



CONDITIONAL USE PERMIT

Permit info: CUPFY2024-0005

Application Date: 1/16/2024 Rec'd by: CW

FOR OFFICE USE ONLY

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

APPLICANT	PROPERTY OWNER
Name: PATRICK MCKEEGAN ARCHITECT	Name: PAUL BABICHENKO
Company: PMA INC	Company: SAHARA GROUP LLC
Address: POB 5845	Address: 199 E. 52ND ST. STE. 100
City: BOISE	City: GARDEN CITY
State: ID Zip: 83705	State: ID Zip: 83714
Tel.: 208-573-1415	Tel.: 208-941-3448
E-mail: pat.pma.boise@gmail.com	E-mail: paul@saharacase.com

PROPERTY AND DESIGN INFORMATION

Site Address: 199 E 52ND ST. STE. 140

Subdivision Name: BRADLEY PARK SUB 1	Lot: 1	Block: 3
Tax Parcel Number: R1055420181	Zoning: C2	Total Acres: 1.79
Proposed Use: RETAIL STORE RETAIL PRODUCTION	Floodplain: YES	NO

Describe the proposed use:
COMMERCIAL COFFEE ROASTING.

Check any that are applicable to this application:	<input type="checkbox"/> I will build a new structure
If any boxes are checked, attach the Design Review Application	<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?

MAIN USES ARE ALLOWED AND COMPATIBLE WITH THE C2 ZONE. CUP IS FOR COFFEE ROASTING WHICH IS COMPATIBLE, THERE ARE OTHER COFFEE ROASTERS IN THE VICINITY.

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

YES EXISTING BUILDING AND SITE.

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

NO DETRIMENTAL EFFECT, SAME USE EXISTING IN VICINITY OF THIS USE.

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

COFFEE ROASTING IS LISTED AS A CONDITIONAL USE IN C2 ZONE

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

EXISTING AT STREET

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.



1-2-23

Signature of the Applicant

(date)



1-2-23

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
- Will Serve Letter
- 11"x17" Site Plan
- Irrigation/Ditch Company Authorization Letter
- Photos of Site
- Neighborhood Meeting Verification
- Affidavit of Legal Interest
- Waiver Request of Application Materials IN COMPLIANCE STATEMENT

**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

NA 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:

