



CONDITIONAL USE PERMIT

Permit info: CUPFY2025-0014

Application Date: 9/25/2025 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: Erik Hagen	Name: Arthur Brown
Company: Erik Hagen Architecture	Company:
Address: 280 N 8th St #204	Address: 4115 N Adams St
City: Boise	City: Garden City
State: Idaho Zip: 83702	State: Idaho Zip: 83714
Tel.: 208.290.4954	Tel.: 208.869.5541
E-mail: erik@erikhagen.com	E-mail: brownart50@gmail.com

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

Site Address: 4115 N Adams St, Garden City, ID 83714

Subdivision Name: Fairview Acres Sub No 01	Lot: 16-17	Block: 05
Tax Parcel Number: R2734501563	Zoning: C-2	Total Acres: 0.717
Proposed Use: Light Industrial	Floodplain: YES	NO

Describe the proposed use: Industry Flex to legalize the same as existing tenant occupancy uses: HVAC Company, Building Products Manufacturing, Automotive Repair, Landscape Equipment Storage

Will you be making changes to the structure(s)? YES NO
If no, will you be changing the occupancies as defined by the IBC? YES NO

Check any that are applicable to this application:

If any of the first three boxes are checked, a [Design Review Application](#) is required

	I will build a new structure
	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?

The existing and proposed use has been existing in the area for decades. The current tenant occupants, are the same that have been there for years. There are many other light industrial and commercial uses all up and down Veterans Memorial Parkway and N Adams St. Industry Flex is congruent with these existing properties and uses.

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

The existing and proposed use has been in operation for years with no public facilities or service issues.

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

The existing and proposed use are congruent with the C-2 Zoning classification and Industry Flex uses in the adjacent and immediate area surround the intersection of Veterans Memorial Parkway and N Adams St.

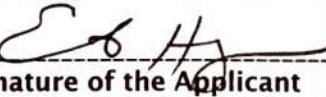
How does the use support the goals of the Comprehensive Plan?

By continuing to provide a mix of uses congruent with the neighborhood and community.

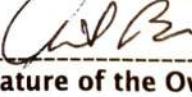
How far is the proposed use from a pedestrian/bicycle pathway?

It is on a pedestrian/bicycle pathway along Veterans Memorial Parkway.

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

8/22/2025
(date)


Signature of the Owner

9-16-25
(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
- N/A Irrigation/Ditch Company Authorization Letter
- Landscape Plan
- Photos of Site
- Neighborhood Meeting Verification
- Affidavit of Legal Interest
- N/A 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

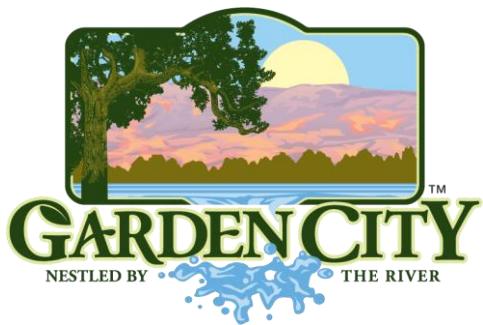
INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:

- 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:**
 - 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 $\frac{1}{4}$ "= 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
 - N/A 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
 - 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)

A. H. B.

I, Arthur Brown

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)
Garden City **Idaho 83714**

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 4115 N Adams 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 _____ day of _____, 20____

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: _____

My Commission expires.



August 22nd, 2025

Garden City Development Services
6015 Glenwood St, Garden City, ID 83714
208.472.2900

Re: 4115 Adams Conditional Use Permit Statement of Intent and Compliance Statement

Dear Planners,

We are requesting a Conditional Use Permit for the property at 4115 N Adams St in Garden City for Industry Flex uses, a Conditional Use in the C-2 Zone. This request is in line with how the property has been used over the years as HVAC Fabrication/Distribution, Building Product Manufacture, Automotive Repair, and Landscape Equipment Storage. Our proposed use of Industry Flex was recommended by Planning Staff in order to best suit potential and future tenants for the existing spaces for now and moving forward.

This Conditional Use Permit is requested in order to accommodate the existing and future tenant/use only. Beyond the requirements noted herein, we are not proposing to do any site, exterior or interior work beyond what we are required to do. We feel the Industry Flex use is of a more suitable nature and less impacting than the previous uses of Small Engine & Automotive Repair & Services that resulted in the property being full of small machinery and broken down cars.

As part of the Conditional Use request, we are required to provide certain site improvement per Garden City Development Code Section 8-4I in addition to what already exists on site. Along with these requirements, we will be restriping the existing parking areas to clarify parking stalls and Accessible parking, along with adding a connecting sidewalk and Accessible Path of Travel. Enclosed trash/recycling dumpster enclosures will be provided to accommodate the current exposed/visible dumpsters on site.

Property History:

Per the Ada County Assessor website, the existing Pre-Engineered Metal Building (PEMB) was built in 1977. The building is clad in beige vertical ribbed metal panels with a low slope ribbed metal panel roof.

A public records request was conducted from Garden City and Ada County. No prior building or occupancy permits could be found. According to Google Earth & Maps, the existing 4 tenant bays were previously occupied by a small engine repair, service & sales. Along with an automotive repair shop. These uses both resulted in many operable and inoperable vehicles and equipment scattered throughout the site. While the current tenants do use the lot for vehicle & equipment parking, it is limited to working vehicles and equipment only. With most materials and equipment remaining stored inside the tenant spaces.



Garden City Development Code - Compliance Statement:

- 8-2B: Zoning District Form Standards:
The existing property and structure meets the basic form standards for setbacks (5' on all sides), plus maximum height and lot coverage (n/a).
- 8-4A-3:A.C.1. Fences located along a street frontage within the front yard setback shall be limited to 42" in height when within the 10' setback. Otherwise, the fencing may be 6' in height beyond the setback.
 - **We are requesting a waiver** of this requirement as there is an existing 6' chainlink fence around the property that is pertinent to the current existing and future prospective tenants as it provides a secured site a needed by the tenants for their autos, equipment, and supplies.
 - This waiver request is in line with the Trailwinds Apartments recently completed across Veterans which have a 6' tall wrought iron fence fronting Veterans. And supplemented by the existing 6' chainlink fencing that occurs fronting most existing businesses immediately to the east and west along Veterans Memorial Parkway.
 - In order to address the unsightly chainlink fencing, we are proposing to replace it with 6' wrought iron fencing similar to what is at the Trailwinds Apartments.
- 8-4D: Off-Street Parking & Loading:
 - As existing the asphalt parking lot is somewhat striped and parking is scattered.
 - As proposed, only 8 stalls are required. 13 stalls will be provided 9'x20' plus one ADA Van Accessible stall (per ICC A117.1 Section 502).
 - Each tenant has an overhead door with a 15' wide Loading Zones with 14' of overhead clearance accommodated in front of. With the exception of the first tenant suite in from Adams St as their overhead door opens directly into the drive aisle. The Loading Zone for Eagle HVAC is accommodated elsewhere in the lot shared with the other tenants.
- 8-4E-7:1. A 5' wide Accessible Pedestrian pathway shall extend through the site and connect the street sidewalk to all primary building entrances.
 - We are proposing to add a 5' wide concrete sidewalk from the Public Right of Way sidewalks into the property. From there, a 5' wide code compliant Accessible Path of Travel is provided for from the sidewalks and Accessible Parking to the Main Entrance of each tenant suite.
- 8-4I Landscaping Provisions:
 - 8-4I-4:B.1. Provide for 5% of the site to be landscaped (exclusive of the 10' landscape buffers).
 - 1,349 SF min. required.
 - 2,679 SF proposed.
 - 8-4I-3:B.2. One Class II tree per frontage, plus one Class I tree every 50 LF.
 - 2 Class II & 8 Class I trees required.
 - 1 Class III, 2 Class II, & 7 Class I trees provided
 - 8-4I-3:B.3. One tree per 1,000 SF and one shrub per 150 SF of required landscaped area.
 - 2 trees of any Class & 9 shrubs required.
 - 2 Class II trees & 9 shrubs provided.
 - 8-4I-3:F. 70% min. of required landscape area to be covered with vegetation at maturity
 - 945 SF min. required.
 - 1,080 SF provided.



- 8-4I-3:K. Planting areas bordering auto zones shall be protected by curbing.
- 8-4I-3:N. All required landscaping shall be provided with an automatically controlled irrigation system.
- 8-4I-5:C.3. At least one Class I tree shall be planted for every fifteen (15) linear feet of perimeter length.
 - 24 additional Class I trees required.
 - As the site is existing and limited in nature, **we are requesting a waiver** from this requirement. The existing building is about 7' from the fence along the south property line. It is a back alley way of sorts and any landscaping in there will be hard-pressed to survive with the existing 2-story Boise Gun Company building to the south blocking sunlight and access.
 - Also, the buffer zone to the residential Mobile Home park to the east already has a substantial landscape buffer of 4 trees and several mature bushes existing between properties and in & out of the existing fence that is located on the Mobile Home Park property.
- 8-4I-6:E.3.a Internal shade trees shall be provided at a minimum ratio of one tree planted for every five (5) parking spaces supplied.
 - 3 trees required, one at each end of a row of parking.
 - 3 Class II trees provided.
- 8-6B Conditional Use Permit:
Since the property existed prior to Zoning Codes, the existing structures on site and the appropriate uses thereof have been established for a significant period of time. In order to continue use as the property exists, we need to get a Conditional Use Permit for Industry Flex in order to address the myriad Auto Service, Building Materials & Sales, and Storage use capabilities.
- 4-14 Storm Drainage and Erosion Control.
As part of the required site work, that actual impervious surface area will be reduced from what is existing. The subsequent landscaped areas will inherently accommodate this reduction. The remaining reduced parking lot area will also continue to drain into the existing storm drain on site.
- Title 6: Public Water and Sewer System:
As has been established through previous & current occupancies, the property is sufficiently serviced.

All tenant work activities take place inside the tenant warehouse spaces. No noxious uses, noise, vibrations or any other aspects of the use will impact adjacent properties or the surrounding community..

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

Sincerely,

Erik Hagen, AIA LEED

CONVERSE ALAN K
216 E 41ST ST SUITE
GARDEN CITY, ID 83714-0000

KLC PARTNERS LLLP
1775 W STATE ST # 397
BOISE, ID 83702-0000

SILVA LINDA
318 E 41ST ST
GARDEN CITY, ID 83714-6307

BROWN ARTHUR E
4033 N ADAMS ST
GARDEN CITY, ID 83714-0000

BATTEN JAMES
3223 N 28TH ST
BOISE, ID 83703-0000

WHITED MITCHEL H
7658 REMUDA
BOISE, ID 83709-0000

4173 ADAMS LLC
215 E 42ND ST
GARDEN CITY, ID 83714-0000

GRASMICK PRODUCE CO INC
PO BOX 45120
BOISE, ID 83711-0000

PARAGON IDAHO OFFICE LLC
5450 ASTORIA RD
WEST RICHLAND, WA 99353-8107

DILL GREG
7140 HOVE RD
MELBA, ID 83641-0000

DILL GREGORY L
311 E 41ST ST
GARDEN CITY, ID 83714-0000

S C PROPERTIES LLC
10555 W WHISPERING CLIFFS DR
BOISE, ID 83704-0000

W K DUNBAR LLC
1522 N HARVARD AVE
WASHINGTON, UT 84780-0000

RIVER DEAL LLC
PO BOX 6272
KETCHUM, ID 83340-0000

FARMERS & MERCHANTS STATE BANK
PO BOX 30918
BILLINGS, MT 59116-0000

BABY BADGER LLC
4850 W MYSTIC COVE WAY
GARDEN CITY, ID 83714-0000

THOMAS CHRISTINE M
130 WILLOWAY DR
BOISE, ID 83705-5937

SCHULTZ BENJAMIN
4706 W SHAFER MEADOWS LN
BOISE, ID 83714-0000

CLARKE ALEXANDER
397 E 41ST ST
GARDEN CITY, ID 83714-0000

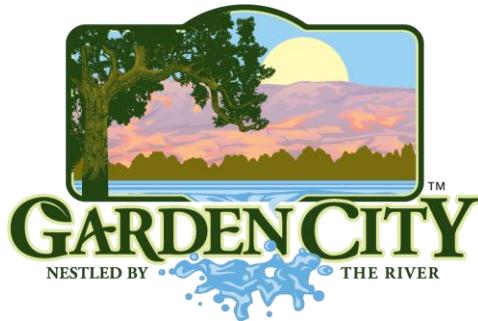
ALLEN MARK BRADLEY JR
403 E 41ST ST
GARDEN CITY, ID 83714-0000

ADAMS PROPERTY INVESTMENT LLC
2490 E MEADOW WOOD CT
MERIDIAN, ID 83646-0000

SCHRODER DAMIAN
4060 N ADAMS ST
GARDEN CITY, ID 83714-0000

4115 Adams CUP
Arthur Brown

4115 N Adams St, Garden City, ID 83714



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

June 25, 2025

Subject: Ability to Provide Fire Flows

Fire Flow Information:

Address fire flow requested for: 4115 N Adams St

Fire hydrant serving this address: Hydrant #2122

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



ABILITY TO SERVE REQUEST

Permit info: ATSFY2025-0015

Application Date: 9/25/2025 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: Ha, ha, ha!

