



CONDITIONAL USE PERMIT

Permit info: CUPFY 2025-0007

Application Date: 2/3/25 Rec'd by: CW

FOR OFFICE USE ONLY

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

APPLICANT	PROPERTY OWNER
Name: Theresa Sneider	Name:
Company: A ZEN Pet Grooming	Company: KC Emerald Property Holdings INC
Address: 1760 Syringa Rd	Address: 404 S 8th St #188
City: Adrian	City: Boise
State: OR Zip: 97901	State: ID Zip: 83702
Tel.: 541.709.8602	Tel.: 208.789.4900
E-mail: tsneider144@gmail.com	E-mail: chasee@Leeidaho.com

PROPERTY AND DESIGN INFORMATION: visit ADA COUNTY ASSESSOR'S SITE

Site Address: 5455 N Glenwood St.

Subdivision Name: Lot 34 Strawberry Glen	Lot: 34	Block: 4N1E25
Tax Parcel Number: R8191508280	Zoning: C-2	Total Acres: 4.1
Proposed Use: Pet grooming	Floodplain: YES	NO X

Describe the proposed use: Dog and pet grooming services only. There is no pet boarding or overnight services.

Will you be making changes to the structure(s)?	YES	NO X
If no, will you be changing the occupancies as defined by the IBC?	YES	NO X
Check any that are applicable to this application:	I will build a new structure	
If any of the first three boxes are checked, a Design Review Application is required	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?

A pet grooming salon (without boarding or daycare) is compatible with the property at 5455 N Glenwood St.

1. The zoning district permits or conditionally allows such uses.
2. Business operations are designed to minimize disruptions to the neighborhood.
3. The business aligns with the goals and objectives of the Garden City Comprehensive Plan.

According to Table 8-2B-1 of the Garden City Development Code, an "Animal Care Facility" is listed as a conditional use (C) in the C-2 zoning district.

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

The proposed pet grooming salon is supported by adequate public facilities and services, as follows:

Water and sewer infrastructure is sufficient for the needs of a grooming salon.

Roads and transit access align with the location's C-2 zoning, which anticipates commercial uses generating customer traffic.

Fire and police protection services in Garden City are well-established and appropriate for a low-risk business like a pet grooming salon.

The proposed use aligns with the city's capacity to provide necessary services and infrastructure, ensuring smooth operation of the business in this location.

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

The operation of a pet grooming salon would enhance the welfare of the community by:

1. Providing a needed service that promotes pet and community health.
2. Supporting the local economy.
3. Minimizing potential impacts through thoughtful planning and compliance with city ordinances.

The business can operate in a manner that aligns with the health, safety, and welfare goals of Garden City.

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

A pet grooming salon at this location directly supports the Garden City Comprehensive Plan by:

1. Encouraging local business growth and economic vitality.
2. Contributing to the aesthetic and functional goals of the city's commercial districts.
3. Promoting environmental responsibility and public health.
4. Enhancing community livability, accessibility, and engagement.

By aligning with these goals, the proposed use reinforces Garden City's vision for a thriving, sustainable, and inclusive community.

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

Specifically, the Glenwood Street Bridge crosses the Boise River near this location, and the Greenbelt passes under this bridge. This situates the property within approximately 0.2 miles of the Greenbelt, offering convenient access for pedestrians and cyclists.

This proximity to the Greenbelt enhances the accessibility of the proposed pet grooming salon for clients who prefer walking or cycling, aligning with community goals of promoting pedestrian and bicycle-friendly connections.