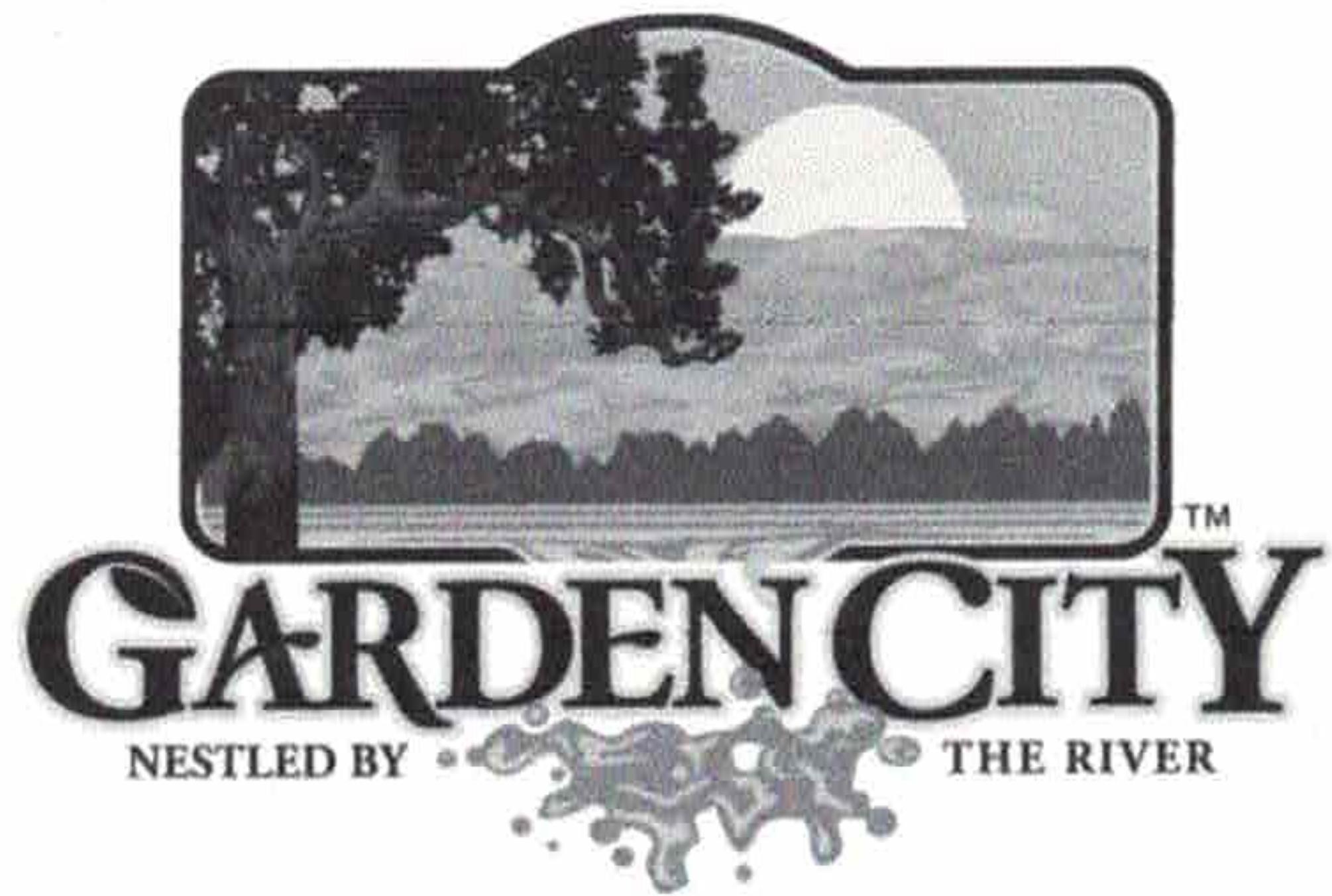
Required if irrigation canal/irrigation ditch runs through property or along property lines
NA

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
INCLUDED IN COMPLIANCE STATEMENT



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, Paul Babichenko, Sahare Group LLC, 901 N Cole Rd

Name

Address

Boise

City

ID, 83704

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 PMA Inc

Name

PO Box 5845

Address

to submit the accompanying application pertaining to that property.

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.

