiling assemblies are constructed of sheet metal, single-skin assemblies shall be no thinner than 0.0478 inch (18 gage) and each sheet of double-skin assemblies shall be no thinner than 0.0359 inch (20 gage). Structural sections of spray booths are allowed to be sealed with latex-based or similar caulks and sealants. (Ref. IFC 2404.3.2.1)

29. The interior surfaces of spray booths shall be smooth; shall be constructed so as to permit the free passage of exhaust air from all parts of the interior and to facilitate washing and cleaning; and shall be designed to confine residues within the booth. Aluminum shall not be used. (Ref. IFC 2404.3.2.2)

30. Portable fire extinguishers complying with Section 906 shall be provided for spraying areas in accordance with the requirements for an extra (high) hazard occupancy. (Ref. IFC 2404.4.1)

NOTE: Final approval will be subject to satisfactory field inspection by the PDS/Fire inspector.

31. Open flames and sparks. Open flames and spark-producing devices shall not be located in flammable vapor areas and shall not be located within 20 feet of such areas unless separated by a permanent partition. (Ref. IFC 2403.2.2)

32. Grounding. Metal parts of spray booths, exhaust ducts and piping systems conveying Class I or II liquids shall be electrically grounded in accordance with NFPA 70. Metallic parts located in resin application areas, including but not limited to exhaust ducts, ventilation fans, spray application equipment, work pieces and piping shall be electrically grounded. (Ref. IFC 2403.2.5)

33. Smoking shall be prohibited in flammable vapor areas and hazardous materials storage rooms associated with flammable finish processes. "No Smoking" signs complying with Section 310 shall be conspicuously posted in such areas (Ref. IFC 2403.2.6)

NOTE: Final approval of "No Smoking" signage within the paint room will be subject to satisfactory field inspection by the PDS/Fire inspector.

34. Welding, cutting and similar spark-producing operations shall not be conducted in or adjacent to flammable vapor areas or dipping or coating operations unless precautions have been taken to provide safety. Conspicuous signs with the following warning shall be posted in the vicinity of flammable vapor areas, dipping operations and paint storage rooms: (Ref. IFC 2403.2.7)

NO WELDING
THE USE OF WELDING OR CUTTING
EQUIPMENT IN OR NEAR THIS AREA
IS DANGEROUS BECAUSE OF FIRE
AND EXPLOSION HAZARDS.

35. Flammable vapor areas, exhaust fan blades and exhaust ducts shall be kept free from the accumulation of deposits of combustible residues. Where excessive residue accumulates in such areas, spraying operations shall be discontinued until conditions are corrected (Ref. IFC 2403.4)

Fire Safety During Construction:

36. Provide 2-A:10-B:C rated fire extinguishers during construction. This includes one for each construction shack and at each stairway on all floor levels where combustible materials have accumulated. (IFC 3315.1)

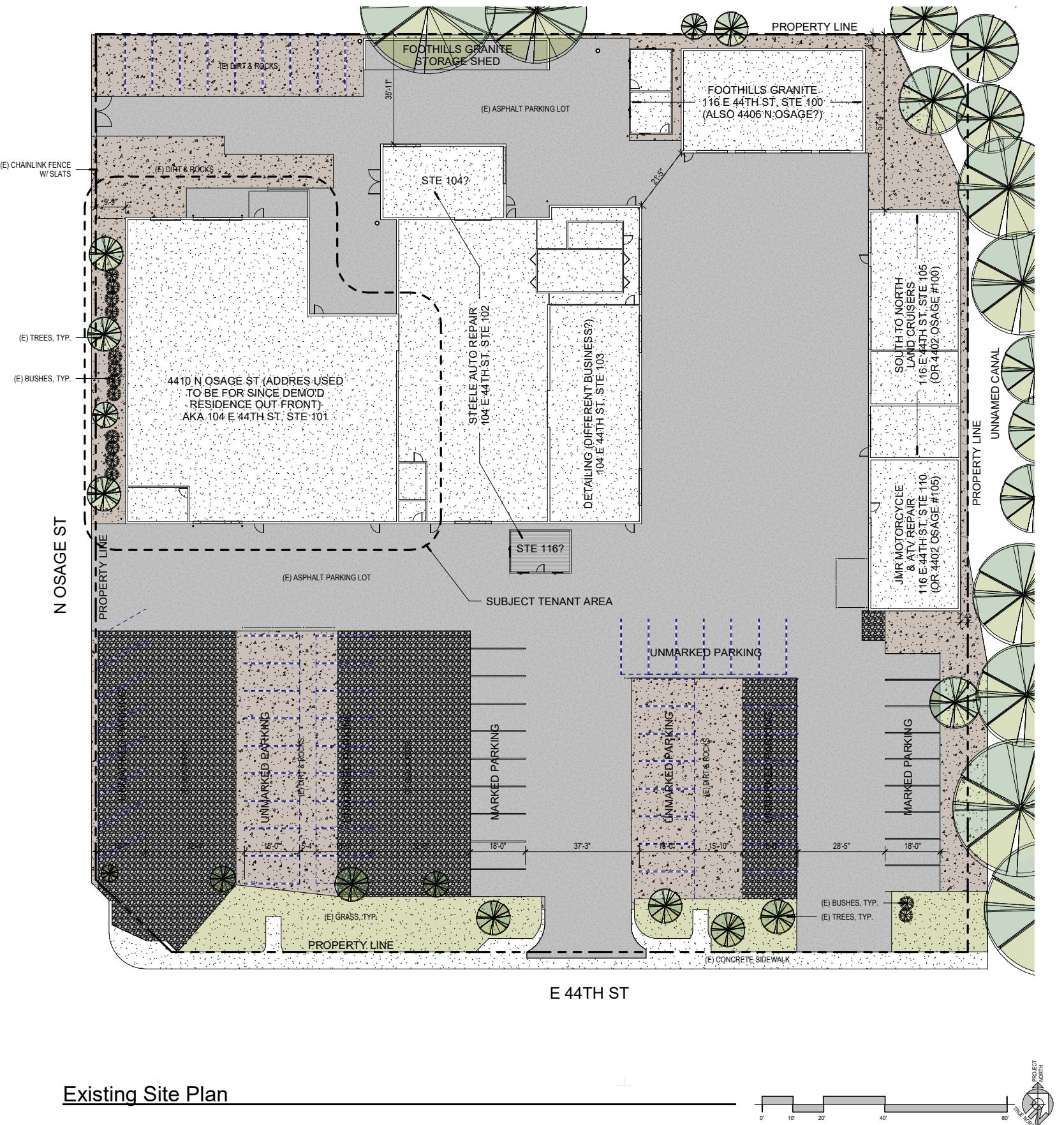
37. Clearance of temporary heating devices to combustibles shall be maintained in accordance with the labeled equipment. When in operation, temporary heating devices shall be fixed in place and protected from damage, dislodgement or overturning in accordance with the manufacturers instructions. (IFC 3303.5)