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



(date)



Signature of the Owner



(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**
- N/A 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 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 SITE PLAN:

- 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

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:

N/A 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

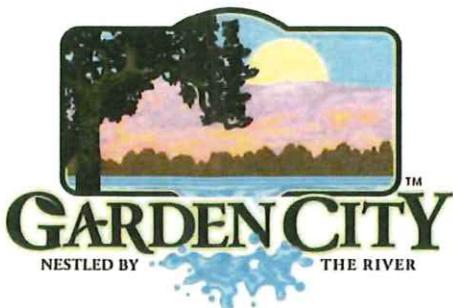
INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:

- 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:
 - N/A Do you or will you discharge wastewater other than domestic water from bathrooms to the City Sewer System? If yes, please describe.
 - N/A Are floor drains present in your facility? If yes, are any chemicals stored on site in containers exceeding 1 gallon?
 - N/A 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
 - ✓ Gas meter location
 - ✓ Fire extinguisher locations and size
 - ✓ Emergency lighting locations
 - ✓ Illuminated exit sign locations
 - ✓ Fire sprinkler riser location
 - ✓ Fire alarm panel location
- N/A Commercial cooking operation location, including size and type of hoods and grease traps
- N/A 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."



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

Property Owner Permission (Affidavit of Legal Interest)

State of Idaho)

)SS

County of Ada)

I, KC Emerald Property Holdings INC 404 S 8th St Ste 188

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)

Boise ID 83702

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 A Zen Grooming,
Name of Applicant to submit the accompanying application pertaining to 5455 N Glenwood 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 4th day of February, 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.

Notary Public for Idaho

Residing at:

3938 3rd St Boise, ID 83702

04/22/2030

My Commission expires

PARKER CHRISTINE JENKINS
Notary Public - State of Idaho
Commission Number 20241460
My Commission Expires Apr 22, 2030
1 of 1

Purpose, Scope, and Intent of the Pet Grooming Business

The proposed pet grooming salon will:

- Provide professional grooming services to improve pet health and hygiene.
- Operate as a low-impact commercial business, without boarding or daycare services, to minimize noise, traffic, and environmental concerns.
- Contribute to the local economy by offering an essential service for pet owners.
- Adhere to applicable city regulations and best practices to ensure compatibility with surrounding uses.

Compliance with Standards of Review

1. Garden City Development Code Section 8-6B-2: Conditional Use Permit Process

- **Purpose:** To ensure that proposed uses are compatible with the character of the area and comply with the Garden City Comprehensive Plan.
- **Compliance:**
 - The pet grooming salon aligns with the C-2 zoning district, where “Animal Care Facility” is a conditional use.
 - The proposed operations exclude daycare and boarding, minimizing impacts such as noise and traffic.
 - Adequate infrastructure (water, sewer, roads, parking) supports the business.

2. Garden City Development Code Section 8-2B-3: Purpose of the C-2 Zoning District

Purpose: To provide a full range of commercial services for residents while ensuring compatibility with surrounding uses.

Compliance:

The pet grooming salon is a service-oriented business that complements the commercial nature of the C-2 zone.

The business promotes economic development while maintaining low environmental and noise impacts.

Nearby pedestrian and bicycle access (e.g., Boise River Greenbelt) enhances compatibility with community mobility goals.

3. Garden City Development Code Section 8-7A-1: Definition of an Animal Care Facility

- **Definition:** An establishment providing grooming and care services for animals, including pet grooming shops.
- **Compliance:**
 - The business explicitly falls within this definition, meeting the intent and scope of the code.
 - No boarding or daycare eliminates potential nuisances associated with longer-term animal care.

4. Garden City Development Code Section 8-4D: Parking and Off-Street Loading Standards

- **Purpose:** To ensure sufficient parking and loading facilities for businesses.
- **Compliance:**
 - The property provides parking consistent with code requirements for a commercial service business.
 - The low-intensity nature of the grooming salon reduces parking demand compared to other uses in the C-2 district.

5. Garden City Development Code Section 8-4G: Sustainability Objectives

Purpose: To minimize environmental impact and promote sustainable practices.

Compliance:

- Waste management procedures (e.g., proper disposal of pet hair and grooming materials) meet city regulations.
- The salon can implement environmentally friendly practices, such as water-efficient equipment and biodegradable products.

6. Garden City Comprehensive Plan Goals (Integrated in Standards of Review)

- **Promote Local Business:** The grooming salon aligns with the city's goal to support local commercial ventures.
- **Encourage Environmental Responsibility:** The business will adhere to sustainable waste disposal practices and promote pet health.
- **Enhance Community Livability:** The salon offers a valuable service that supports the well-being of pet owners and pets.