SITE INFORMATION

Project Description 4115 N Adams St Conditional Use Permit

Project Street # 4115 Street Name: N Adams St

Subdivision: Fairview Acres No 01 Lot: 16-17 Block: 05 Parcel #: R2734501563

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

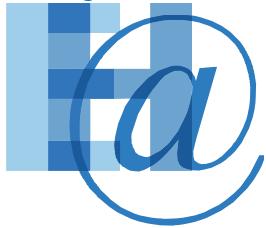
Fixtures:	Number of Existing	Number of New	Fixtures:	Number of Existing	Number of New	Restaurants
Bathtub or Combination Bath/Shower			Sinks/Bar			Please provide square footage area for all seating:
3/4" Bathtub Fill Valve			Sinks/Clinic Faucet			
Bidet			Sinks/Clinic Flushometer Valve with or without 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	2		
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	3		Washfountain, circular spray			
			Water Closet, 1.6 GPF Gravity Tank/Flushometer			
Lavatory, in sets of two or three			Tank/Flushometer Valve	4		
Lawn Sprinkler, each head			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:

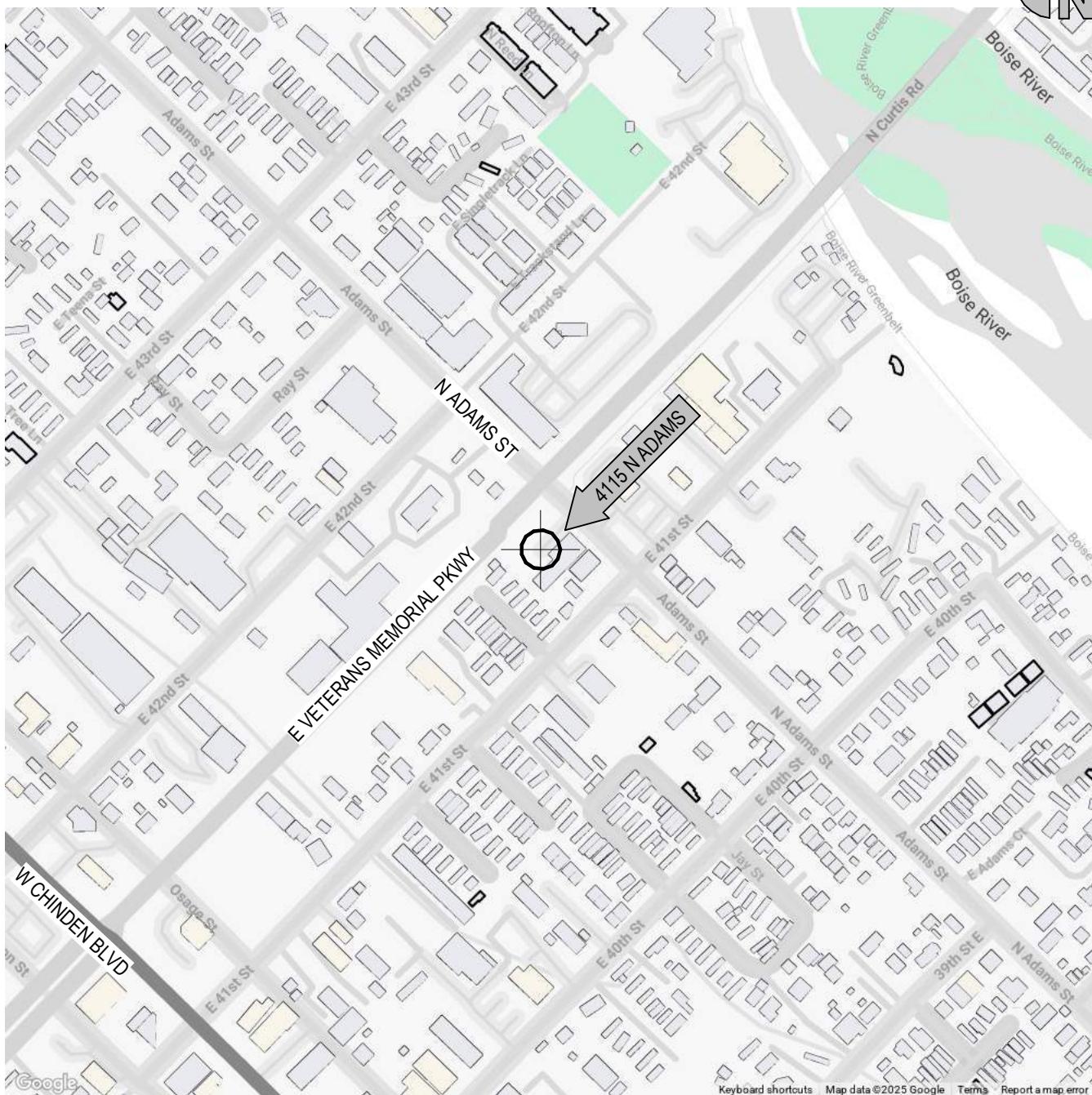
1. Fire system description & copy of approval from fire department.
2. Site plan
3. Sewer line connection or addition description-detail.
4. Fire Flow Letter

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: Erik Hagen DATE: 6/18/2025



Neighborhood Map



Keyboard shortcuts Map data ©2025 Google Terms Report a map error

4115 Adams CUP

Arthur Brown

4115 N Adams St, Garden City, ID 83714

Neighborhood Meeting Sign-in Sheet Template

Day: MONDAY

Date: JULY 7, 2025

Time: 5:30-6:30 pm

Project Synopsis:

4115 ADAMS CUP

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

Example: Jane Doe, 6015 Glenwood St., Garden City, ID, 83714, planning@GARDENCITYIDAHO.ORG , YES

RE: Neighborhood Meeting Notice for Project in your Neighborhood

Date: 6/24/2025

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: TBD, use 4115 N Adams St as project location reference

Meeting Location: 4115 N Adams St, Garden City, ID 83714 (Adams & Veterans Memorial Parkway)

Meeting Date & Time: Monday, July 7th 5:30-6:30 PM

Project Summary:

The application is for: Conditional Use Permit to change the use to Industry Flex for occupancy
legalization of an existing commercial structure and tenants.