Dated this 13 day of Dec, 2021

Ashli C. Eades

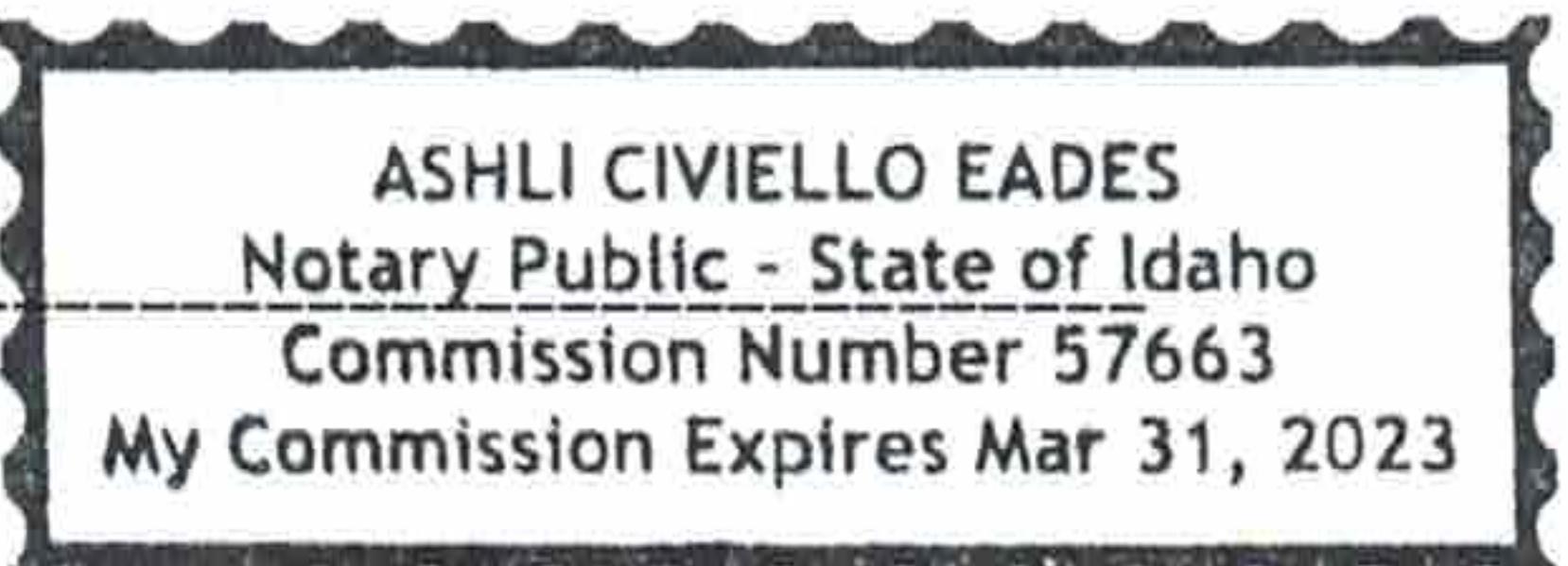
Signature

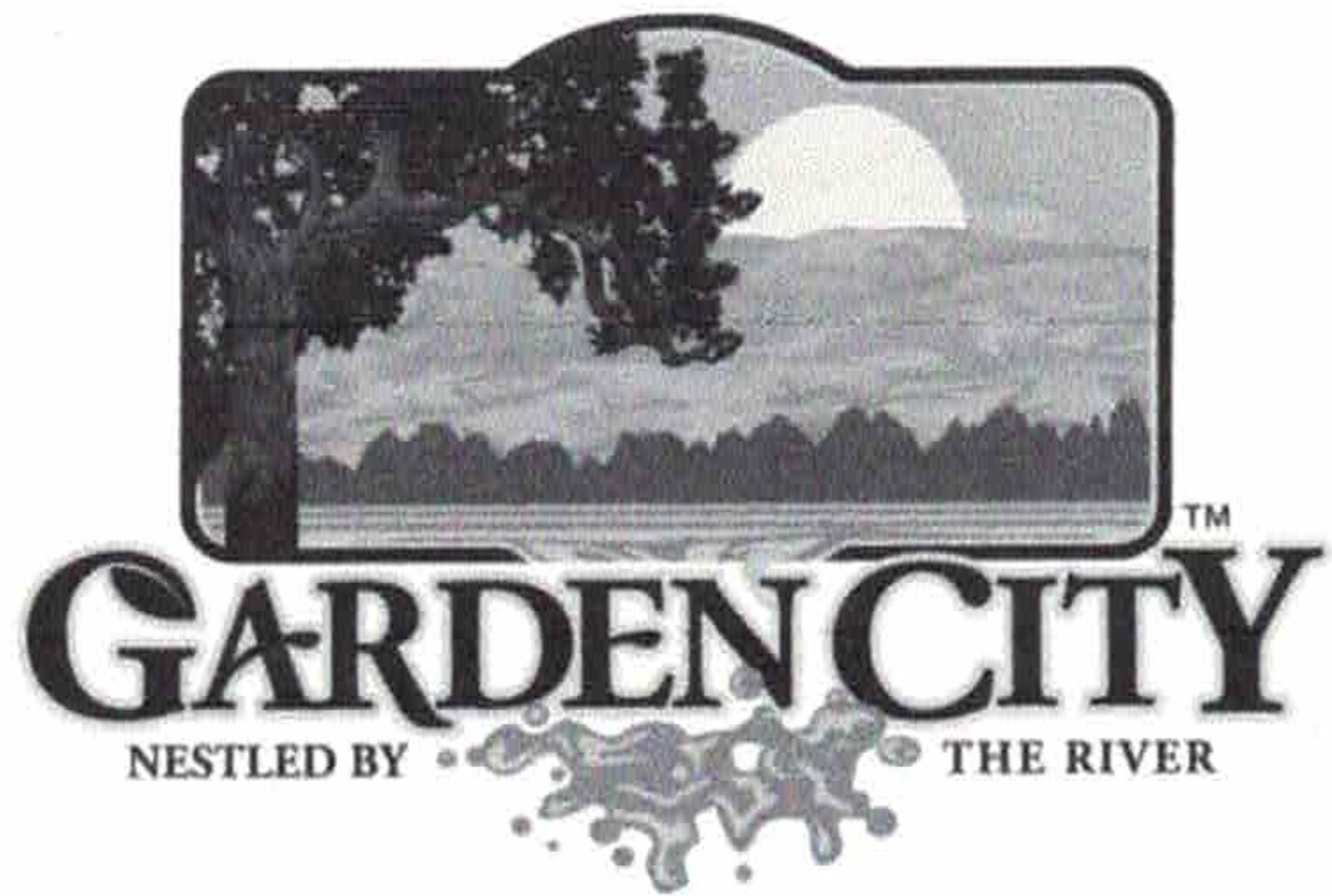
Subscribed and sworn to before me the day and year first above written