Key Ordinances Cited

Section 8-6B-2: Conditional Use Permit Process.

Section 8-2B-3: Purpose of the C-2 Zoning District.

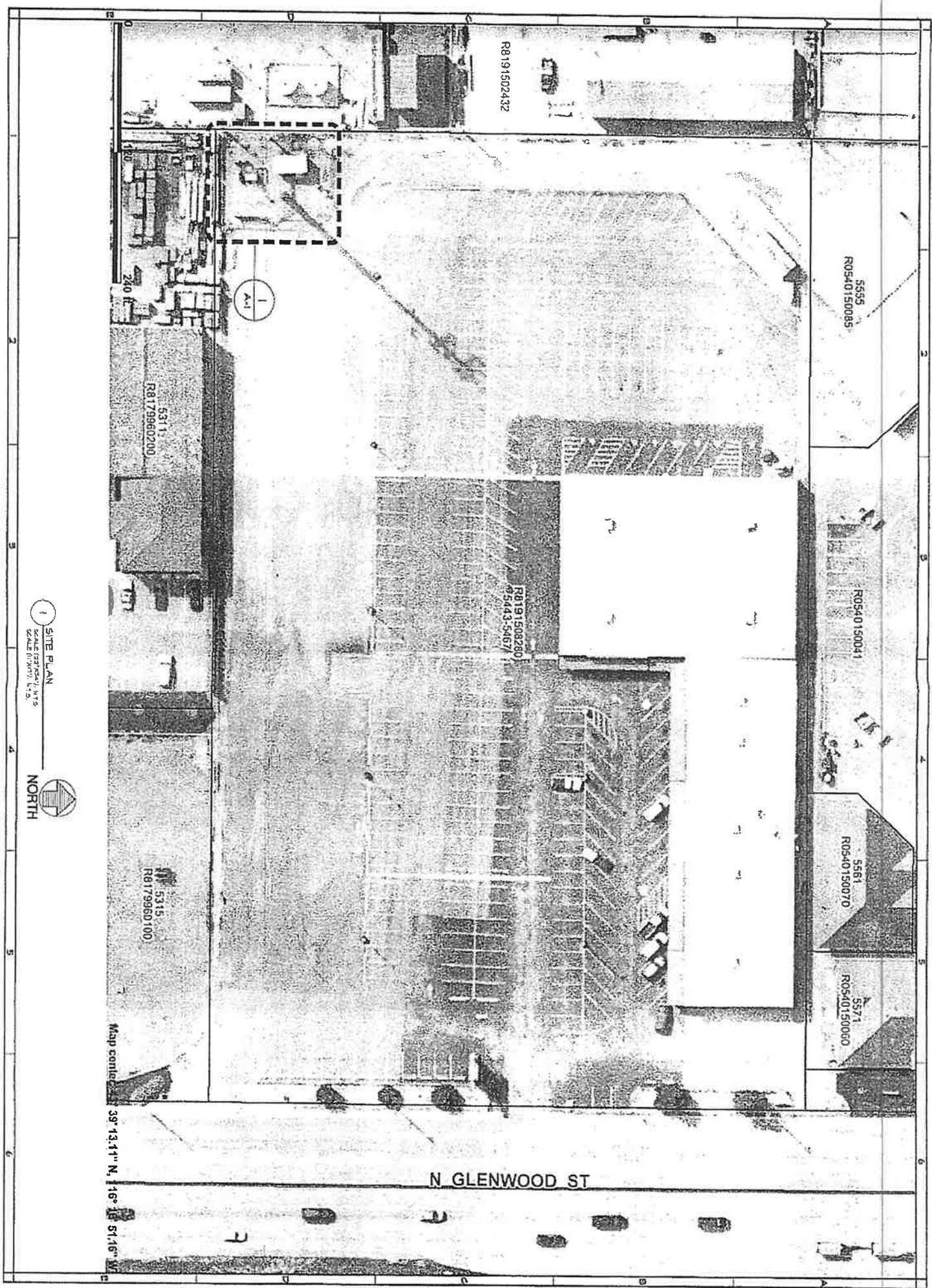
Section 8-7A-1: Definition of "Animal Care Facility."