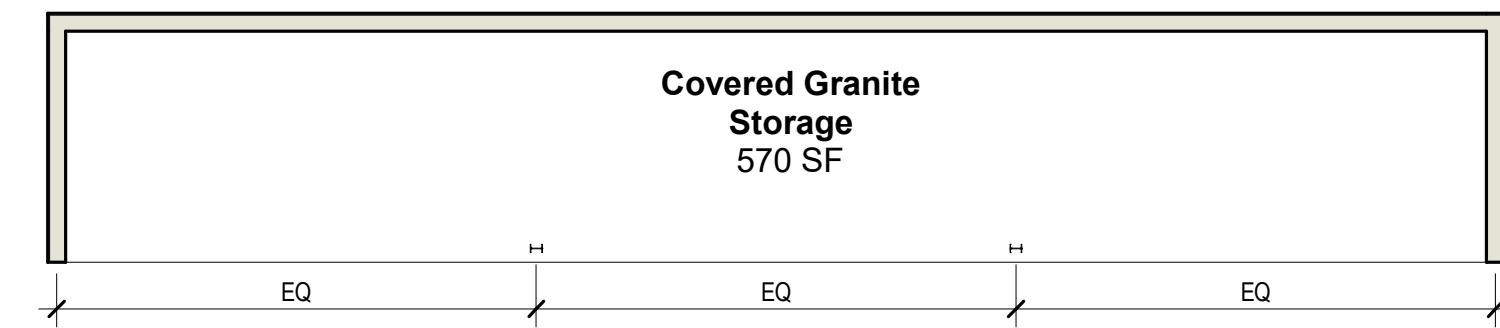
38. This project must conform to all applicable related fire code requirements, standards and ordinances in effect, unless specifically noted otherwise in writing by the Boise City Fire Department. (Refer to IFC 105.3.6)

39. One set of approved construction documents shall be kept on the site of the work at all times until the project has been approved by final inspection. (IFC 105.4.6)