ASHLI CIVIELLO EADES
Notary Public for Idaho

Residing at: Boise, ID

My Commission expires 03/31/23





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Phone 208-472-2921 • Fax 208-472-2926
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Affidavit of Legal Interest

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)SS

County of Ada)

I, Paul Babichenko, Sahare Group LLC, 901 N Cole Rd

Name

Address

Boise

City

ID, 83704

State and Zip

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Signature

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

ASHLI CIVIELLO EADES
Notary Public for Idaho

Residing at: Boise, ID

My Commission expires 03/31/23

ASHLI CIVIELLO EADES
Notary Public - State of Idaho
Commission Number 57663
My Commission Expires Mar 31, 2023

PMA Inc. dba



PO Box 5845, Boise, ID 83705-0845
208.573.1415
pat.pma.boise@gmail.com

January 12, 2024

Garden City Planning

Re: Kegforce Coffee CUP Application Compliance Statement and Statement of Intent

Sir / Madam:

Kalifornia Syndicate LLC dba Kegforce Coffee is leasing space at 199 E. 52nd Street, Ste. 140. The applicant is requesting a Conditional Use Permit to allow roasting of coffee beans, which is required in the C2 zone.

In addition to the small batch roasting Kegforce was previously permitted for:

- Retail and commercial sales and storage of Commercial draft equipment and related keg and keg equipment,
- Bulk retail sales and storage of coffee, tea and coffee and tea in kegs,
- Showroom area for display for items for sale,
- A sales counter for preparation and sale of coffee and tea beverage and pastries prepared off site to customers.

The existing exterior and site will remain as it presently is. The proposed use will not negatively affect the adjacent properties. The roaster will be vented through a chaff collection and cooling unit that minimizes odor. Two other roasters, Moxie Java and White Cloud, are in the same vicinity.

We are asking for a waiver to the following CUP Check list requirements for the reasons listed below.

Landscape plan - No change is required to the landscaping as a part of this application.

Building Elevations – No change is being made to the exterior of the building. If exterior signage is desired it will be a separate application.

Public School Checklist – The building and project is not a public school.

Public Utility Plans – No site utility work is being done as a part of this application.

Sincerely,

PMA, Inc. dba

A handwritten signature in black ink, appearing to read 'Patrick McKeegan'.

Patrick McKeegan Architects
Principal Architect

Owner: Sahara Group LLC
Paul Babichenko
208-941-3448 paul@saharacase.com

Address: 199 E. 52nd ST / 5125 N. SAWYER AVE.

