



CONDITIONAL USE PERMIT

Permit info: CUPFY2023-0011Application Date: 7/14/2023Rec'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: Carlo R. Cantu	
Company: Hatch Design Architecture		Company: CRC Design-Build Systems LLC	
Address: 200 W. 36th Street		Address: 2016 S 45th Street	
City: Boise		City: McAllen	
State: IDAHO	Zip: 83714	State: TX	Zip: 78503
Tel.: 208-475-3024		Tel.: (208) 972-1192	
E-mail: jeff@hatchda.com		E-mail: carlo@crcdesign-build.com	

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

5586 N Maple Grove RD Garden City, ID 83714

Subdivision Name:

4N 1E 26

Lot:

n/a

Block:

n/a

Tax Parcel Number:

S0526417340

Zoning:

C-2

Total Acres:

0.491

Proposed Use:

Coffee Shop

Floodplain:

YES

NO**Describe the proposed use:**

This will be a drive-through only Starbucks coffee shop.

Will you be making changes to the structure(s)? n/a 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:

Yes

I will build a new structure

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

I will add 25% or more to the floor area of an existing building

I will alter, replace rehabilitate or restore 25% or more of a store façade.

How is the use appropriate to the location, the lot, and the neighborhood, and is compatible with the uses permitted in the applicable zoning district?

The C-2, General Commercial Zoning, works well with the proposed use of this project. The project is located near existing residential homes and commercial workplaces, further nurturing the city and its image. The project is also located on high-traffic roads, providing further business and options to customers.

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. By being drive-through or walk-up only, customers are encouraged to walk or bike improving their health. The proposed project will also transform and utilize empty lot into a premier community destination.

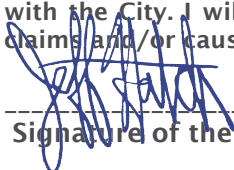
How does the use support the goals of the Comprehensive Plan?

This project supports the Garden City Comprehensive Plan goals by taking an empty lot and improving the city image through its design. The site also serves the city as a meeting place destination for all members of the community and surrounding areas. The site is also dedicated to pedestrian and bicycle circulation encouraging the use of public transit.

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

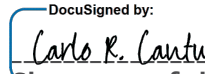
This proposed use is located on the corner of S Maple Grove Road and W. Chinden Boulevard, where there are multiple bicycle pathways along the roads. There is also bus stops located .01 miles away from the site property allowing for ease of use of public transit.

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)

7/13/23



Signature of the Owner (date)

7/13/2023 | 10:00 AM PDT

APPLICATION INFORMATION REQUIRED**NOTE: AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED****INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES****ONE (1) HARD COPY OF EACH CHECKLIST ITEM REQUIRED:**

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

**PLEASE CHECK THE FOLLOWING:****INFORMATION REQUIRED ON COMPLIANCE STATEMENT AND STATEMENT OF INTENT:**

- ☐ Statement explaining how the proposed use(s) is compliant with the standards of review for the proposed application. Cite the ordinances the proposed use(s) is compliant with
- ☐ Should include purpose, scope, and intent of project
- ☐ Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community

INFORMATION REQUIRED ON NEIGHBORHOOD MAP:

- ☐ 8 ½" x 11" size minimum
- ☐ Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- ☐ Impact of the proposed siting on existing buildings, structures, and/or building envelopes

INFORMATION REQUIRED ON SITE PLAN:

- ☐ Scale not less than 1" = 20', legend, and north arrow.
- ☐ Property boundary, dimensions, setbacks and parcel size.
- ☐ Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone
- ☐ Building envelope dimensions with the center of the envelope location established in relation to the property lines
- ☐ Adjacent public and private street right of way lines
- ☐ Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations

- ☐ 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."



**HATCH
DESIGN
ARCHITECTURE**

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

March 6, 2021

Compliance Statement and Statement of Intent

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

Re: **Conditional Use Permit for the Starbucks Project**
Located at: 5586 N Maple Grove Rd, Garden City,
ID 83714

Dear Planning Staff,

The proposed project would be complimentary to the surrounding residential and commercial districts by creating a neighborhood destination.

The proposed project would have a total area of approximately 0.49 acres which will consist of 1 Drive-Thru Starbucks. On-site there will be 12 parking spaces including 1 ADA accessible parking space. In addition to the drive-thru window there is also a walk-up window designated for pedestrians and bicyclists. The site has been designed with safety and comfort in mind by having unobstructed views in the parking lot while also having clear signage alerting drivers to pedestrian pathways on site. The site also has strong tiebacks to the community by being located between multiple Residential zones and by being near 2 Bus Stop locations encouraging the use of public transport.