Section 8-4D: Parking and Off-Street Loading Standards.

Section 8-4G: Sustainability Objectives.

Conclusion

The proposed pet grooming salon is compliant with the Garden City Development Code and aligns with the standards of review. It supports the purpose, scope, and intent of the city's zoning and comprehensive planning objectives by providing an essential, low-impact commercial service that enhances the community while adhering to environmental and infrastructure standards.



100

1. BOUNDARY LINES OBTAINED FROM CITY OF GARDEN CITY ONLINE GIS.
2. ZONING INFORMATION OBTAINED FROM CITY OF GARDEN CITY.
3. THE TOWER IS LOCATED IN ZONE "X", AREA D DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA COMMUNITY PANEL #16010004, DATED JUNE 19, 2020.

102

LEGEND

EXISTING PROPERTY LINE
EXISTING ADJACENT PROPERTY LINE
EXISTING LEASE AREA

1

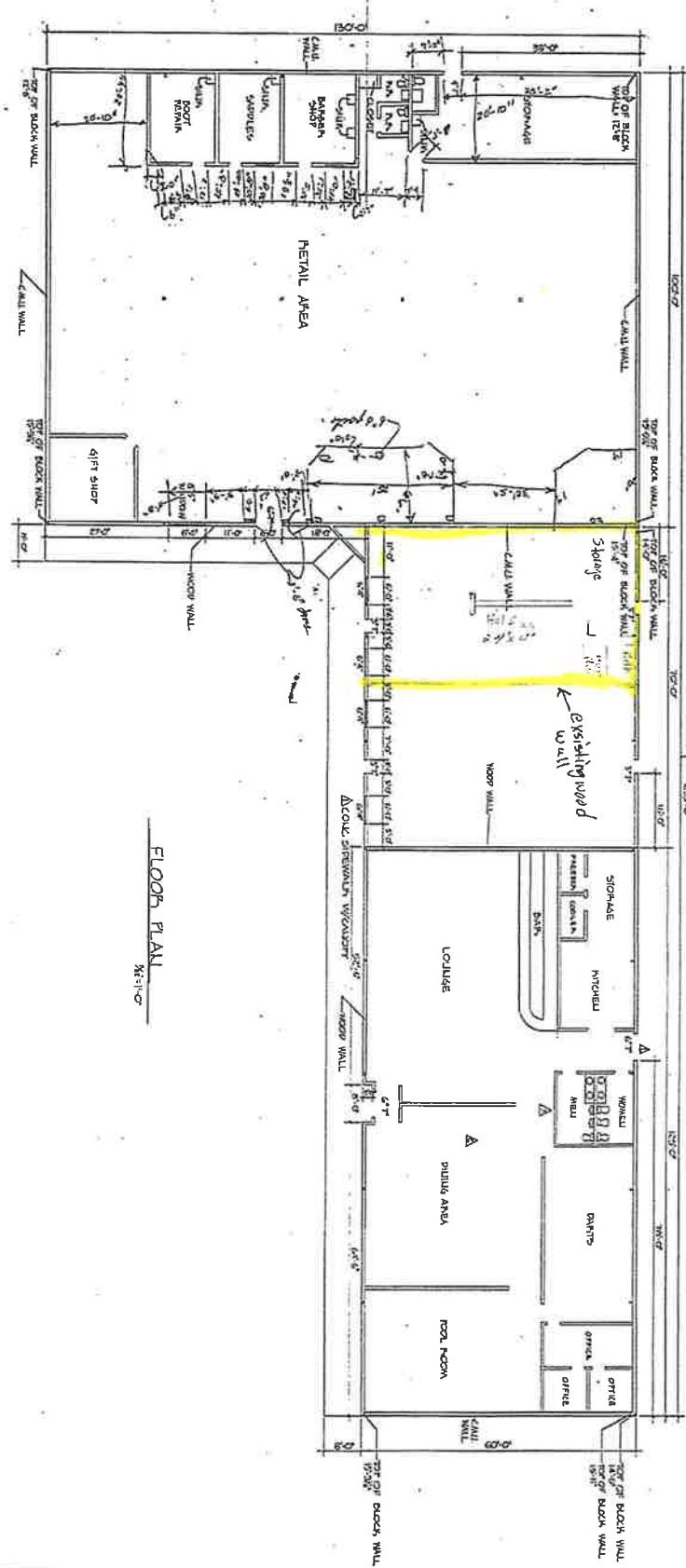
OVERALL SITE PLAN

SCALE 1:250

8

SCALE: 1"=80' (11x17)
1"=20' (22x24)

5455 City style Tattoo
Glenwood



SEE ROOF FRAMING PLAN FOR
LOCATION OF NAIL PLATES IN CHW WALLS.