If you would like to contact us ahead of the meeting, please feel free to reach us at:

Property Owner Arthur Brown at (208) 869-5541 and brownart50@gmail.com
Applicant / Architect Erik Hagen at (208) 290-4954 and erik@erikhagen.com

We look forward to hearing from you.

After the neighborhood meeting, this application will be scheduled for review with the city. This application's review with the City may take place as soon as 15 days after the neighborhood meeting. If you provided written comments to the city seven days prior to the applicant's consultation, your comments will be reviewed as part of the application.

Please note: 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 a written comment to the city seven days prior to the application's formal review with the City.**

Thank you,

Erik Hagen, AIA

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 via email: planning@gardencityidaho.org.

Or mail to:

Attn: Development Services Department
6015 N Glenwood St
Garden City, ID 83714.

File Number: _____ TBD, use 4115 N Adams St as project location reference

I wish to be an interested party Yes No

I wish to have the ability to appeal Yes No

Name: _____

Email: _____

Physical Address: _____

Which elements are of concern:

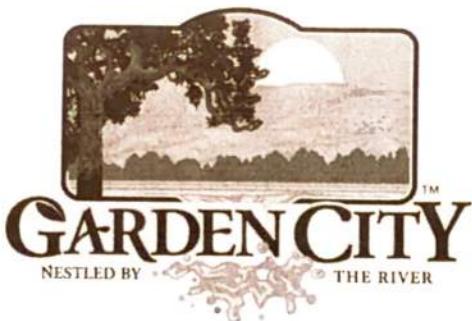
Massing Architectural elements Connectivity Landscaping

Water features Site layout Other: _____

Please elaborate: _____

Signature

Date



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)
)
County of Ada)

I, Arthur Brown, 4115 N Adams 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)
Garden City Idaho 83714
City State and Zip

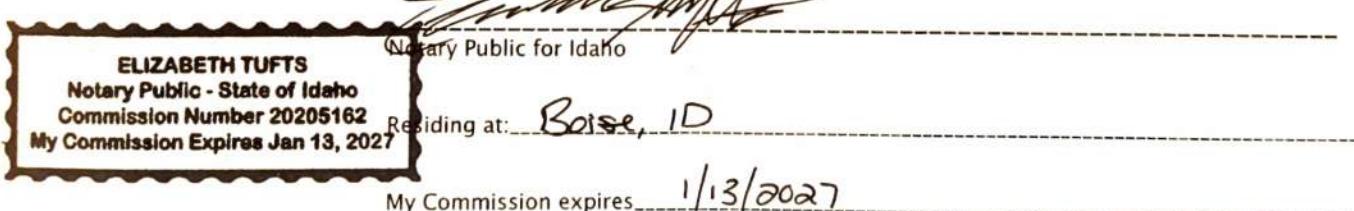
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Name of Applicant
submit the accompanying application pertaining to 4115 N Adams St,
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2. I agree to indemnify, defend, and hold the City of Garden City and its employees harmless from any claim or 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 15 day of Sept, 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.





August 22nd, 2025

Garden City Development Services
6015 Glenwood St, Garden City, ID 83714
208.472.2900

Re: 4115 Adams CUP - Existing Site Photos



July 2023 Google Street View



July 2017 Google Street View



November 2022 Google Street View



July 2025 Google Street View



Adams St side looking towards Veteran. April 2025.



Veterans St side looking West. April 2025.



Parking Lot looking North. April 2025.