40. The permit Sign-Off card must be posted at all times on the project until completed. (IFC 105.3.5)

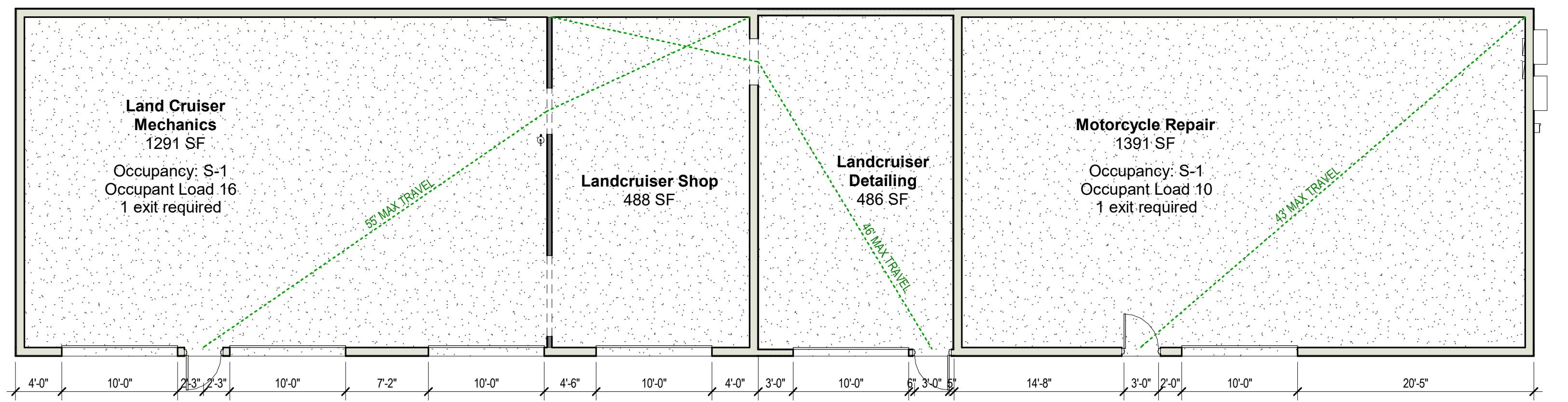
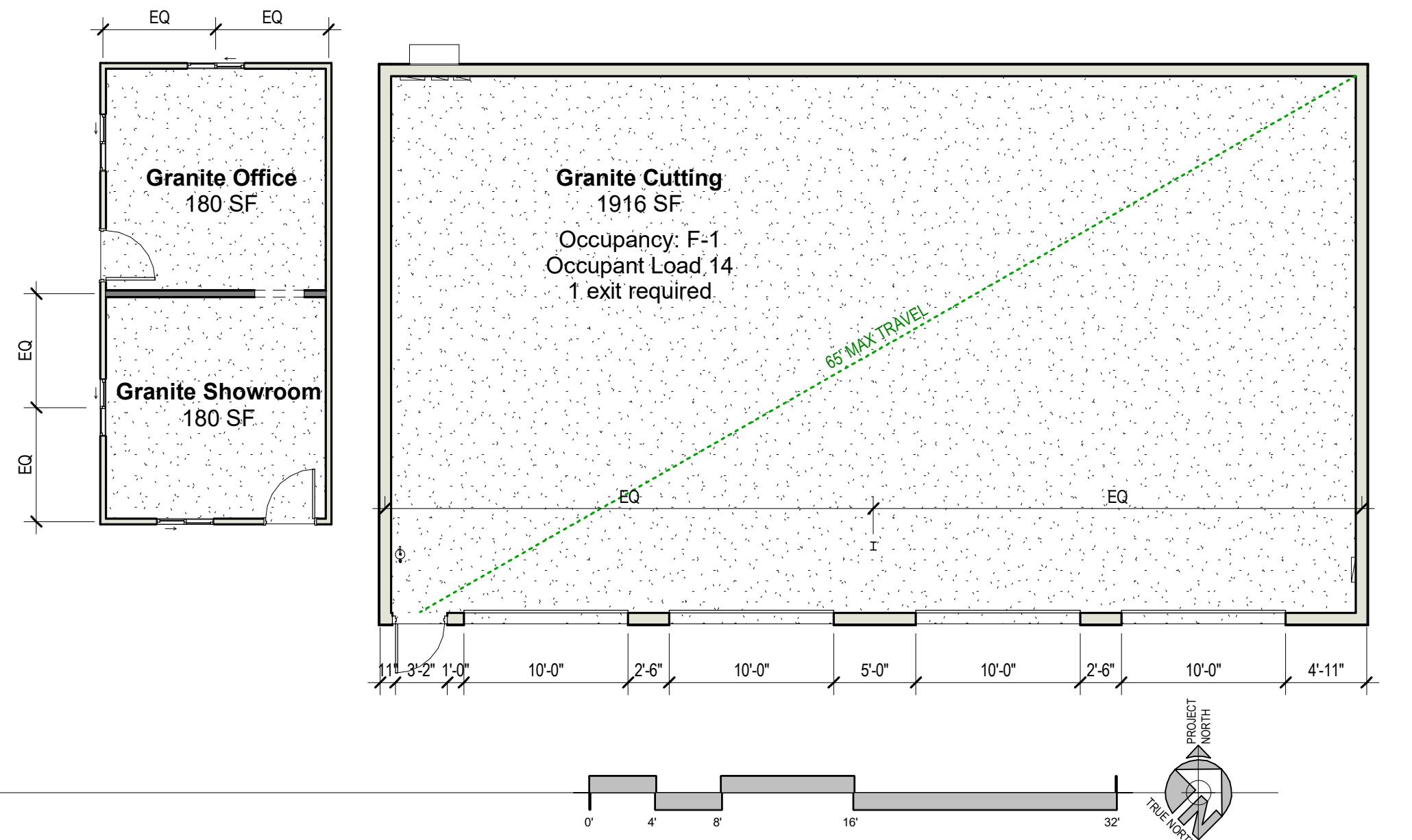
41. The building or structure shall not be occupied prior to the fire code official issuing a permit that indicates that applicable provisions of this code have been met. (IFC 105.3.3 & BMC 7-01-11)





① Granite Shop Floor Plan

1/8" = 1'-0"