ИУ РАНХиГС

✓	PROPOSED FACILITY:
-	GLENWOOD WESTERN CENTER, GARDEN CITY, IDAHO
FLOOR PLAN	

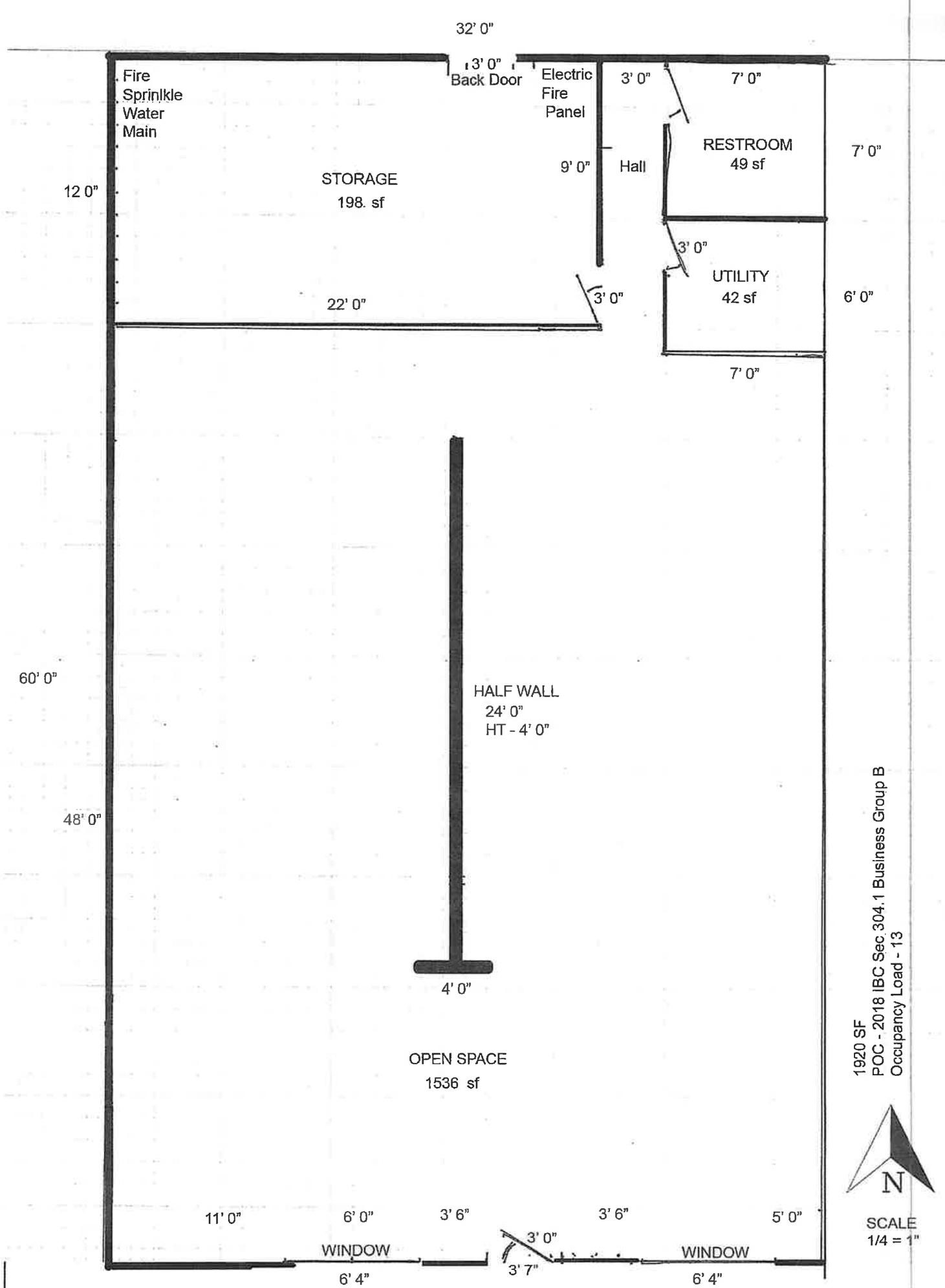


HANSEN-RICE

123 2nd St. Ste. #1000, Tampa, FL 33601



PARCEL	Primary Owner	Address	City/State
R0540150025	DAVID PALACIOS INC	11830 KERR PKWY STE 208	LAKE OSWEGO, OR 97035-0000
R0540150140	STRUCTURAL EDGE PROPERTIES LLC	11895 N HUMPHREYS WAY	GARDEN CITY, ID 83714-0000
R0540150085	KJMS HOLDINGS LLC	13441 N 3RD AVE	BOISE, ID 83714-0000
S0525110205	ADA COUNTY - TREASURERS OFFICE	200 W FRONT ST	BOISE, ID 83702-0000
R8179960100	FINLAYSON FRANK S	3816 N LANCER WAY	BOISE, ID 83713-0000
R8191508280	KC EMERALD PROPERTY HOLDINGS LLC	404 S 8TH ST STE 188	BOISE, ID 83702-0000
R8179960400	MARTINHO DANNY P JR	4128 W PRICKLY PEAR DR	EAGLE, ID 83616-0000
R0540150060	GLENWOOD HOLDINGS LLC	5575 N GLENWOOD ST	GARDEN CITY, ID 83714-0000
R0540150125	EMERALD HOLDINGS LLC	8382 W USTICK RD STE 300	BOISE, ID 83704-0000
R8179960200	RODBUR LLC	9640 W PEBBLEBROOK LN	BOISE, ID 83703-0000
R0540150135	LEE TRUST	999 W MAIN ST STE 1300	BOISE, ID 83702-0000