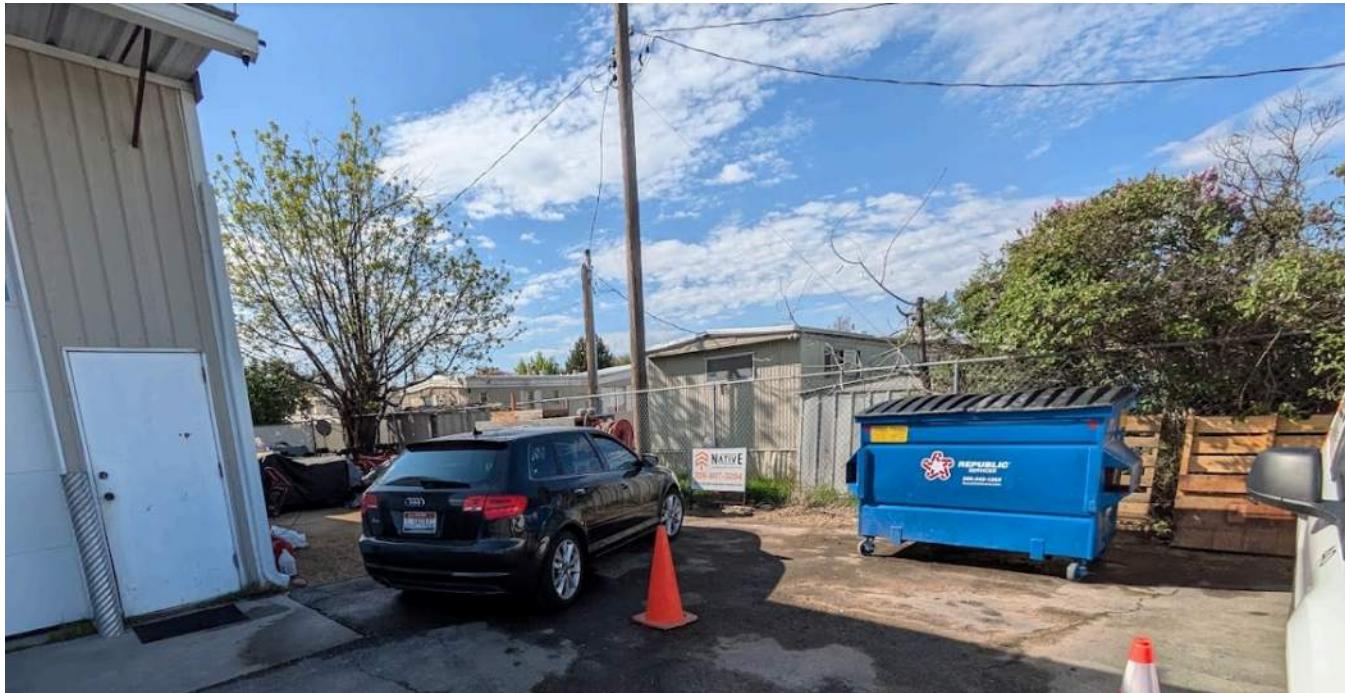
West corner of the lot. April 2025



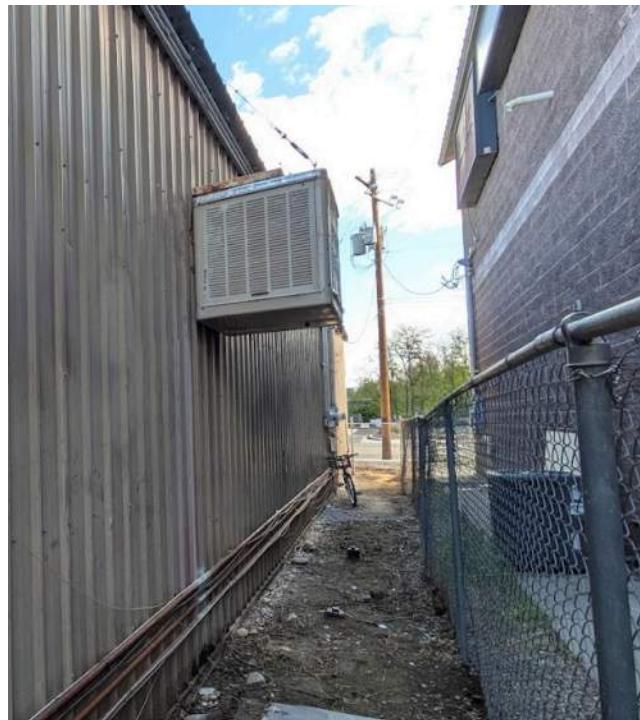
Building Front, Eagle HVAC on the left, Recover Automotive on the right. April 2025



Looking past Recovery Automotive to Native Landscaping. April 2025



End side yard next to Native Landscaping. April 2025.



Back Side Yard April 2025.

4115 Adams CUP

Arthur Brown

4115 N Adams St, Garden City, ID 83714

A1

Cover, Site, Code

4115 Adams CUP

Arthur Brown

4115 N Adams St, Garden City, ID 83714

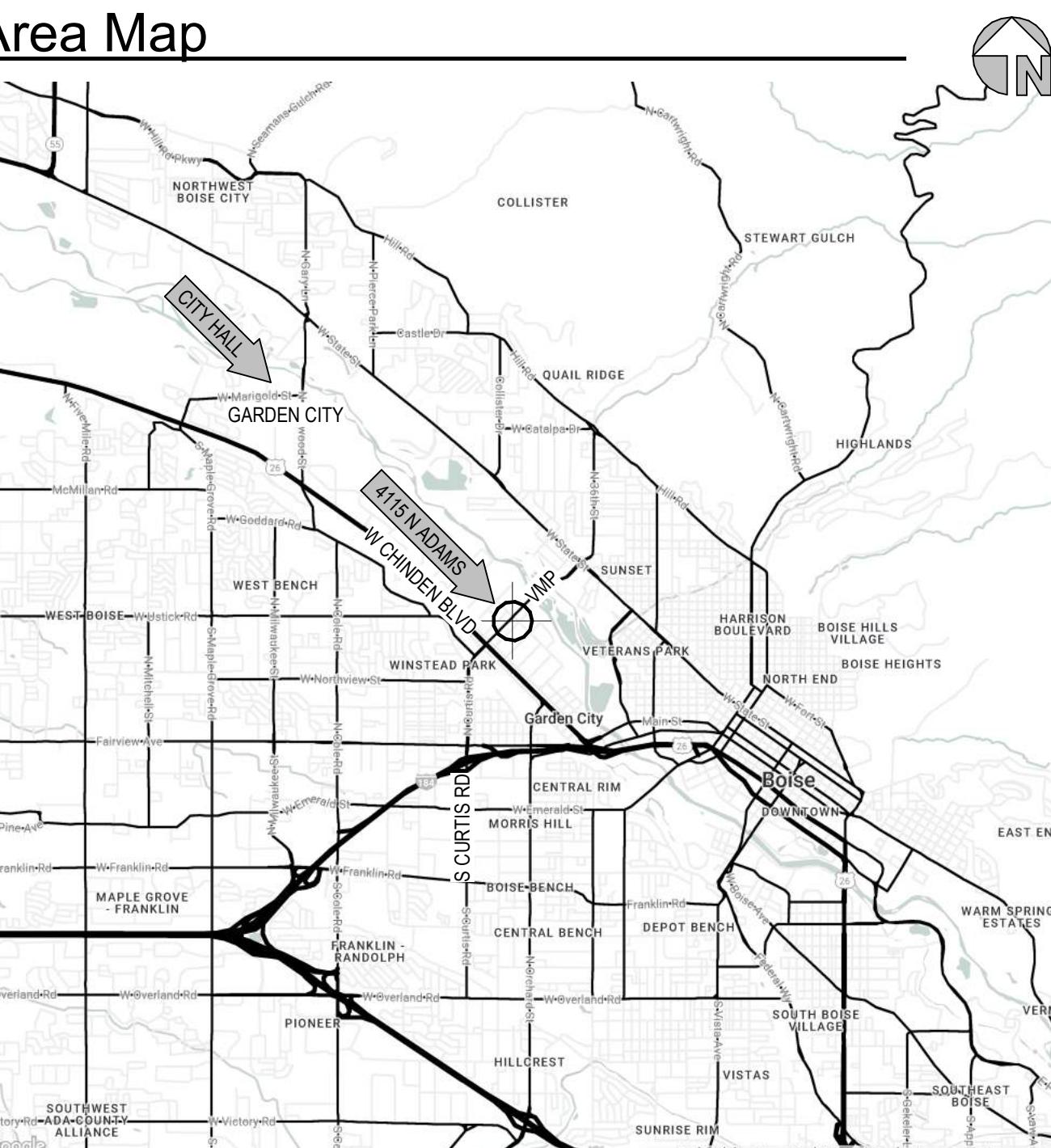
CUP Application
 8/22/2025

Project Data

Project Description: Conditional Use Permit for a Change of Use to Industry Flex to accomodate existing tenants

Parcel: R2734501563
 Primary Owner: BROWN ARTHUR E
 Address: 4115 N ADAMS ST GARDEN CITY, ID 837140000
 Assessor ID: PAR #1563 CTR POR OF LOTS 16-17 BLK 05 FAIRVIEW ACRES SUB NO 01#1561-B
 Township/Range/Section: 3N2E05
 Zone Code: C-2 (surrounded by C-2 all adjacent properties)
 Total Acres: 0.71
 Commercial Group Type: COMM SHOP GARDEN CITY
 Year Built: 1977
 Total Square Feet: 7,200 GSF

Business Names, Addresses & Areas:
 Suite 101: Eagle Heating & AC: 2,354 GSF
 Suite 102: Fabricator: 1,572 GSF
 Suite 103: Recovery Automotive: 1,573 GSF
 Suite 104: Native Landscape: 1,560 GSF



