



CONDITIONAL USE PERMIT

Permit info: CUPFY2025-0012

Application Date: 8/4/25 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: Jeff Hatch		Name: Song & Dance LLC	
Company: Hatch Design Architecture		Company:	
Address: 200 W 36th St		Address: 6036 W Founders Dr	
City: Boise		City: Eagle	
State: ID	Zip: 83714	State: ID	Zip:
Tel.: 200-475-3204		Tel.:	
E-mail: Info@HatchDA.com, Jeff@HatchDA.com		E-mail:	

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

Site Address:

3300 W Chinden Blvd, Garden City, ID 83714

Subdivision Name: Fairview Acres Sub No 05	Lot: 01	Block: 33
Tax Parcel Number: R2734541100	Zoning: C-1	Total Acres: 0.172
Proposed Use: Dance Studio	Floodplain:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

Describe the proposed use:

Dance performance and rehearsal space, lobby, and restrooms.

Will you be making changes to the structure(s)? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If no, will you be changing the occupancies as defined by the IBC ? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
Check any that are applicable to this application: <i>*If any of the first three boxes are checked, a Design Review Application is required*</i>	<input 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?

The proposed use fits the C-1 Commercial Entertainment Facility well since it will be a dance performance venue that will bring patrons and attention to the area and the surrounding businesses. The proposed use will also revitalize an existing building on Chinden Boulevard and make it an attractive destination.

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

This project is supported by city water and sewer easements, adequate roads and transit, has clear site visibility for public and police safety, and has adequate site access and circulation for fire protection.

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

This project improves not only the health of the community but also its welfare. It is located close to the greenbelt, encouraging visitors to walk or bike to the building. The proposed project will also transform a run-of-the-mill building into a premier community destination.

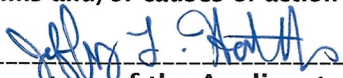
How does the use support the goals of the Comprehensive Plan?

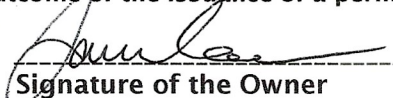
The project supports the Garden City Comprehensive Plan goals by improving the city image and evolving the city into a destination by adding an attractive, one-of-a-kind dance studio on Chinden Boulevard that will attract patrons to the area.

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

The existing building is located on the corner of W Chinden Blvd and E 33rd St. There are pedestrian sidewalks adjacent to the building on Chinden Blvd, and the Boise River Greenbelt, with pedestrian and bike paths, is about .18 miles away from the property.

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.

 7/28/25
Signature of the Applicant (date)

 7/28/25
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:

	<input checked="" type="checkbox"/>	Compliance Statement and Statement of Intent
	<input checked="" type="checkbox"/>	Neighborhood Map
	<input checked="" type="checkbox"/>	Fire Flow / Ability to Serve
	<input checked="" type="checkbox"/>	11"x17" Site Plan
n/a	<input type="checkbox"/>	Irrigation/Ditch Company Authorization Letter
	<input checked="" type="checkbox"/>	Landscape Plan
	<input checked="" type="checkbox"/>	Photos of Site
	<input checked="" type="checkbox"/>	Neighborhood Meeting Verification
	<input checked="" type="checkbox"/>	Affidavit of Legal Interest
n/a	<input type="checkbox"/>	Waiver Request of Application Materials
n/a	<input type="checkbox"/>	Structural Documentation (if previous Certificate of Occupancy has been issued and no change to IBC occupancy is anticipated) <i>*Additional information may be required by staff such as a traffic/parking analysis, a use analysis or documents related specifically to a business.</i>



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

- ☐ 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

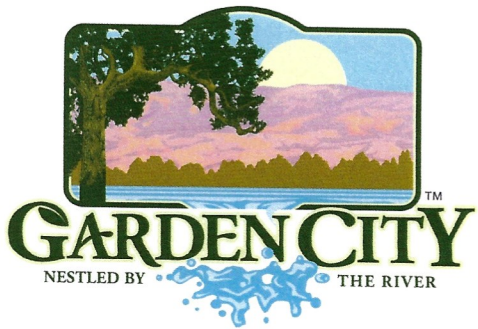
INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:

- ☐ 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:**
 - Do you or will you discharge wastewater other than domestic water from bathrooms to the City Sewer System? If yes, please describe.
 - Are floor drains present in your facility? If yes, are any chemicals stored on site in containers exceeding 1 gallon?
 - 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
 - Commercial cooking operation location, including size and type of hoods and grease traps
 - Spray finishing operation location
 - Flammable or combustible product locations
 - Welding operation locations
 - 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

Affidavit of Legal Interest

State of Idaho)
)SS
County of Ada)

I, Tony & Dana LLC, 6036 W Founders Dr
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)
Eagle ID 83616
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 Jeff Hatch, Hatch Design Architecture
Name of Applicant
to submit the accompanying application pertaining to 3300 W Chinden Blvd,
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 9th day of July, 2025

David M Edson DAVID M EDSON
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.