② Land Cruiser & Motorcycle
Shop Floor Plan

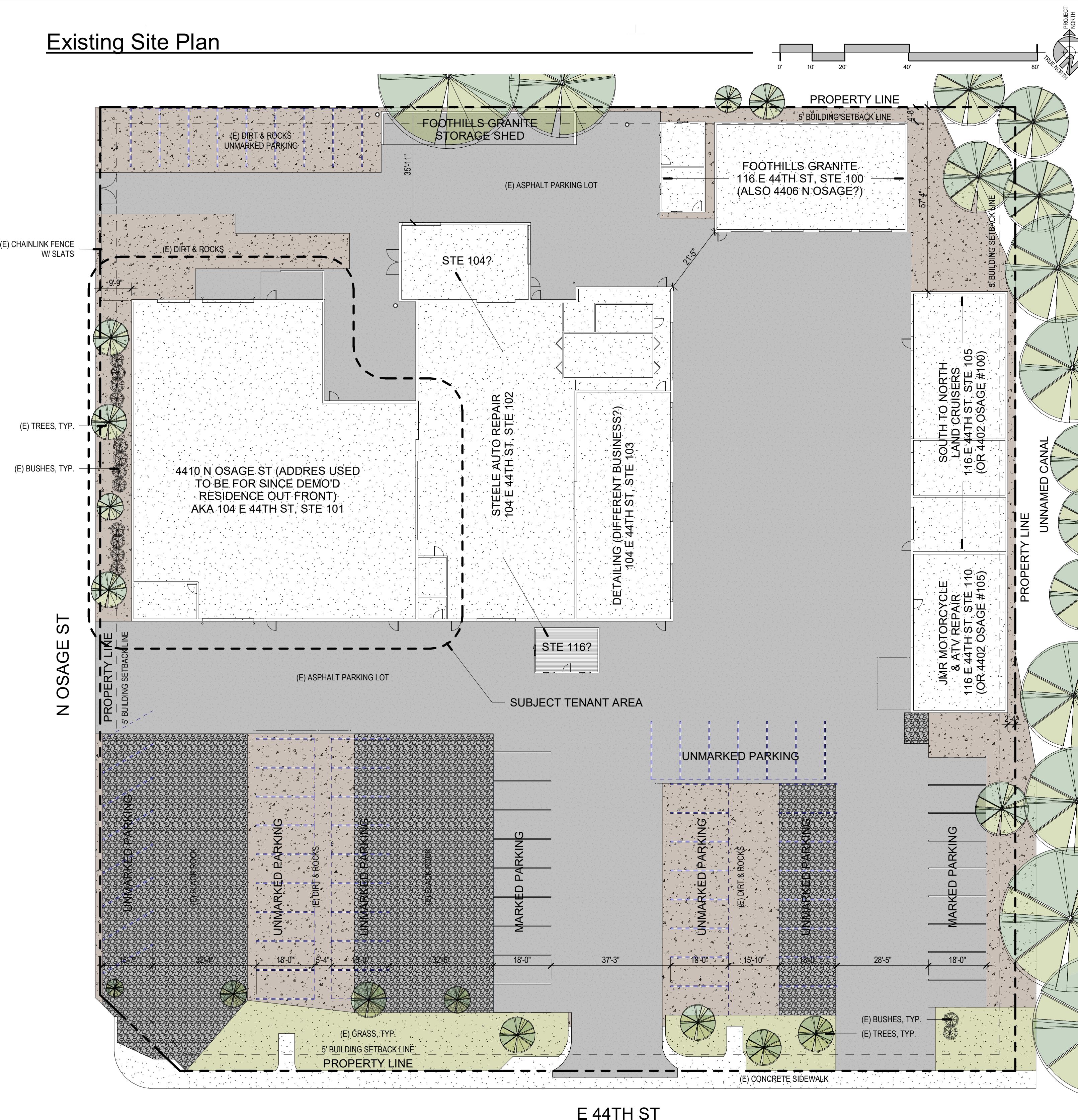
1/8" = 1'-0"

No.	Description	Date
Project Status	Conditional Use Permit	
Project Number	2446	
Date	1/16/2025	
Drawn by	Erik	
Checked by		