Parcel No.: R1055420181

Legal Descp.: POR LOT 01 BLK 03 IN TCA 06 BRADLEY
PARK SUB NO 01 Section 31 4N2E

Zone: C2 (LOT AND ADJACENTS PARCELS)

Site Area: (1.79 AC.) 77,908 SF 100%

Building Area: 199 (1) 10,612 SF 14%
199 (2) 2,500 SF
5125 (1) 8,758 SF 12%

Paving / Sidewalks: 34,920 SF 46%

Landscaping: 22,155 SF 28%

PARKING

Parking Spaces Provided: 33

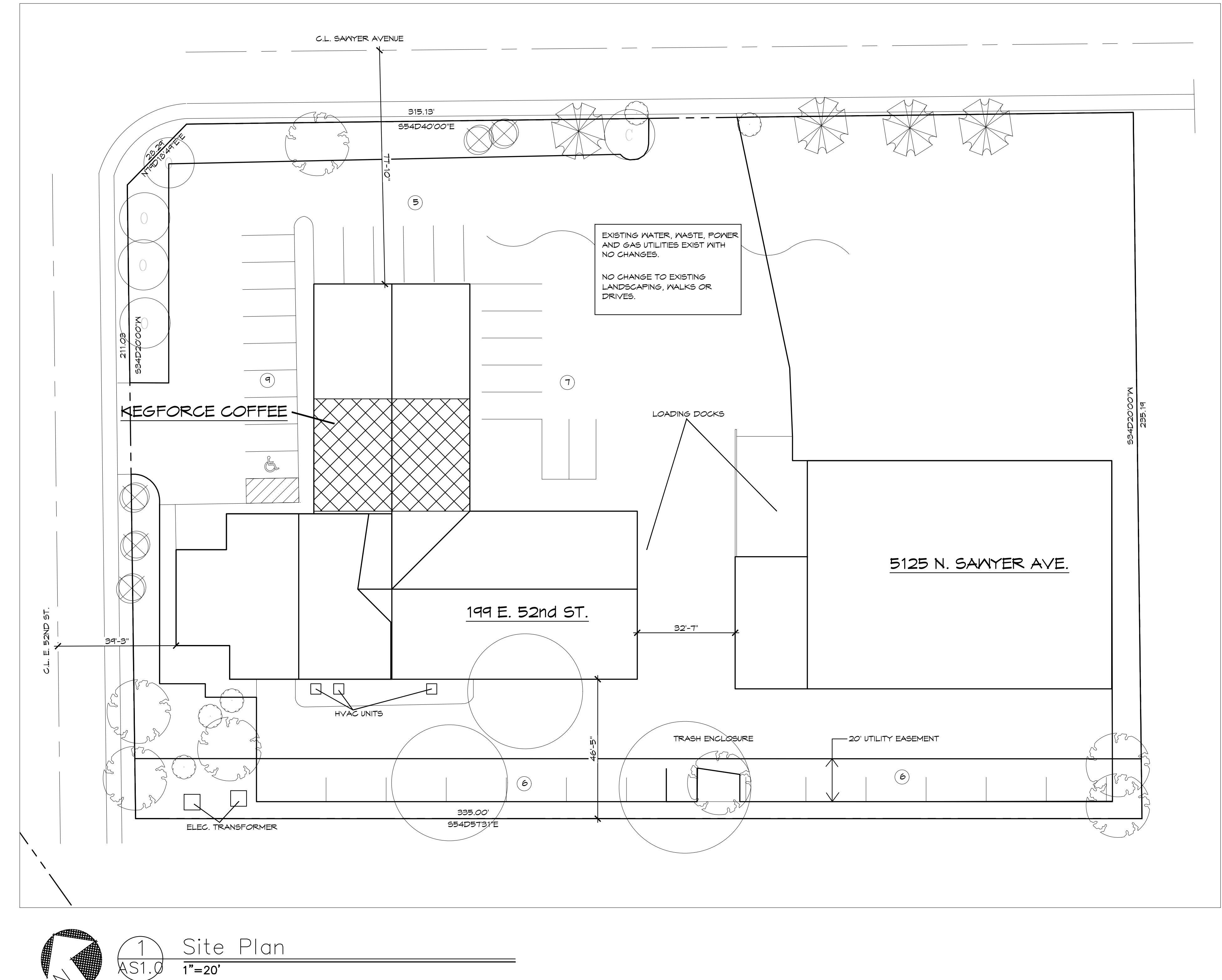
Required Parking Spaces:
First Office 2978/300 10
First F-1 7555/600 13
Second Office 2369/300 4
Total Required: 27

BUILDING

Occupancy Group: B, F-1, S-1 as Non-Separated Use

Construction Type: II-B

Allowable Area: 17,500 S.F. (S-1 Worst Case)



Four empty triangles are arranged horizontally, intended for children to draw inside.

