



CONDITIONAL USE PERMIT

Permit info: CUPFY2025-0013

Application Date: 8/20/2025

Rec'd by: _____

FOR OFFICE USE ONLY

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

APPLICANT	PROPERTY OWNER
Name: Tyler Messina	Name: Wayne March
Company: Idaho Reptile Zoo	Company: MARCH HOLDINGS LLC
Address: 10531 W Overland Rd	Address: 115 IDAHO ST
City: Boise	City: MCCALL
State: ID Zip: 83709	State: ID Zip: 83638
Tel.: (208) 863-1192	Tel.: _____
E-mail: contact@idahoreptilezoo.org	E-mail: _____

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

Site Address: **3725 W CHINDEN BLVD Garden City ID 83714**

Subdivision Name: FAIRVIEW ACRES SUB NO 02	Lot: LOTS 2 & 3	Block: BLK J FAIRVIEW ACRES SUB #2 #1340 1350-C #95052655
Tax Parcel Number: R2734511345	Zoning: C-1	Total Acres: 0.688
Proposed Use: Commercial Entertainment	Floodplain: YES NO	

Describe the proposed use:

"Indoor Entertainment Facility" or "Live Animal Exhibitor, Indoor"

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

Their educational and interactive exhibits align with the spirit of the Commercial Entertainment zone, providing an enriching experience for families, schools, and the broader community. Importantly, their use does not intensify the site beyond what was approved under the

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

YES, exactly as the previous tenant.

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

There are no negative impacts to the health, safety or welfare.

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

The Idaho Reptile Zoo helps bring the Garden City Comprehensive Plan to life by fostering public engagement, supporting educational opportunities, and providing wildlife education that aligns with sustainability goals. Its events at public venues like the library exemplify how community-focused organizations can help realize the city's vision of a healthy, engaged, and nature-conscious Garden City.

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

The address is about half a mile from the Boise River Greenbelt. With future pedestrian improvements planned at 32nd and 43rd Streets, access from that location to the pathway will become safer and more direct.

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:

- | | |
|-------------------------------------|--|
| <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 | 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 |
| <input checked="" type="checkbox"/> | 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 1/2" x 11" size minimum
- ☒ Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- ☒ Impact of the proposed siting on existing buildings, structures, and/or building envelopes

INFORMATION REQUIRED ON 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

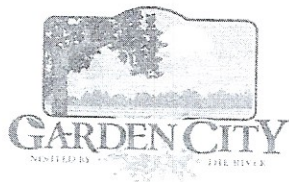
INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:

- ☒ 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."



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 ▪ www.gardencityidaho.org ▪ building@gardencityidaho.org

APPLICANT		PROPERTY OWNER	
Name:	Tyler Messina	Name:	Wayne March
Company:	Idaho Reptile Zoo	Company:	MARCH HOLDINGS LLC
Address:	10531 W Overland Rd	Address:	115 IDAHO ST
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8526A724A25E42F

Signature of the Applicant

2025-Aug-12 | 14:48 PDT

(date)


Signature of the Owner

8/13/25
(date)

Compliance Statement & Statement of Intent

Idaho Reptile Zoo – 3725 W Chinden Blvd, Garden City, ID 83714

Project Overview – Purpose, Scope, and Intent

The Idaho Reptile Zoo is a nonprofit educational facility dedicated to the conservation, education, and responsible care of reptiles and amphibians. Would ideally be located at 3725 W Chinden Blvd, the zoo seeks to provide hands-on and interactive experiences to families, schools, and the general public, promoting wildlife awareness and environmental stewardship.

The facility will host curated displays of reptiles and amphibians in a clean, secure indoor setting. Educational programming, tours, and community outreach are core components of the project's scope.

The intent of the project is to contribute to the cultural and educational opportunities within Garden City by offering a safe, family-friendly, and ecologically focused attraction that aligns with Garden City's Comprehensive Plan and zoning regulations.

Compliance with Garden City Code and Standards of Review

The proposed use of the site as a reptile zoo is in compliance with Garden City Code Title 8 – Development Code, and is consistent with the approved CUPFY2020-08, which permits Commercial Entertainment, Indoor use at this location.