R0540150160	TRACE INC	PO BOX 140309	BOISE, ID 83714-0000
R0540150070	SMITH HORRAS HOLDINGS LLC	PO BOX 140857	BOISE, ID 83714-0000
R0540150010	FIELDING DOROTHY M	PO BOX 2124	IDAHO FALLS, ID 83403-0000
R0540150041	ASHLAND PLAZA SUBDIVISION ASSOCIATION INC	PO BOX 45387	BOISE, ID 83711-0000
R0540170010	ASHLAND PLAZA CONDO OWNERS ASSOCIATION INC	PO BOX 45387	BOISE, ID 83711-5387
R8179960300	NORTH GLENWOOD ST WAREHOUSE LLC	PO BOX 7248	BOISE, ID 83707-0000
R8191502432	STATE OF IDAHO (DEPT OF HIGHWAYS)	PO BOX 8028	BOISE, ID 83707-2028



Date: January 15, 2025

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: CUP- ZEN

Meeting Date: January 27, 2025

Meeting Time: 5:30pm

Meeting Location: 5455 N Glenwood St Garden City ID.

Project Summary: The application is for: remodel of existing site/structure, new construction, subdivision, sign.

The proposal is intended to be: residential, mixed-use, multi-family, commercial use, other.

The project includes residential units and/ or 2000 square feet of commercial.