In an effort to engage the surrounding community and those who reside there, a neighborhood meeting was organized. _____

The scope of this project would add a new structure to an undeveloped site and create a neighborhood destination center through an inclusive environment meant to encourage community connections.

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
- Water

Map Scale: 1,392.94



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 Starbucks, Garden City Project Address: 5586 N Maple Grove RD Garden City, ID 83714

Parcel # S0526417340

Lot:

Block:

Subdivision: 4N 1E 26

APPLICANT:

Name: Jeffery L. Hatch

E-mail: Jeff@hatchda.com

Phone: (208)475-3204

Contact Cell: (208)412-9250

Fax: (208)475-3205

Address: 200 W 36th St

City, State, Zip: Boise, ID 83714

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

CUP & Design Review for Garden City

Fees to Obtain Fire Flow:

Water Observation

(See Fee Schedule)

APPLICANT'S SIGNATURE: _____

Jeff Hatch

DATE: 6/27/2023

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



ABILITY TO SERVE REQUEST

Permit info: _____

Application Date: _____ 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: Hatch Design Architecture Name: Jeff Hatch E-mail: jeff@hatchda.com
 Address: 200 W. 36th Street City: Boise State ID Zip: 83714
 Office Phone: 208-475-3204 Cell: 208-412-9250 Fax: 208-475-3205

SITE INFORMATION

Project Description: Drive-Thru Starbucks Coffee Shop
 Project Street # _____ Street Name: W Chinden Boulevard
 Subdivision: 4N 1E 26 Lot: _____ Block: _____ Parcel #: S0526417340

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: __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	1	Sinks/Special Purpose 1-1/2"	0	0	Outdoor
Dental Unit, cuspidor	0	0	Sinks/Special Purpose 2"	0	0	Bar
Dishwasher, domestic	0	0	Sinks/Special Purpose 3"	0	0	Banquet
Drinking Fountain or Watercooler	0	0	Sinks/Kitchen, domestic	0	5	Other
Food-Waste-Grinder, commercial	0	0	Sinks/Laundry	0	0	
Floor Drain	0	2	Sinks/Service or Mop Basin	0	2	
Hose Bibb	0	1	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	0	1	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	0	1	
Lawn Sprinkler, each head	0	10	Water Closet, greater than 1.6 GPF Gravity Tank/Flushometer Valve	0	0	