Zoning and Land Use Compatibility

- The site at 3725 W Chinden Blvd is zoned C-2 (General Commercial).
- Per GCC 8-2B-2, "Commercial Entertainment, Indoor" is a permitted use within the C-2 zone subject to a Conditional Use Permit.
- The Idaho Reptile Zoo falls under this definition as an indoor attraction offering public access, educational programming, and animal displays within an enclosed environment.

Standards of Review – Certificate of Compliance & CUP (GCC 8-6B-2 & 8-6B-3)

The project complies with the **standards of review** under GCC 8-6B-2 (Certificate of Compliance) and 8-6B-3 (Conditional Use Permit), specifically:

- **8-6B-2(A)(2):** The proposed use is **not detrimental to the public health, safety, or general welfare**. The reptile zoo will follow all applicable animal safety, sanitation, and care guidelines and will operate in a secure indoor facility.
- **8-6B-2(A)(3):** The use is **in harmony with the general purpose and intent of the zoning ordinance** and comprehensive plan. It supports Garden City's goal to promote arts, culture, and education along the Live-Work-Create District and greenbelt corridor.

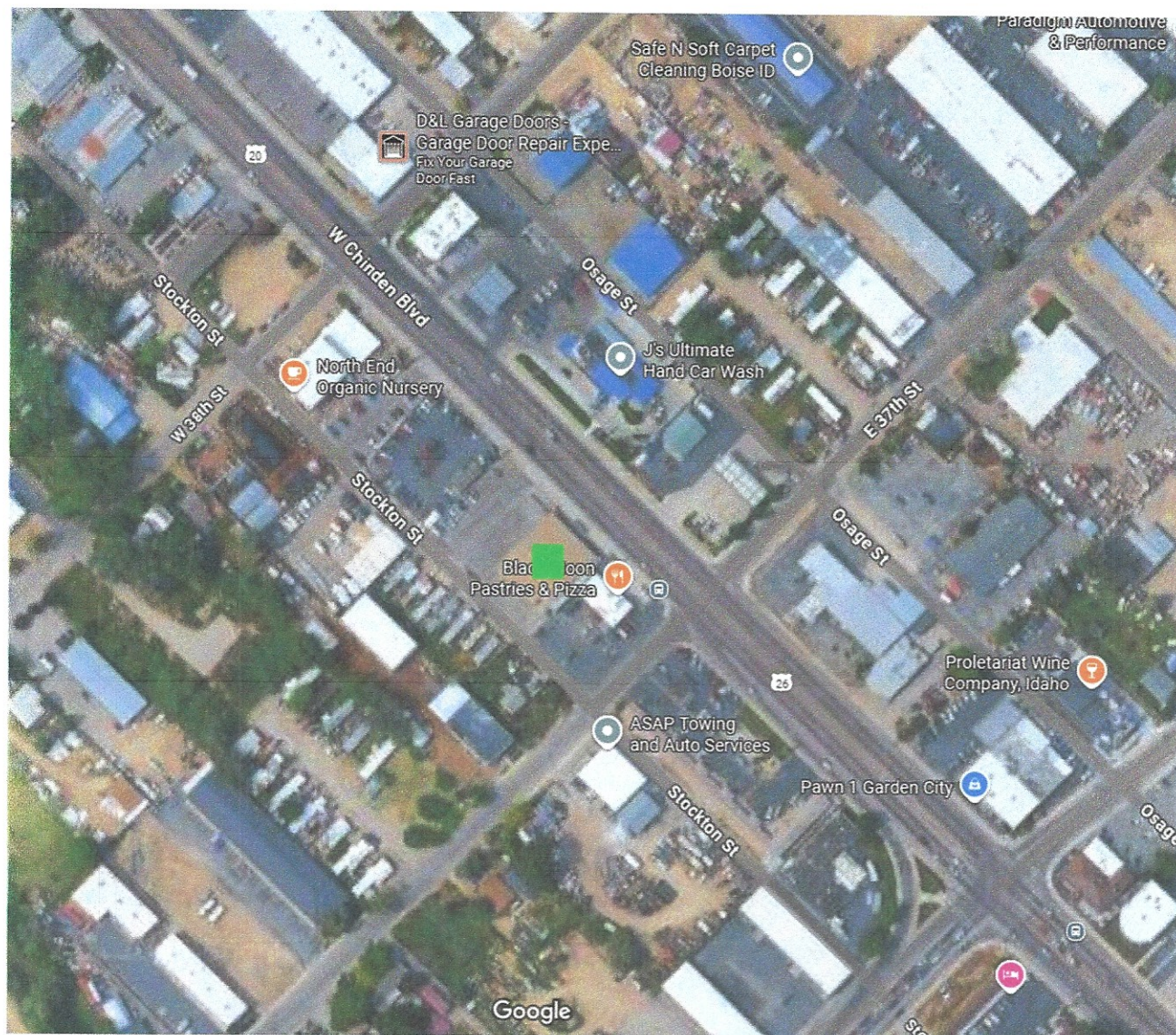
- **8-6B-2(A)(4):** The proposed use **will not unreasonably interfere with the enjoyment of adjacent properties.**
 - All reptile enclosures are indoors.
 - There is **no odor, noise, or noxious emissions** associated with this operation.
 - Animals do not create sounds audible outside the building and are securely contained in climate-controlled enclosures.
- **8-6B-2(A)(5):** Adequate **public services and infrastructure** exist at the site.
- **8-6B-3(E):** The zoo complements surrounding land uses, particularly in a corridor designed to foster cultural, recreational, and commercial vibrancy. The use is not high-intensity, and the traffic demand will be modest.