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: Heating & AC, Building Product Fabrication, Auto Repair, Landscape Supply Storage
 S-1: Moderate-Hazard Storage, Cardboard & boxes, Furniture, Linoleum, Lumber, Motor vehicle repair garages, Resilient flooring, Self-service storage
 F-1: Moderate-Hazard Factory Industrial: Automobiles & other motor vehicles, Construction machinery, Engines, rebuilding

Construction Type: Type V-B (not sprinklered), Pre-Engineered Metal Building (PEMB)

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

Allowable Area: BIM 9,000 SF, S-1 9,000 SF & F-1 18,500 SF (Table 506.2)

Occupancy Separations: No requirement between directly adjacent B/M, 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): Max Total Occupant Load: 39 site occupants

Suite 101: Eagle Heating: 9 occupants total
 Storage/Warehouse @ 1 occupant / 500 GSF = 5 occupants
 Office @ 1 occupant / 150 GSF = 4 occupants
 Suite 102: Building Product Fabricator: Shop Business @ 1 occ / 150 SF = 10 occupants
 Suite 103: Recovery Auto: Shop/Business @ 1 occupant / 150 GSF = 10 occupants
 Suite 104: Native Landscape: Shop/Business @ 1 occupant / 150 GSF = 10 occupants

Number of Exits (Table 1006.2.1): No load in excess of 29, only 1 exit required per suite

Common Path of Travel Distance: 75' 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 (IBC Table 2902.1):

1 toilet & 1 sink per 100 occupants

No one business has > 15 occupants at any given time.

Each suite has a single unisex restroom.

Zoning Code

Garden City Municipal Code - Title 8: Development Code

Allowed Uses: Artist studio*, Bicycle sales, service, storage, rental, Food products, small scale processing*, Health Club*, Kennel, hobby*, Laboratory, Laundromat*, Nursery*, Personal 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.

Definitions (8-7A-1): INDUSTRY, FLEX: The use of a multi-tenant structure for the uses of: equipment rental and sales, light industry (Eagle Heating, Fabricator), motorcycle sales, service; storage rental, service provider (Native Landscape), storage yard, vehicle service (Recovery Auto) or other permitted uses within the zoning district which it is in.

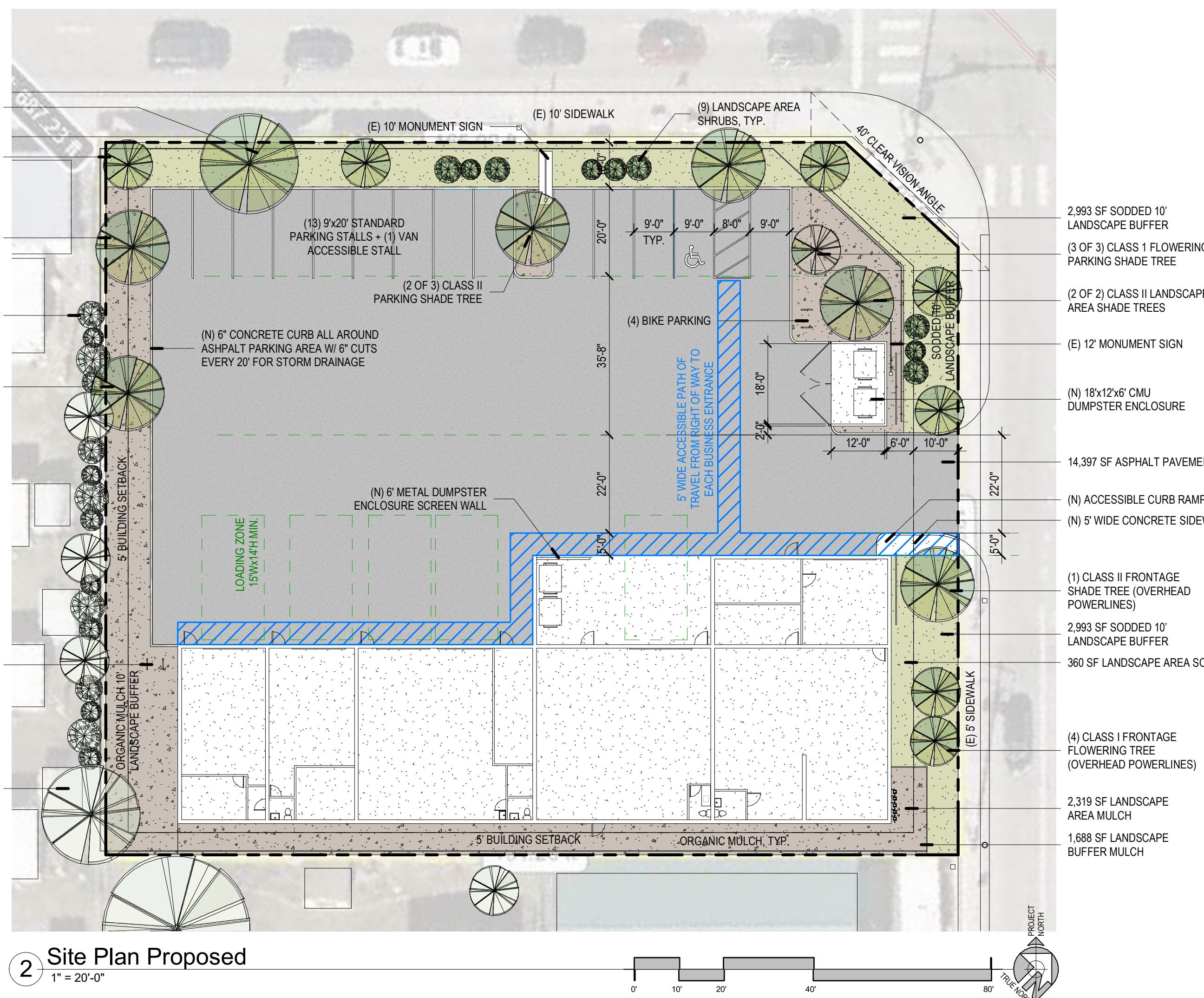
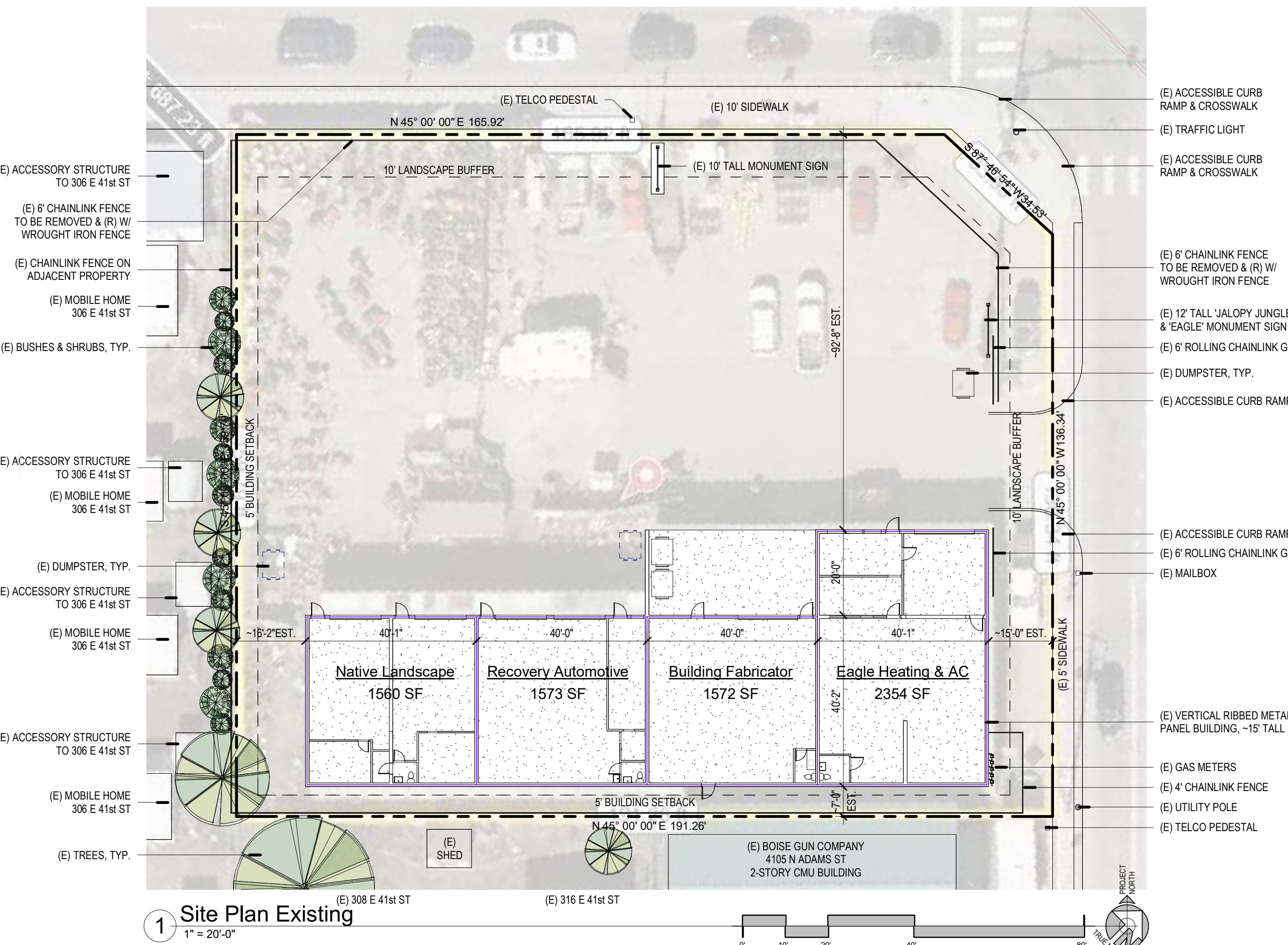
Building Setbacks: 5' Front, Side & Rear