© Patrick McKeeegan Architects
Boise, Idaho 83705 – (208) 573-1415
PROJECT: 222019 DATE: 1-30-2023 DRAWN: Mc
STATE OF IDAHO
www.mckeeeganarch.com
COPYRIGHT © PATRICK MCKEEEGAN ARCHITECT. DRAWINGS MAY NOT BE REUSED WITHOUT WRITTEN PERMISSION OF ARCHITECT.

199 E. 52ND STREET, STE. 140 GARDEN CITY IDAHO 83714

Untitled Map

199 E. 52ND ST STE. 140
AERIAL VIEW FROM WEST

Legend

STE.140
KEGFORCE

199 E 52ND PAUL B OFFICE

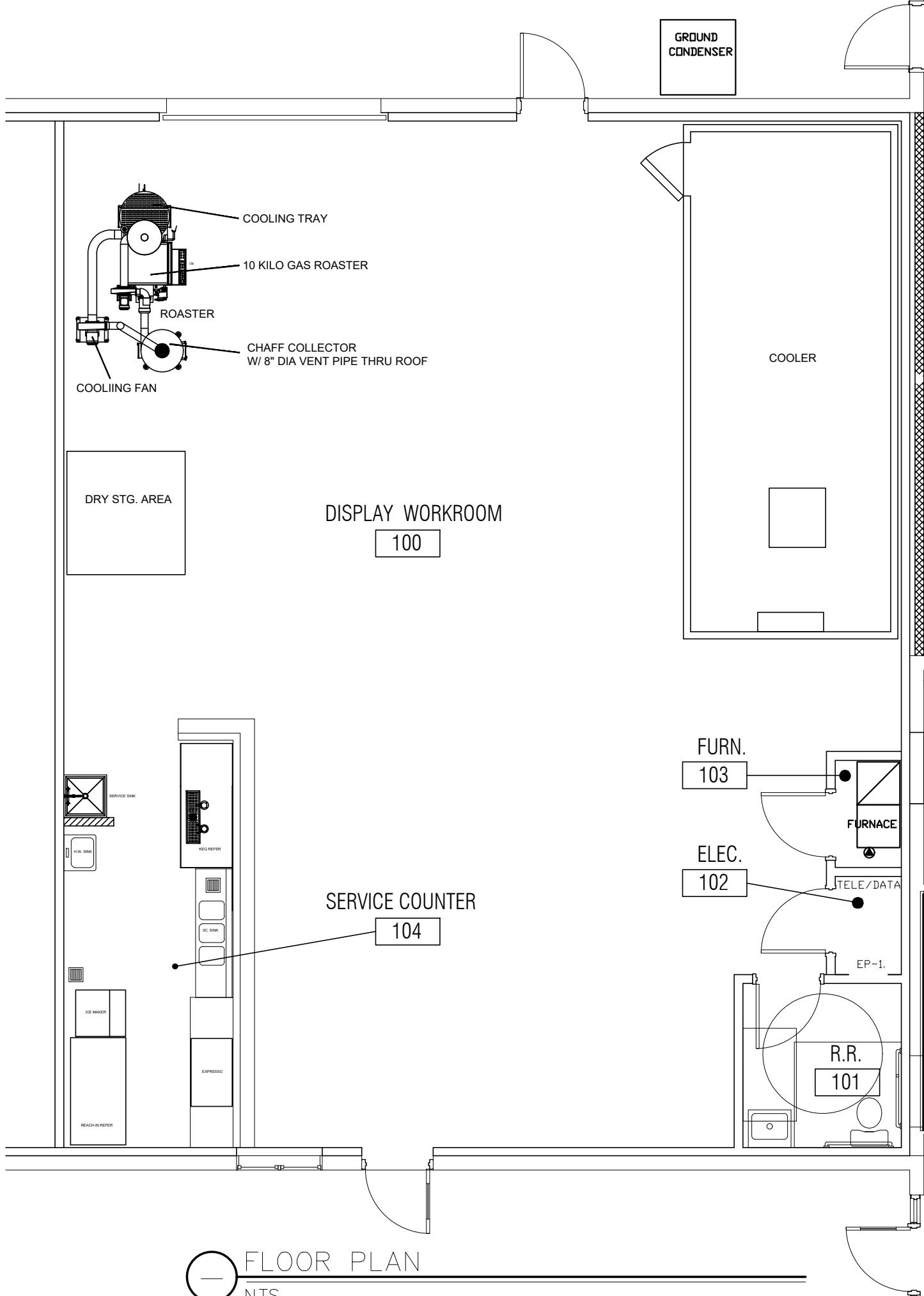


Google Earth

Image Landsat / Copernicus

70 ft





FLOOR PLAN
N.T.S.



Form Request to Obtain Fire Flow Test

Permit info: FF2024-0015

Application Date: 1/16/2024 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 Kegforce Coffee CUP **Project Address:** 199 E.52ND ST STE. 140

Parcel # R1055420181 **Lot:** 1 **Block:** 3 **Subdivision:** BRADLEY PARK SUB 1

APPLICANT:

Name: PATRICK MCKEEGAN ARCHITECT

E-mail: pat.pma.boise@gmail.com

Phone: 208-573-1415

Contact Cell: _____

Fax: _____

Address: POB 5845

Boise, ID 83705-0845

City, State, Zip: _____

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

Garden City CUP, number not assigned yet

Fees to Obtain Fire Flow:

Water Observation

(See Fee Schedule)

1-30-23

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.



ABILITY TO SERVE REQUEST

Permit info: ATSFY2024-0008
Application Date: 1/16/24 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: PMA INC Name: PATRICK MCKEEGAN E-mail: pat.pma.boise@gmail.com
Address: POB 5845 City: BOISE State ID Zip: 83705-0845