No Noxious or Nuisance Impacts

- The facility will **not generate noise, vibration, smoke, dust, odor, or glare** beyond what is typical for indoor commercial activity.
- The zoo animals are non-dangerous species, and strict containment protocols are in place per local and federal animal welfare standards.
- There will be **no outdoor enclosures or public sound systems** impacting adjacent properties.

Summary

The Idaho Reptile Zoo's proposed use at 3725 W Chinden Blvd fully complies with Garden City zoning requirements and is aligned with the site's existing Conditional Use Permit under CUPFY2020-08 for Commercial Entertainment, Indoor. The project supports educational and cultural objectives outlined in the city's Comprehensive Plan, with no adverse impacts to surrounding properties. It represents a safe, beneficial, and appropriate use of the site.



BOIS'S BEST AUTO SALES

P.O.W.-M.

WET
FALSE FACE
EVEY

Landscape
Area 18%
(Padjoser Tore)

25 /
RCIAL
VEVIAY

EXISTING
BUILDING

TAI PAN
TRADING

110000
120000

EN

EXISTING
OERFERSIAL
DRIVEMAT

4 tubs/motor

Stochton St

EXISTING P.
PARKING LOT.R



Primo Supermarket

3710

3712

POW-MIA Mem Hwy

Section 37 Axe Room
(W Chinden Blvd)

Black Moon
Pastries & Pizza
Pizza

3709

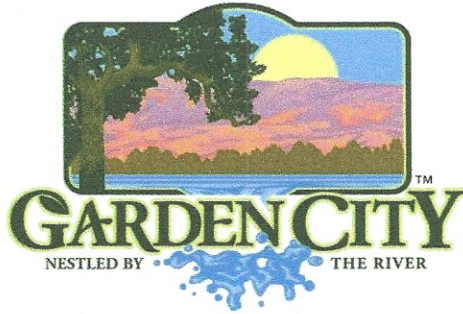
Stockton St

Stockton St

Stockton St

Boise's Best Auto Sales
Used car dealer

MVP Auto Sales



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 15, 2025

Subject: Ability to Provide Fire Flows

Fire Flow Information:

Address fire flow requested for: 3725 W Chinden Blvd

Fire hydrant serving this address: #1020

Fire flow Garden City is able to provide is 1500 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: 1500 gpm

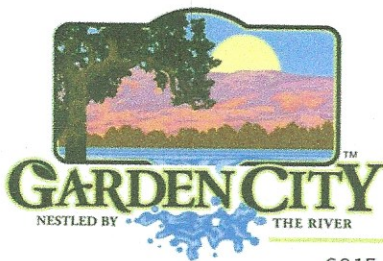
For questions please contact the Garden City permitting desk at 472-2921.