Kelly Garner KELLY GARNER
Notary Public for Idaho



Residing at: BOISE, ID
My Commission expires 2/7/2031



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

August 7, 2025

Subject: Ability to Provide Fire Flows

Fire Flow Information:

Address fire flow requested for: 3300 W Chinden Blvd

Fire hydrant serving this address: #2022

Fire flow Garden City is able to provide is 1750 gpm at 20 psi residual for 2 hours.

Sprinkler System Design Information:

Static pressure: 60 psi

Residual pressure: 20 psi

Minimum flow at residual pressure: 1750 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: ATSFY2025-0011

Application Date: 7/31/25

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: Hatch Design Architecture Name: Jeff Hatch E-mail: info@hatchda.com
 Address: 200 W. 36th Street City: Boise State: ID Zip: 83714
 Office Phone: 208-475-3204 Cell: _____ Fax: _____

SITE INFORMATION

Project Description: Dance studio with rehearsal, performance, and lounge spaces.
 Project Street # 3300 Street Name: W Chinden Boulevard
 Subdivision: Fairview Acres Sub No 05 Lot: 01 Block: 33 Parcel # R2734541100

Number of Units 1
 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: X 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	0	0	Sinks/Bar	0	0	Please provide square footage area for all seating:
3/4" Bathtub Fill Valve	0	0	Sinks/Clinic Faucet	0	0	
Bidet	0	0	Sinks/Clinic Flushometer Valve with or without faucet	0	0	Indoor
Clothes washer	0	0	Sinks/Special Purpose 1-1/2"	0	0	Outdoor
Dental Unit, cuspidor	0	0	Sinks/Special Purpose 2"	0	0	Bar
Dishwasher, domestic	0	1	Sinks/Special Purpose 3"	0	0	Banquet
Drinking Fountain or Watercooler	0	2	Sinks/Kitchen, domestic	0	1	Other
Food-Waste-Grinder, commercial	0	0	Sinks/Laundry	0	0	
Floor Drain	0	2	Sinks/Service or Mop Basin	0	0	
Hose Bibb	0	0	Sinks/Washup, each set of faucets	0	0	
Hose Bibb, each additional	0	0	Sinks/Service, flushing rim 3"	0	0	
Shower, single-head trap	0	0	Washfountain	0	0	
Multi-head, each additional	0	0	Urinal, 1.0 GPF or greater than 1.0 GPF	0	0	
Lavatory	1	3	Washfountain, circular spray	0	0	
Lavatory, in sets of two or three	0	0	Water Closet, 1.6 GPF Gravity Tank/Flushometer Tank/Flushometer Valve	1	3	
Lawn Sprinkler, each head	0	0	Water Closet, greater than 1.6 GPF Gravity Tank/Flushometer Valve	0	0	

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: [Signature] DATE: 7-31-25



**HATCH
DESIGN
ARCHITECTURE**

200 w. 36th st., boise, idaho 83714 • phone 208.475.3204 • fax 208.475.3205 • email info@hatchda.com

Compliance Statement and Statement of Intent

Aug 1, 2025

Planning & Zoning
Garden City
6015 Glenwood St.
Garden City, Idaho 83714

Re: **Design Review for LED Dance Studio**
Located at: 3300 W Chinden BLVD, garden City, ID 83714
Parcel No.: R2734541100

Dear Planning Staff,

The proposed project consists of parcel R2734541100. It is located at 3300 W Chinden Blvd, next to the intersection of E 33rd St. and W Chinden Blvd. The proposed project would introduce a performance dance studio on approximately 0.172 acres creating a neighborhood destination.

The proposed project would be complimentary to the surrounding commercial and residential districts by creating an idealized transition zone to engage pedestrians off the bustling commercial frontage of Chinden Blvd. This project has strong tiebacks to the community by being a space dedicated to art and entertainment for the public bringing part of the art district back into the area.

The site has been designed with safety and comfort in mind by including an appropriate system of sidewalks to connect the community to adjacent amenities, firmly embedding this proposed project into the existing neighborhood. The use of a parking agreement, allowing for 100 spaces, will keep the characteristics of the neighborhood in tact but also allow for a new space to be introduced. The proposed project includes the addition of a patio which allows the public to enjoy all garden city has to offer.

The landscaped areas provide a sense of place within the site and allows for both private and communal engagement within. It also connects the neighboring buildings and softens harsh surfaces with the incorporation of vegetation.

The scope of this project is to improve the existing structure on the property and turn it into a neighborhood destination for art and entertainment. With a safe and quality design, this dance studio would complement and celebrate the surrounding community.