Office Phone: 208-573-1415 Cell: _____ Fax: _____

SITE INFORMATION

Project Description KEGFORCE COFFEE TI CUP
Project Street # 199 Street Name: E. 52ND ST. STE. 140
Subdivision: BRADLEY PARK SUB 1 Lot: 1 Block: 3 Parcel #: R1055420181

Number of Units _____ SERVICE TO THE BUILDING IS EXISTING WITH NOT CHANGE

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 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		1	<i>Please provide square footage area for all seating:</i>
3/4" Bathtub Fill Valve			Sinks/Clinic Faucet			Indoor
Bidet			Sinks/Clinic Flushometer Valve with or without faucet			Outdoor
Clothes washer			Sinks/Special Purpose 1-1/2"		1	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	1		Washfountain, circular spray			
Lavatory, in sets of two or three			Water Closet, 1.6 GPF Gravity Tank/Flushometer		1	
Lawn Sprinkler, each head			Tank/Flushometer Valve			
			Water Closet, greater than 1.6 GPF Gravity			
			Tank/Flushometer Valve			

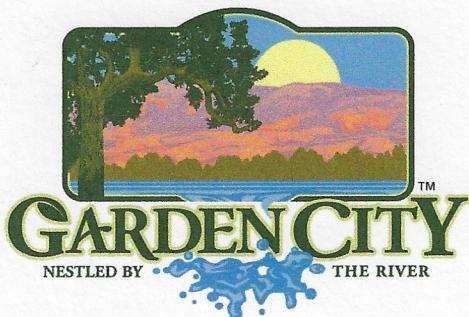
The applicant is responsible to **submit 2 copies and a digital copy** of the following information for Ability To Serve Letter:

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: _____

Patrick M. McKeegan _____ DATE: 1-30-23



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

Affidavit of Neighborhood Meeting

State of Idaho)
)SS

County of Ada)

I, PATRICK MCKEEGAN

POB 5845

Name (be full legal name)

Address

BOISE

ID 83705-0845

City

State and Zip

Being first duly sworn upon oath, depose and say:

1. That I provided the attached notice to all individuals owning property within 300' of 199 E. 52ND ST. STE. 140 (project address) Garden City, Idaho.
2. The list of individuals that I sent the notice to include all entities that were on the 300' radius list provided by the city of Garden City.
3. I posted the site in accordance with the requirements found in Garden City Code 8-6A-7. B.1, affidavit thereof attached.
4. The location of the meeting was 199 E. 52ND ST. STE. 140
5. The date of the meeting was: 01-15-2024, a Monday, Tuesday, Wednesday, Thursday, or Friday (please circle the day of the week). (must be a weekday not less than 10 days ahead of this submittal and not more than three months ahead of this submittal).
6. The time of the meeting was: 6 pm. (must be between 5:30pm - 8:00pm)
7. I remained on site from 6 pm to 6:30 pm (must be on site a minimum of 30 minutes even if no one is in attendance).
8. The attached sign-in sheet includes all attendees.

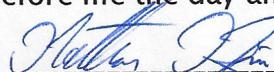
Dated this 16 day of January, 2024.

, 2024.



Signature

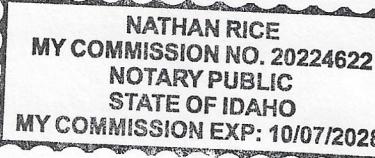
Subscribed and sworn to before me the day and year first above written



Notary Public for Idaho

Residing at: D. L. Evans Bank

My Commission expires 10/07/28



REQUIRED ATTACHMENTS

1. Neighborhood meeting notice
2. Affidavit of posting
3. Sign in sheet

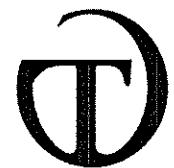
Neighborhood Meeting Sign-in Sheet Template

Day: Monday

Date: January 15, 2024

Time: 6:00 PM

Project Synopsis: CUP for Kegforce Coffee to roast coffee at 199 E. 52nd St. Ste. 140 Garden City ID



TitleOne
a title & escrow co.

Order Number: 21430922

Warranty Deed

For Value Received,

Special Olympics Idaho, Inc., an Idaho non-profit corporation, the Grantor, does hereby grant, bargain sell and convey unto, **Sahara Group LLC, an Idaho limited liability company**, whose current address is **901 N. Cole Road, Boise, ID 83704**, the Grantee, the following described premises, in **Ada County, Idaho**, To Wit:

See Exhibit A, attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

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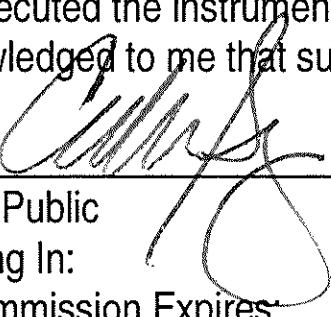
Dated: 11/10/21

Special Olympics Idaho, Inc., an Idaho non-profit corporation

By: 
Kristi Kraft, Chief Executive Officer

State of Idaho, County of Ada, ss.

On this 10th day of November, in the year of 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Kristi Kraft, known or identified to me to be the Chief Executive Officer of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.


Notary Public
Residing In:
My Commission Expires:
(seal)

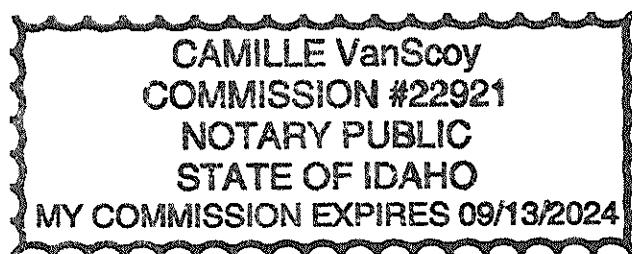


EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

Lot 1 in Block 3 of Bradley Park No. 1 Subdivision, according to the official plat thereof, filed in Book 56 of Plats at Page(s) 5198 through 5200, and as Amended by an Affidavit recorded May 12, 1989 as Instrument No. 8921594, official records of Ada County, Idaho.