Parking (Table 8-4D-3): Medium Demand for Industry Flex, warehouse, storage, automotive repair & building materials businesses @ 1/1000 SF for 8,200 GSF = 8 stalls required, including 1 ADA Van Accessible stall (per IBC 1105.1/25 stalls provided)

Total Parking Prov'd: 8 stalls (including 1 Van Accessible stall).

Bicycle Racks (8-4D-4): High Demand @ 1/1000 SF for 7,200 GSF = 8 bike stalls require, or 4 U-shaped racks.

No.	Description	Date
Project Status	CUP Application	
Project Number	2446	
Date	8/22/2025	
Drawn by	Erik	
Checked by	Hagen	



Landscaping Requirements

8-4I-3: General Landscaping Standards & Irrigation Provisions:

D. All landscaping shall conform to the standards as set forth in the "Garden City Design and Construction Guide."

F. 70% min. of required landscape area to be covered with vegetation at maturity

1,349 SF OF LANDSCAPE AREA IS REQUIRED (see 8-4I-4.B.1 below)

945 SF OF LANDSCAPE IS REQUIRED TO BE COVERED AT Maturity

K. Planting areas bordering auto zones shall be protected by curbing.

N. All required landscaping shall be provided with an automatically controlled irrigation system.

O. Required landscaping shall be in the most current version of "Tree Selection Guide for Street And Landscapes Throughout Idaho" by Boise park and recreation department (not hard copy).

PER THE TREASURE VALLEY TREE SELECTION GUIDE:

CLASS I TREES: RED OR WHITE FLOWERING CRABAPPLE, OR RED CHOKECERRY

CLASS II TREES: TULIP, HACKBERRY, OR HOPHORNBEAM

CLASS III TREES: KENTUCKY COFFEE TREE, HORSECHESTNUT, OR RED OAK

8-4I-4 Landscaping Provisions:

B.1. 5% of site to be landscaped (excluding buffers)

TOTAL LOT AREA: 31,233 GSF

LANDSCAPE BUFFER: 4,250 GSF

REMANING AREA: 26,983 GSF

1,349 SF REQUIRED LANDSCAPING

B.2. One Class II tree per frontage, plus one Class I tree every 50 LF.

VETERANS 100 LF = 1 CLASS II & 4 CLASS I TREES

ADAMS 160 LF = 1 CLASS II & 4 CLASS III TREES

B.3. One tree per 1,000 SF and one shrub per 150 SF of required landscaped area.

2 LANDSCAPE AREA TREES & 9 LANDSCAPE AREA SHRUBS REQUIRED.

B.4 Trees may be substituted for up to one-half (1/2) of the required shrubs at the rate of one tree for ten (10) shrubs and vice versa.

B.5. Class II or class III trees can be substituted at the rate of two (2) class II trees for every one class II or class III trees.