Please contact our office with any questions you may have in reviewing the application materials.

Sincerely,

Jeff Hatch, AIA LEED AP
Hatch Design Architecture

VICINITY MAP



Legend

- Railroad
- Roads (<2,000 scale)
 - <all other values>
 - Interstate
 - Ramp
 - Principal Arterial
 - Collector
 - Minor Arterial
 - Local
 - Parks
 - Alley
 - Driveway
- Parks
- Address
- Townships
- Sections
- Condos
- Parcels

raster.DBO.AdaOrthos:

- Red: Band_1
- Green: Band_2
- Blue: Band_3

Map Scale: 1,835.26

STATE OF Idaho)

) ss.:

COUNTY OF Ada)

AFFIDAVIT OF SHARED PARKING

1. Lea B Rainey (full legal name), being duly sworn, depose and say:

1. I am the owner of Roots Zero Waste Market, located at 3308 W Chinden Blvd, Garden City, ID 83714 ("Roots"). I am years old and competent to make the statements herein.

2. Roots has approximately 35 parking spaces in and around the above location.

3. I understand that Lauren Edson Dance Inc./LED ("LED"), located at 3300 W Chinden Blvd, Garden City, ID 83714, will have customers, patrons, artists, and other associated individuals who may need parking in and around this location.

4. I authorize LED and its customers, patrons, artists, and other associated individuals to use the parking spaces in and around Roots as follows:

(a) Every day of the week, 7 pm to 5 am.

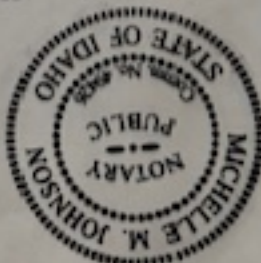
(b) During Roots events and/or neighborhood festivals, these times and days are subject to change at Root's discretion. This will be resolved on a case by case basis with LED management. Roots will give advance notice to LED of these events.

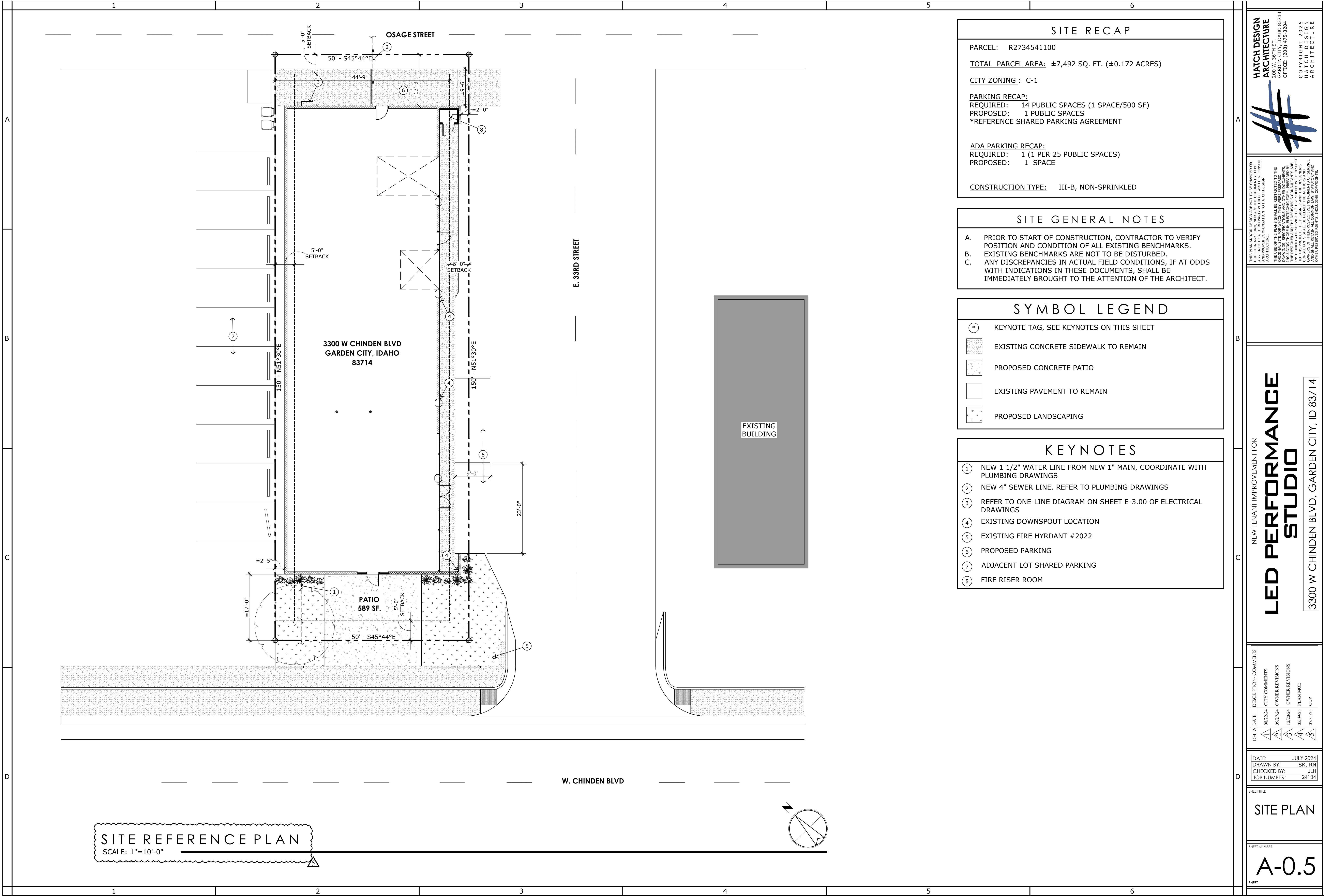
By: [Signature]