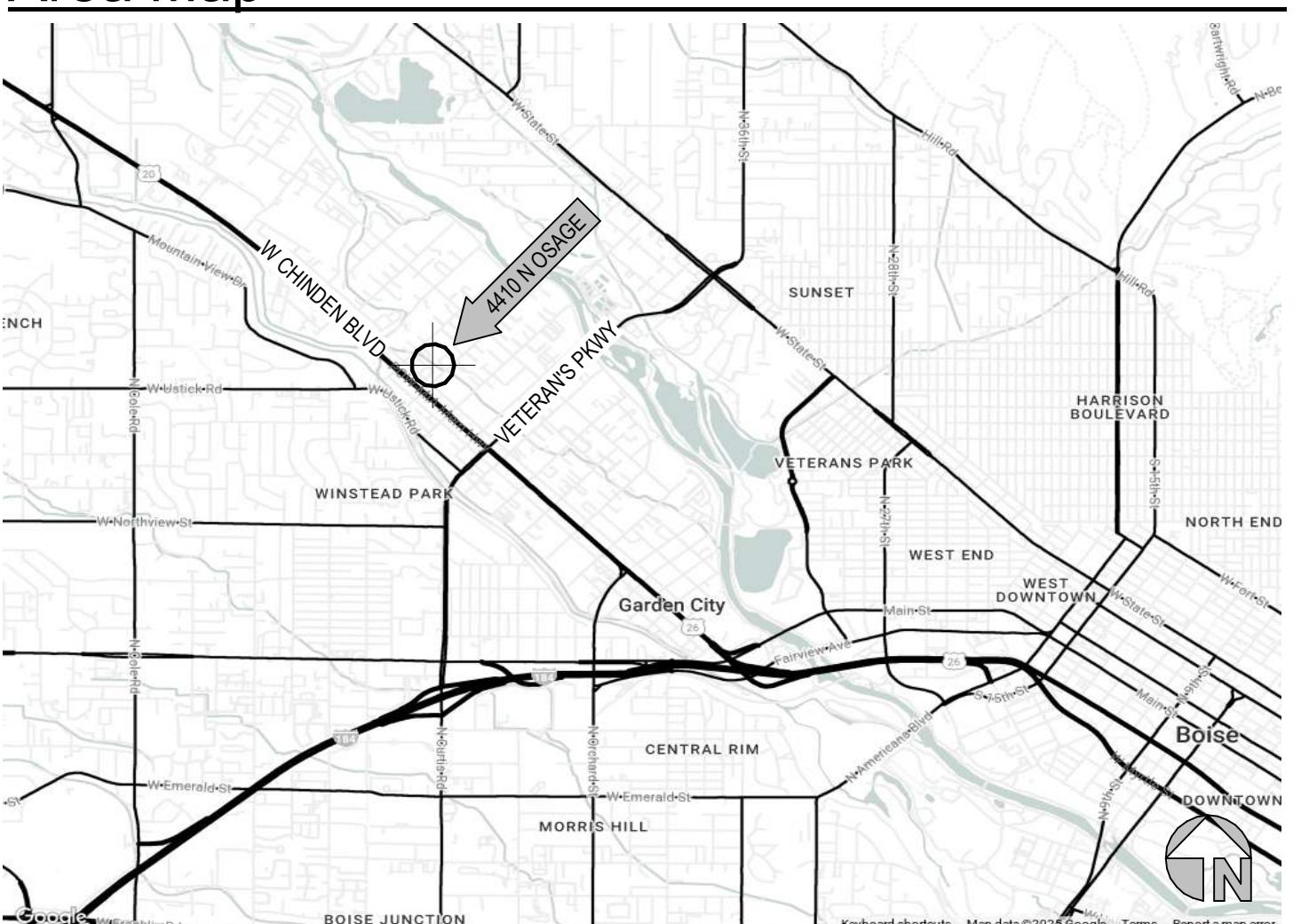
A2

Secondary
Building Plans

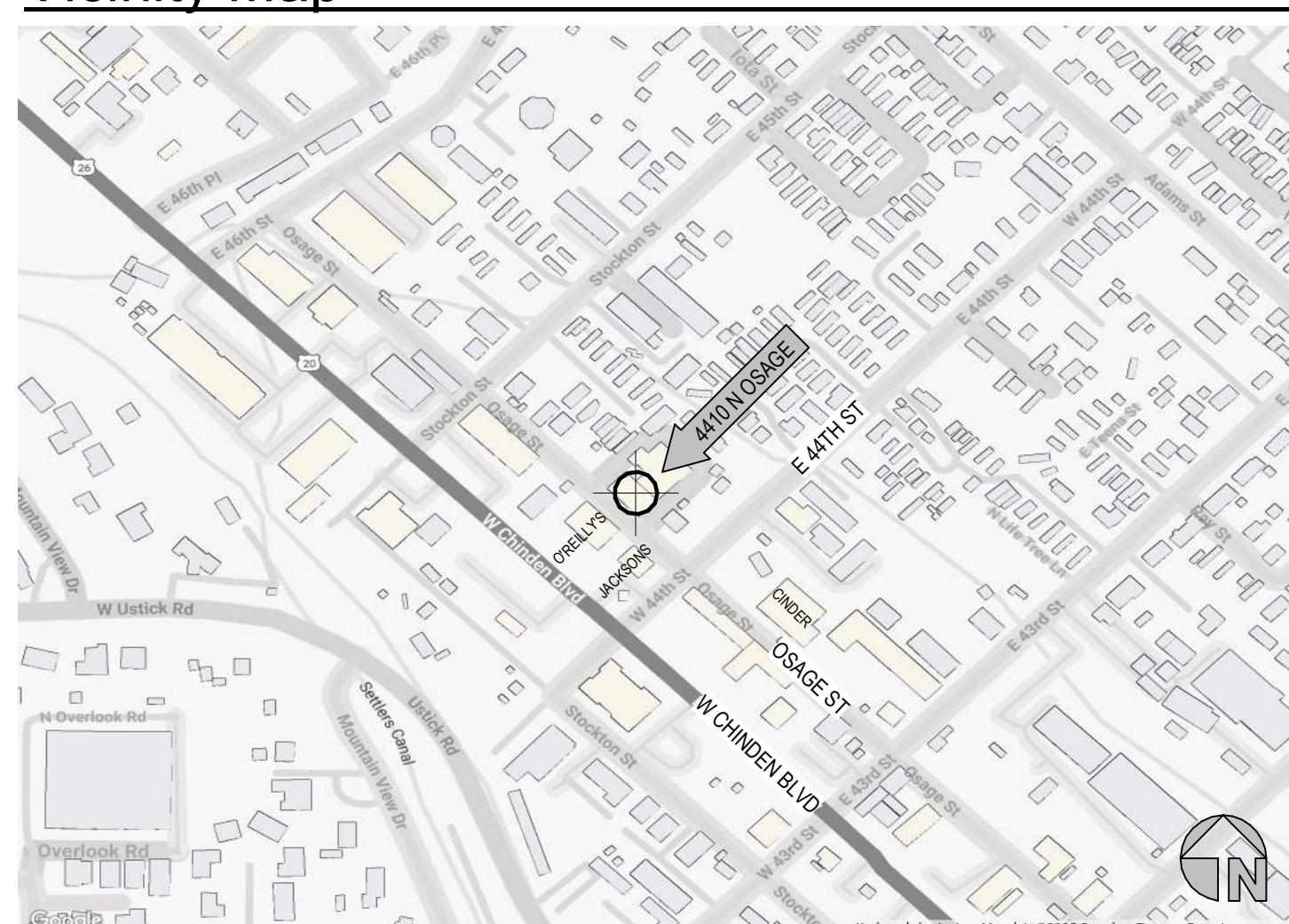
Existing Site Plan



Area Map



Vicinity Map



PVC Spiral CUP

Stacey Secrest / Jock Farra
4410 Osage St, Garden City, ID 83714

Conditional Use Permit
1/16/2025



erikhagen.com 208.290.4954
280 N. 8th Street, Studio 204,
Boise, Idaho 83702
erik@erikhagen.com 310.755.5987

PVC Spiral CUP
Stacey Secrest / Jock Farra

4410 Osage St, Garden City, ID 83714

Project Data

Project Description: Change of Tenant Occupancy Permit with Change of Use

Parcel ID: Primary Owner: SECREST 2021 FAMILY REVOCABLE LIVING TRUST
Address: 4410 N OSAGE ST, GARDEN CITY, ID 83714
Assessor ID: PA #0395 OF LOTS 4-6 BLK 2 FAIRVIEW ACRES SUB NO 1 & LOTS 1-3
Town/Range/Section: 4-6 FAIRVIEW ACRES SUB PARCEL A ROS 10890 #0008-C #0392-C #0400-C
Zone Code: 3H2E03
Total Acres: 1.96

Group Type: Multi-Tenant Warehouses
Year Built: 1978
Year Remodel: 1986

Business Names, Addresses & Areas:
Suite 101: PVC Spiral Supply: 7,998 GSF PEMB,
connected/adjacent to...
Suite 102: Steele Auto Repair: 5,853 GSF PEMB, 286 SF wood framed office,
connected/adjacent to...
Suite 203: Pinstripe Installer: 3,259 GSF (includes paint booth)
Suite 100: Foothills Granite: 2,056 GSF PEMB, 396 GSF wood framed office/showroom,
630 GSF Open Metal Shed
Suite 105: South to North Land Cruisers: 2,447 GSF PEMB,
connected/adjacent to...
Suite 110: JMR Motorcycle & ATV Repair: 1,498 GSF PEMB

Garden City Zoning Code Summary:

Allowed Uses: Artist studio*. Bicycle sales, service, storage, rental. Food products, small scale processing*. Health Club*. Kennel, hobby*. Laundromat* Nursery*. Person or professional service*. Research & development. Retail production* & sales. Small cell facility*.

Conditional Uses: Animal care facility*. Building material, garden & equipment*. Church or religious institution*. Club*. Equipment rental, sale, & service*. **Industry flex***: Laundry dry cleaning, commercial plant or establishment. Vehicle rental, sales, & service*. Warehouse storage & wholesale*.

Not Allowed: Food product processing. Industry light. Lending institution. Storage facility or yard. Vehicle washing facility. Wireless communication facility.

Setbacks: 5' Front, Side & Rear

2018 International Building Code Evaluation:

Applicable Codes: 2018 International Fire Code and current NFPA Standards
2018 International Building Code w/ 2009 ICC/ANSI/A117.1
2018 International Existing Building Code
2018 International Energy Conservation Code
2018 International Mechanical Code
2018 International Fuel Gas Code
2017 Idaho State Plumbing Code
2017 National Electrical Code

Occupancy Group: PVC Spiral, Steele Auto Repair, SN Land Cruiser, JMR Motorcycle Repair:
S-1 Moderate-Hazard Storage. **Cardboard & boxes**. Furniture, Linoleum, Lumber.
Motorcycle repair garages. Resilient flooring. Self-service storage.
Foothills Granite: S-1 Moderate-Hazard Storage. Auto Repair, SN Land Cruiser, JMR Motorcycle:
S-1 Moderate-Hazard Factory Industrial. Automobiles & other motor vehicles.
Construction machinery. Engines, rebuilding.