Sincerely,

Chad Vaughn

Garden City Public Works Water Division

cc:
Applicant
File



Form Request to Obtain Fire Flow Test

Permit info: _____

Application Date: _____ Rec'd by: _____

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 Idaho Reptile Zoo Project Address: 3725 W Chinden Blvd

Parcel # R2734511345 Lot: 2 & 3 Block: J Subdivision: SUB #2 #1340 1350-C #95052655

APPLICANT:

Name: Tyler Messina / Idaho Reptile Zoo

E-mail: contact@idahoreptilezoo.org

Phone: (208) 863-1192

Contact Cell: (208) 863-1192

Fax: _____

Address: 10531 W Overland Rd

City, State, Zip: Boise, ID 83709

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

CUP - Commercial Entertainment

Fees to Obtain Fire Flow:

Water Observation

(See Fee Schedule)

APPLICANT'S SIGNATURE: _____ DATE: _____

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

4/24/2009

August 6, 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.

Meeting Date: August 19, 2025

Meeting Time: 6:15pm

Meeting Location: 3725 W Chinden Blvd. Garden City 83714

Project Summary: Conditional Use Permit to occupy this property.

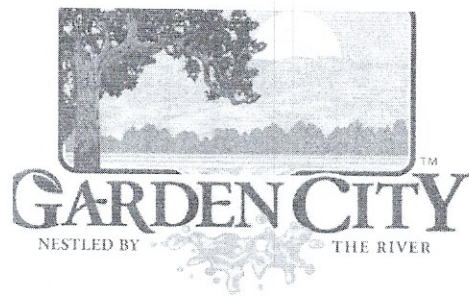
If you would like to contact us ahead of the meeting, please feel free to reach us at (208)863-1192 or contact@idahoreptilezoo.org. We look forward to hearing from you.

Thank you,

Messina Family

Idaho Reptile Zoo

[illegible]



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)

Wayne March

115 Idaho St

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)

McCall

ID 83638

City

State and Zip

Being first duly sworn upon oath, depose and say:

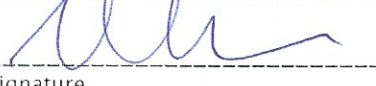
1. That I am the record owner of the property described on the attached, and I grant my permission to **Tyler Messina Idaho Reptile Zoo**,

Name of Applicant

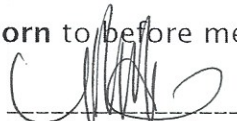
to submit the accompanying application pertaining to **3725 W Chinden Blvd**,
Garden City Idaho, 837**14** property. Address of Property Subject to this Affidavit

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 **13th** day of **AUGUST**, 20**25**

 **WAYNE MARCH**
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: **1161 W River St, Suite 130 Boise, ID 83702**
Commission expires **12/27/2025**

Waiver Request for Application Materials

Idaho Reptile Zoo

10531 W Overland Rd

Boise ID 83709

208 863-1192

August 12, 2025

City of Garden City

Planning Department

6015 Glenwood Street

Garden City, ID 83714

Subject: Waiver Request for the following.

- Irrigation and Ditch Authorization Application Materials
- Structural Documentation
- Drive-Through

Dear Planning,

I am writing to formally request a waiver for the requirement to provide Irrigation and Ditch Authorization, Structural Documentation and Drive-Through as part of my application materials, pursuant to the City of Garden City regulations and ordinances.

The property located at 3725 W Chinden Blvd, 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. Structural Documentation – there is no proposed structural changes, and Drive Through is not applicable.

I kindly request that this waiver be granted based on the lack of relevant irrigation or ditch proximity, no structural changes and no drive through. 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,

Idaho Reptile Zoo