Printed: Lea Rainey

Sworn to before me this 6th day of March, 2024.

Michelle M Johnson
Notary Public
Exp. 3/22/2025





SITE RECAP

PARCEL: R2734541100

TOTAL PARCEL AREA: ±7,492 SQ. FT. (±0.172 ACRES)

CITY ZONING : C-1

PARKING RECAP:
REQUIRED: 14 PUBLIC SPACES (1 SPACE/500 SF)
PROPOSED: 1 PUBLIC SPACES
*REFERENCE SHARED PARKING AGREEMENT

ADA PARKING RECAP:
REQUIRED: 1 (1 PER 25 PUBLIC SPACES)
PROPOSED: 1 SPACE

CONSTRUCTION TYPE: III-B, NON-SPRINKLED

SITE GENERAL NOTES

A. PRIOR TO START OF CONSTRUCTION, CONTRACTOR TO VERIFY POSITION AND CONDITION OF ALL EXISTING BENCHMARKS.

B. EXISTING BENCHMARKS ARE NOT TO BE DISTURBED.

C. ANY DISCREPANCIES IN ACTUAL FIELD CONDITIONS, IF AT ODDS WITH INDICATIONS IN THESE DOCUMENTS, SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT.

SYMBOL LEGEND

⊙

KEYNOTE TAG, SEE KEYNOTES ON THIS SHEET

[Pattern]

EXISTING CONCRETE SIDEWALK TO REMAIN

[Pattern]

PROPOSED CONCRETE PATIO

[Pattern]

EXISTING PAVEMENT TO REMAIN

[Pattern]

PROPOSED LANDSCAPING

KEYNOTES

① NEW 1 1/2" WATER LINE FROM NEW 1" MAIN, COORDINATE WITH PLUMBING DRAWINGS

② NEW 4" SEWER LINE. REFER TO PLUMBING DRAWINGS

③ REFER TO ONE-LINE DIAGRAM ON SHEET E-3.00 OF ELECTRICAL DRAWINGS

④ EXISTING DOWNSPOUT LOCATION

⑤ EXISTING FIRE HYDRANT #2022

⑥ PROPOSED PARKING

⑦ ADJACENT LOT SHARED PARKING

⑧ FIRE RISER ROOM

HATCH DESIGN
ARCHITECTURE
200 W. 36TH ST.
GARDEN CITY, IDAHO 83714
OFFICE: (208) 475-3204

THIS PLAN AND/OR DESIGN ARE NOT TO BE CHANGED OR COPIED IN ANY FORM, NOR ARE THE DOCUMENTS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF HATCH DESIGN ARCHITECTURE. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN, SPECIFICATIONS, AND OTHER DOCUMENTS, DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS, AND THE DESIGNER'S CONSULTANTS ARE NOT TO BE RESPONSIBLE FOR THE DESIGN, SPECIFICATIONS, AND OTHER DOCUMENTS, DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS, TO THIS PROJECT. THE DESIGNER AND THE DESIGNER'S OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

NEW TENANT IMPROVEMENT FOR

LED PERFORMANCE
STUDIO

3300 W CHINDEN BLVD, GARDEN CITY, ID 83714

DATE	DESCRIPTION/ COMMENTS
08/22/24	CITY COMMENTS
09/27/24	OWNER REVISIONS
12/20/24	OWNER REVISIONS
05/09/25	PLAN MOD
07/11/25	CLIP

DATE: JULY 2024

DRAWN BY: SK, RN

CHECKED BY: JLH

JOB NUMBER: 24134

SHEET TITLE

SITE PLAN

SHEET NUMBER

A-0.5

SHEET

LED BOISE - CHINDEN BLVD. & E 33rd St

SITE PHOTOS



North of Property looking South



South of Property looking North



East of Property looking West



West of Property looking East