8-4I-5 Perimeter Landscaping

C.1. A perimeter landscaping area shall be at least ten feet (10') wide measured from the property line to the interior of the lot; C.2. A screen consisting of vegetation shall be at least six (6') wide and six feet (6') in height at maturity; C.3. At least one tree shall be planted for every fifteen (15') linear feet of perimeter length

190 LF along Veterans = 13 ADDITIONAL TREES REQUIRED (WAIVER REQUESTED)

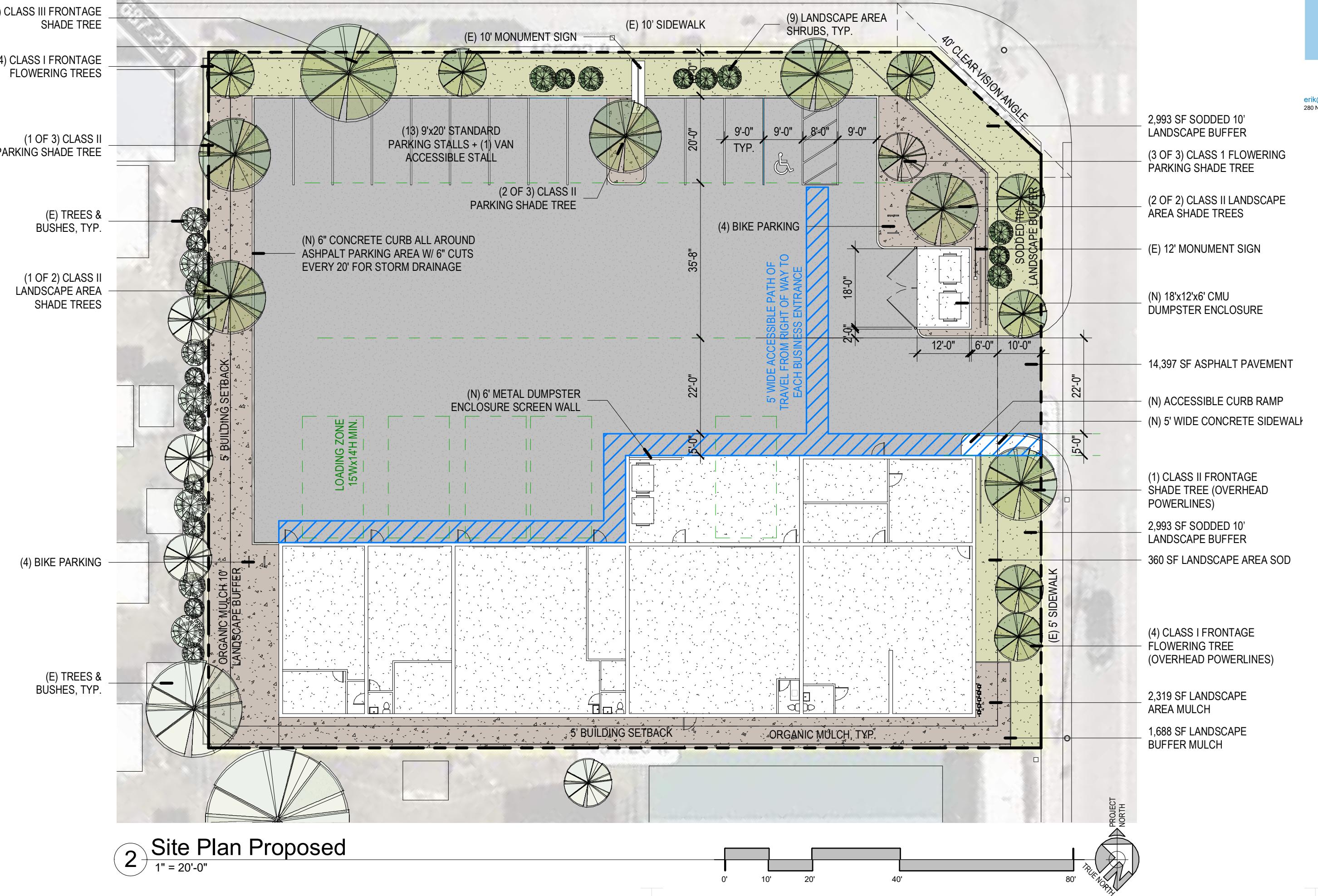
160 LF along Adams = 11 ADDITIONAL TREES REQUIRED (WAIVER REQUESTED)

8-4I-6 Parking Lot Landscape

B.1. General: The provisions of this section shall apply to all new or substantially altered parking lots of five (5) spaces or more. (Ord. 944-12, 5-14-2012)

E.3. Internal shade trees shall be provided at a minimum ratio of one tree planted for every five (5) parking spaces supplied.

3 TREES REQUIRED





August 22nd, 2025

Garden City Development Services
6015 Glenwood St, Garden City, ID 83714
208.472.2900

Re: 4115 Adams CUP 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.
- Ability to Serve
- Location & relationships of proposed building
- Floodplain elevation certification.
- Storm drainage & erosion control

Reason for Request: The structure is existing on site. No improvements, interior or exterior are proposed. This is for legalization of the four existing tenants/use only as the building was originally designed and built to be. The existing occupancies are S-1/F-1. The building is a Pre-Engineered Metal Building with vertical ribbed metal panels. As part of the required site work, that actual impervious surface area will be reduced from what is existing. The subsequent landscaped areas will be able to accommodate this reduction.

We would also like to request a waiver from the following Garden City Municipal Code Sections:

- 8-4A-3:A.C.1. Fences located along a street frontage within the front yard setback shall be limited to 42" in height when within the 10' setback. Otherwise, the fencing may be 6' in height beyond the setback.

Reason for Request: There is an existing 6' chainlink fence around the property that is pertinent to the current existing and future prospective tenants as it provides a secured site as needed by the tenants for their autos, equipment, and supplies.

Furthermore, this waiver request is in line with the Trailwinds Apartments recently completed across Veterans which have a 6' tall wrought iron fence fronting Veterans. And supplemented by the existing 6' chainlink fencing that occurs fronting most existing businesses immediately to the east and west along Veterans Memorial Parkway.

We are proposing an alternative or partial compliance to address the unsightly chainlink fencing by replacing it with 6' wrought iron fencing similar to what is at the Trailwinds Apartments.



- 8-4I-5:C.3. At least one Class I tree shall be planted for every fifteen (15) linear feet of perimeter length.
 - 24 additional Class I trees required.

Reason for Request: The site is existing and limited in nature and the existing building is about 7' from the fence along the south property line. It is a back alley way of sorts and any landscaping in there will be hard-pressed to survive with the existing 2-story Boise Gun Company building to the south blocking sunlight and access.

Also, the buffer zone to the residential Mobile Home park to the east already has a substantial landscape buffer of 4 trees and several mature bushes existing between properties and in & out of the existing fence that is located on the Mobile Home Park property.

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

Sincerely,

Erik Hagen, AIA LEED