Construction Type: Type V-B (Sprinklered)
Pre-Engineered Metal Building (PEMB)

Allowable Height: 60' & 2-stories (IBC Tables 504.3 & 504.4)

Allowable Area: S-1 36,000 SF & F-1 34,000 SF (Table 506.2), A-1 22,000 SF (potential worse-case scenario)

Occupancy Separations: No requirement between directly adjacent S-1 & F-1 (Table 508.4)

Structure Fire Ratings: No Rating (IBC Table 601)

Fire Separation Ratings: 1-hour rated <10', no-rating >10'

Number of Occupants (Table 1004.1):
PVC Spiral Supply: 7,511 SF Storage/Warehouse @ 1 occupant / 500 GSF = 15 occupants
Actual: 4 employees at max capacity. Vacant most of the time. No customers.
Steele Auto Repair: 5,455 SF Shop/Business @ 1 occupant / 150 GSF = 37 occupants
Actual: 5 repair bays = 5 mechanics at max capacity. + 1 Customer
Pinstripe Installer: 3,076 SF Shop/Business @ 1 occupant / 150 GSF = 21 occupants
Actual: 3 bays = 3 pinstripers at max capacity. + 1 customer
Foothills Granite: Office/Business: 36 SF @ 1 occ / 150 GSF = 3 occupants
Furniture: 1 office @ 150 SF @ 1 occ / 500 GSF = 2 occupants
Fabrication/Industrial: 1 sales: 1 customer / 100 SF = 20 occupants
Actual: 2 tradesmen. 1 sales. + 1 customer
SN Land Cruisers: 2,399 SF Shop/Business @ 1 occupant / 150 GSF = 16 occupants
Actual: 4 bays = 4 mechanics at max capacity. + 1 customer
JMR Motorcycle Repair: 1,391 SF Shop/Business @ 1 occupant / 150 GSF = 10 occupants
Actual: 4 work stations = 4 mechanics at max capacity. + 1 customer
Max Total Occupant Load: 125 site occupants
Actual Total Occupants: 23 employees + 4 customers = 27 occupants.

Number of Exits (Table 1006.2.1):
PVC Spiral: 1 required, 3 provided
Steele Auto Repair Main Shop: >29 occupants, 2 exits required
All other uses are <29 occupants, only 1 exit required each.

Common Path of Travel Distance: 100' max to a point where access to two different exits are provided.

Dead-end Corridors: <50' (IBC 1020.4 exception for Sprinklered Building)

Plumbing Fixtures (Table 2902.1):
1 toilet & 1 sink per 100 occupants
No one business is expected to have > 15 occupants at any given time.
One shared, unisex, Accessible restroom minimum.

No.	Description	Date
Project Status	Conditional Use Permit	
Project Number	2446	
Date	1/16/2025	
Drawn by	Erik	
Checked by	Erik	

G1

Cover Sheet,
Code Data



ABILITY TO SERVE REQUEST

Permit info: _____

Application Date: _____ Rec'd by: _____

FOR OFFICE USE ONLY

6015 Glenwood Street □ Garden City, Idaho 83714 □ Phone 208/472-2921 □ Fax 208/472-2996

CONTACT INFORMATION:

Company: [Erik Hagen Architecture](#) Name: [Erik Hagen](#) E-mail: erik@erikhagen.com
 Address: [280 N 8th St #204](#) City: [Boise](#) State: [ID](#) Zip: [83702](#)
 Office Phone: [208.290.4954](#) Cell: [208.290.4954](#) Fax: [It's 2025, who faxes anymore?](#)

SITE INFORMATION

Project Description [PVC Spiral Supply Conditional Use Permit](#)

Project Street # [4410](#) Street Name: [Osage St](#)

Subdivision: [Fairview Acres](#) Lot: [4-6](#) Block: [2](#) Parcel #: [R2734500395](#)

Number of Units _____

Water Service Connection: 5/8" 1" 1.5" 2" 3" 4" 6" N/A

Sewer Connection Y N

Fire Suppression Service Connection to City Main: [4" Sprinkler](#) [6" Sprinkler](#) [8" Sprinkler](#)
[Hydrant](#)