If you would like to contact us ahead of the meeting, please feel free to reach us at (phone) (208) 501-4321 or (email) Gregh@leeidaho.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,

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

Neighborhood Meeting Sign-in Sheet Template

Day: Monday

Project Synopsis: PET GROOMING BUSINESS

Date: 1.27.2025

Time: 5:30 pm

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

Example: Jane Doe, 6015 Glenwood St., Garden City, ID, 83314, planning@GARDENCITYIDAHO.ORG ; YES

Name	Address (house number, street, suit, studio, if applicable)	City/State/ZIP	Email	Are you interested in having standing to object to this project? (yes/no)
AC 5401				



Form Request to Obtain Fire Flow Test

Permit info: FF2025-0007

Application Date: _____ Rec'd by: OD

FOR OFFICE USE ONLY

6015 Glenwood Street Garden City, Idaho 83714 Phone 208/472-2900 Fax 208/472-2996
Inspection Hotline Phone 208/472-2920 WWW.Gardencityidaho.org

Property Information:

(Circle One): RESIDENTIAL / COMMERCIAL

Project Name A ZEN Grooming Project Address: 5455 N Glenwood St.

Parcel # R8191508280 Lot: 34 Block: 25 Subdivision: Strawberry Glen

APPLICANT:

Name: A ZEN Pet Grooming - Theresa Sneider

E-mail: TSneider144@gmial.com

Phone: 541.709.8602

Contact Cell: 541.709.8602

Fax: _____

Address: 1760 Syringa Rd

City, State, Zip: Arian OR 97901

Additional Information (CUP, DSR, SUB Tracking numbers, names etc.)

CUP Applicant

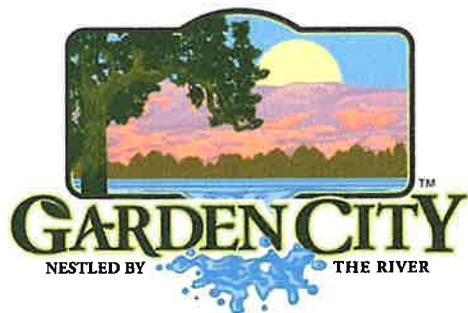
Fees to Obtain Fire Flow:

Water Observation

(See Fee Schedule)

APPLICANT'S SIGNATURE: Theresa Sneider DATE: 1/27/25

Note: per Public Works Water Division Policy and Procedure Fire Flow 12.15 - all fire flow requests will be processed within 14 business days.



CITY OF GARDEN CITY

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

Chief Romeo Gervais
Boise Fire Department
333 Mark Stall Place
Boise, Idaho 83704-0644

February 12, 2025

Subject: Ability to Provide Fire Flows

Fire Flow Information:

Address fire flow requested for: 5455 N Glenwood Street

Fire hydrant serving this address: Hydrant #8006

Fire flow Garden City is able to provide is 2000 gpm at 20 psi residual for 2 hours.

Sprinkler System Design Information:

Static pressure: 50 psi

Residual pressure: 20 psi

Minimum flow at residual pressure: 2000 gpm

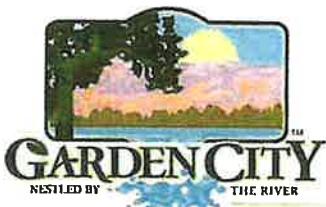
For questions, please contact the Garden City permitting desk at 472-2921.

Sincerely,

Chad Vaughn

Garden City Public Works Water Division

CC:
Applicant
File



ABILITY TO SERVE REQUEST

Permit info: ATSFY 2025-0000

Application Date: 2/11/25 Rec'd by: CW

FOR OFFICE USE ONLY

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

CONTACT INFORMATION:

Company: A ZEN Pet Grooming Name: Theresa Sneider E-mail: Tsneider144@gmail.com
Address: 1760 Syringa Rd City: Adrian State OR: Zip: 97901
Office Phone: Cell: 541.709.8602 Fax:

SITE INFORMATION

Project Description: Commercial Retail
Project Street #: 5455 Street Name: N Glenwood St
Subdivision: Lot 34 Strawberry Glen Lot: 34 Block: 4N1E25 Parcel #: R8191508280
Number of Units: 1
Water Service Connection: 5/8" 1" 1.5" 2" 3" 4" 6" N/A
Sewer Connection Y X N
Fire Suppression Service Connection to City Main: 4" Sprinkler X 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 Flushometer			Indoor
Bidet			Valve with or without faucet			Outdoor
Clothes washer			Sinks/Special Purpose 1-1/2"			Bar
Dental Unit, cuspidor			Sinks/Special Purpose 2"			Banquet
Dishwasher, domestic			Sinks/Special Purpose 3"			Other
Drinking Fountain or Watercooler			Sinks/Kitchen, domestic			
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			Washfountain, circular spray			
Lavatory, in sets of two or three			Water Closet, 1.6 GPF Gravity Tank/Flushometer			
Lawn Sprinkler, each head			Tank/Flushometer Valve			
			Water Closet, greater than 1.6 GPF Gravity Tank/Flushometer Valve			

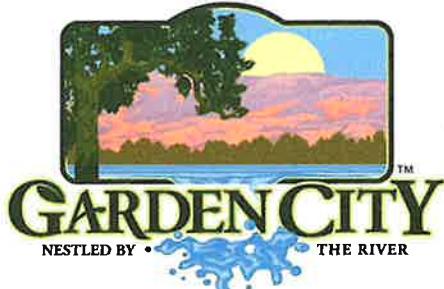
The applicant is responsible to submit 2 copies and a digital copy of the following information for Ability To Serve Letter:

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: Theresa Sneider

DATE: 1/27/25



CITY OF GARDEN CITY

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

14 February 2025

Building Department
City of Garden City
6015 North Glenwood Street
Garden City, Idaho 83714

Subject: **5455 North Glenwood Street**
Parcel Number R8191508280
Water and Sanitary Sewer Ability to Serve
ATSFY2025-0006

I am a consultant (employed by Centurion 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 based upon a letter dated 12 February 2025 (fire hydrant 8006) from the Garden City Public Works Water Division. Said system is capable of providing adequate fire protection capacity to serve a proposed facility if the North Ada County Fire and 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 propose 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.

If any new water mainline extensions or water service connections are needed, they must be coordinated, reviewed and approved by the city prior to installation. Design and installation is the responsibility of the applicant.

The existing city sanitary sewer system is capable of serving the property if flows are reasonable in volume. If any new sewer mainline extensions or service connections are needed, they must be reviewed and approved by the city prior to installation. The applicant must verify location and available grade to the city sewer system. Design and installation is the responsibility of the applicant.

Special uses on the site may require pretreatment of wastewater based upon review of use by Garden City Environmental.

Sincerely,



J. D. Canning, PE/PLS
Centurion Engineers, Inc.
Garden City Engineer

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

Mr. Chad Vaughn
Garden City Water Manager
City of Garden City

Mr. Troy Vaughn
Garden City Collections/Construction Manager
City of Garden City

Waiver Request for Application Materials

Zen Grooming
1760 Syringa Rd
Adrian OR 97901 [Email Address]
541.709.8602

January 27, 2025

City of Garden City
Planning Department
6015 Glenwood Street
Garden City, ID 83714

Subject: Waiver Request for Irrigation and Ditch Authorization Application Materials

Dear Planning,

I am writing to formally request a waiver for the requirement to provide irrigation and ditch authorization as part of my application materials, pursuant to the City of Garden City regulations and ordinances.

The property located at 5455 N Glenwood St, is not located near or adjacent to any irrigation ditch, canal, or similar infrastructure. As such, there is no impact or involvement with irrigation systems that would necessitate this authorization.

I kindly request that this waiver be granted based on the lack of relevant irrigation or ditch proximity. If further information is required to process this request, please do not hesitate to contact me.

Thank you for your attention to this matter. I appreciate your consideration and look forward to your response.

Sincerely,

Zen Grooming

A handwritten signature in blue ink that reads "Zen Grooming". The signature is cursive and fluid, with "Zen" and "Grooming" being the most distinct parts.