FOR NEW COMMERCIAL / TI COMMERCIAL PROJECTS ONLY

Fixtures:	Number of Existing	Number of New	Fixtures:	Number of Existing	Number of New	Restaurants
Bathtub or Combination Bath/Shower			Sinks/Bar			<i>Please provide square footage area for all seating:</i>
3/4" Bathtub Fill Valve			Sinks/Clinic Faucet			
Bidet			Sinks/Clinic Flushometer Valve with or without faucet			Indoor
Clothes washer			Sinks/Special Purpose 1-1/2"			Outdoor
Dental Unit, cuspidor			Sinks/Special Purpose 2"			Bar
Dishwasher, domestic			Sinks/Special Purpose 3"			Banquet
Drinking Fountain or Watercooler			Sinks/Kitchen, domestic			Other
Food-Waste-Grinder, commercial			Sinks/Laundry			
Floor Drain			Sinks/Service or Mop Basin			
Hose Bibb			Sinks/Washup, each set of faucets			
Hose Bibb, each additional			Sinks/Service, flushing rim 3"			
Shower, single-head trap			Washfountain			
Multi-head, each additional			Urinal, 1.0 GPF or greater than 1.0 GPF			
Lavatory	2		Washfountain, circular spray			
Lavatory, in sets of two or three			Water Closet, 1.6 GPF Gravity Tank/Flushometer	3		
Lawn Sprinkler, each head			Tank/Flushometer Valve			
			Water Closet, greater than 1.6 GPF Gravity			
			Tank/Flushometer Valve			

The applicant is responsible to **submit 2 copies and a digital copy** of the following information for Ability To Serve Letter:

1. Fire system description & copy of approval from fire department.
2. Site plan
3. Sewer line connection or addition description-detail.
4. Fire Flow Letter

The submittal of the above information does not guarantee that an "Ability to Serve" letter will be issued. Public Works shall conduct a review of the submitted information. There may be a request for additional information as necessary. Please contact Garden City Public Works with further questions.

Applicants Signature:  DATE: [1/20/2025](#)

Date: December 21, 2024

RE: Neighborhood Meeting Notice for Project in your Neighborhood

To whom it may concern,

You are invited to a neighborhood meeting to discuss a project we are proposing near your property. The purpose of the meeting is to discuss the project, answer any questions, and listen to your feedback and suggestions.

File Number: To Be Assigned upon application for CUP

Meeting Date: Friday, January 3, 2025

Meeting Time: 6:00pm-7:00pm

Meeting Location: 104 E. 44th Street, Suite 103 (Pinstripe Installer), Garden City, ID 83714

Project Summary: The application is for Industry Flex Conditional Use Permit for 104 & 116 E. 44th Street, Garden City, ID 83714

The proposal is intended to be for commercial use.

The project includes 22,290 square feet of commercial.

If you would like to contact us ahead of the meeting, please feel free to reach us at (phone) 408-206-2629 or (email) staceysecrest@gmail.com. We look forward to hearing from you.

If you provide written comments to the city seven days or more prior to the applicant's consultation with the design consultants, your comments will be reviewed as part of the application. This application's review with the City may take place as soon as 15 days after the neighborhood meeting.

Please note, that if you wish to be an interested party or have the ability to appeal you must notify the city in writing. The city will inform interested parties of any revised materials that are submitted. You cannot appeal the application unless you have standing as prescribed in Idaho Code and provide written comment to the city seven days prior to the application's formal review with the City.

Thank you,

Stacey Secrest, Owner

Those who have standing may appeal the decision, **provided that written comment is received by the city at least seven days prior to the consultation.** Those who have not provided written comments seven days or more in advance of the consultation will not be permitted to appeal.

If you wish to be an interested party or may wish to appeal the city's decision please provide the city with the following information to the city via email planning@gardencityidaho.org or mail to Attn: Design Review 6015 Glenwood, Garden City, Idaho, 83714.

File:

I wish to be an interested party Yes No

I wish to have the ability to appeal Yes No

Name:

Email :

Physical Address:

Which design elements are of concern:

Massing

Architectural elements

Connectivity

Landscaping

Water features

Site layout

Other

Please elaborate:

Signature

Date

599 Camino El Dorado
Encinitas, CA 92024



Jana Hoa-Thi Nguyen
310 E. 46th St.
Boise, ID 83714-0000

599 Camino El Dorado
Encinitas, CA

SECRET

ccn 1

599 Camino El Dorado
Encinitas, CA

92024



Una Tile LC
2589 E. Lacewood Dr.
Meridian, ID

599 Camino El Dorado
SECRET
599 Camino El Dorado
Encinitas, CA 92024



TWLLC

SECRET
99 Camino El Dorado
Encinitas, CA
92024



Zivo Properties LLC
1004 N. 10th St.
Boise, ID 83702-0000

Information must be written in block letters and in legible handwriting.

Example: Jane Doe, 6015 Glenwood St, Garden City, ID, 833714, planning@gardenicityidaho.org, YES

No one showed up.

Brent Matkin



January 20th, 2025

Garden City Development Services
6015 Glenwood St, Garden City, ID 83714
building@gardencityidaho.org 208.472.2921

Re: Waiver Request of Application Materials

Dear Development Services,

We would like to request a waiver for the following application items:

- Irrigation/Ditch Company Authorization
- Structural Documentation.
- Fire Flow / Ability to Serve
- Location & relationships of proposed building
- Floodplain elevation certification.

Reason for request: All structures existing on site. No improvements, interior or exterior are proposed. This is a change of tenant/use only. Proposed use is less-demanding than the previously approved occupants. The structure, rating, fire suppression systems were all covered under previous occupancy permits. The proposed S-1 occupancy is the same as what occupied the space previously.

Let me know if you have any questions, comments, or concerns.

Sincerely,

Erik Hagen, AIA LEED