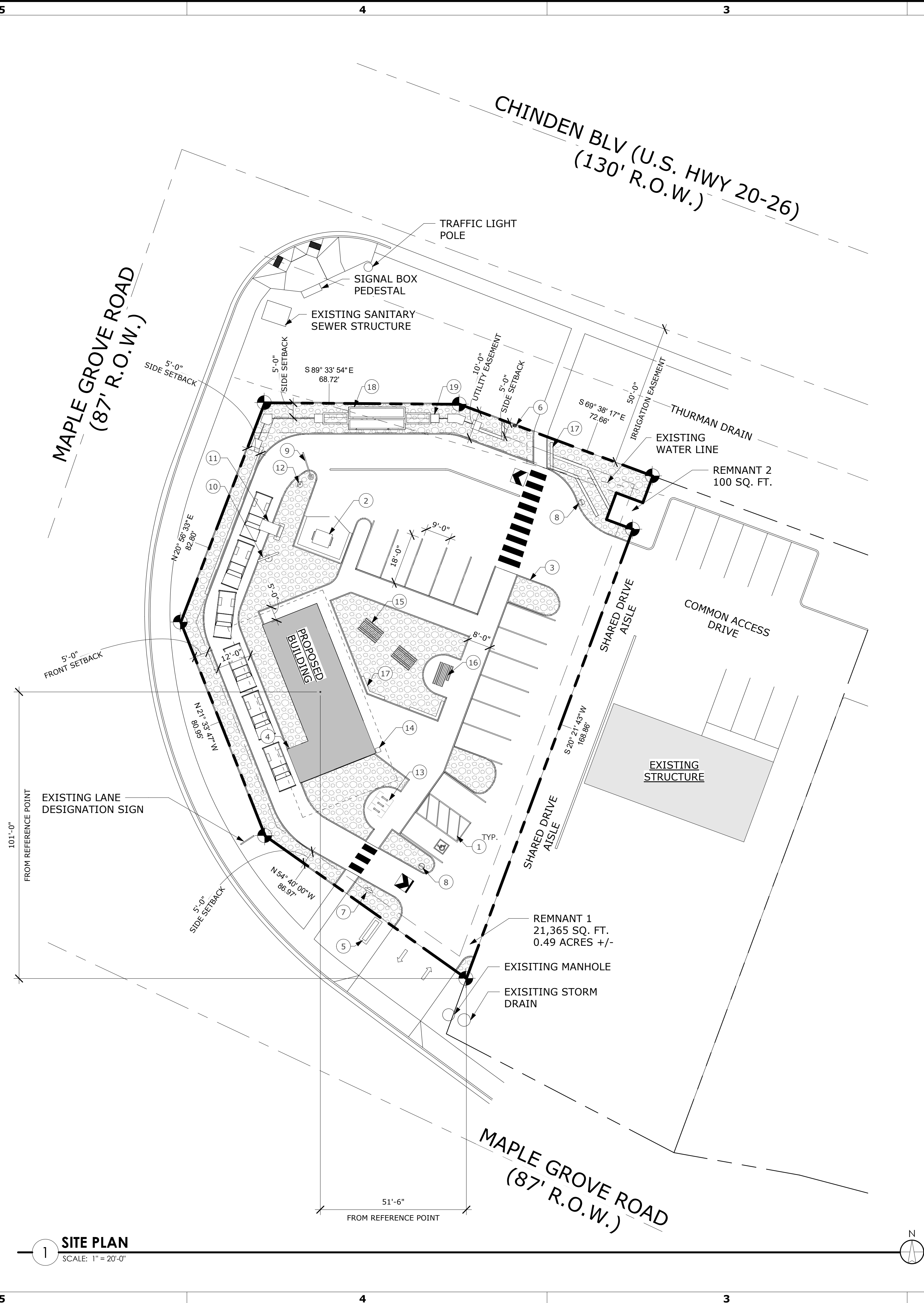
The applicant is responsible to **submit 2 copies and a digital copy** of the following information for Ability To Serve Letter:

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: _____ DATE: _____

7/13/2023 12:18:02 PM



1 SITE PLAN
SCALE: 1" = 20'-0"

GENERAL NOTES	
A.	MECHANICAL SYSTEMS HOUSED ON THE ROOF WITH PARAPET SCREENING.
B.	ALL DIMENSIONS ARE TO FACE OF CURBS.

KEYNOTE	
##	DESCRIPTION
1	ACCESSIBLE PARKING STALL WITH ACCESS AISLE
2	TRASH ENCLOSURE
3	6" CONCRETE CURB TYPICAL
4	METAL BOLLARD
5	EXISTING MONUMENT SIGNAGE
6	FIRE HYDRANT
7	MONUMENT SIGNAGE, BY OWNER
8	DRIVE-THRU DIRECTIONAL ENTRANCE/EXIT SIGNAGE
9	CLEARANCE BAR
10	MENU BOARD
11	DIGITAL ORDER SCREEN WITH CANOPY
12	PRE-MENU BOARD
13	BICYCLE RACKS
14	TRASH BIN
15	SITE SEATING AND TABLES
16	ADA SITE SEATING AND TABLES
17	CAST-IN-PLACE CONCRETE RETAINING WALLS
18	CAST-IN-PLACE CONCRETE RETAINING PLANTER WALLS
19	GABION RETAINING PLANTER WALLS

SITE RECAP	
ZONING: C-2 GENERAL COMMERCIAL	
TOTAL PROJECT SITE: 21,365 SF (0.49 ACRES +/-)	
PARCEL NUMBER: S0526417340	
PROPOSED BUILDING FOOTPRINT:	
PROPOSED BUILDING	1,275 SF
TOTAL	1,275 SF (6%)
NET LOT COVERAGE:	
IMPERVIOUS SURFACE	14,006 SF (66%)
LANDSCAPING	6,084 SF (28%)
TOTAL	20,090 SF (94%)
SETBACKS: FRONT - 5'-0" SIDE - 5'-0" REAR - 5'-0"	
PARKING:	
REQUIRED: 1 SPACE PER 500 SF	
1 SPACE PER 500 SF (BICYCLE)	
1,168 SF / 500 SF = 3 SPACES	
HC ACCESSIBLE - 1 SPACE	
BICYCLE - 3 SPACES	
PROVIDED: HC ACCESSIBLE 1 SPACES	
STANDARD 12 SPACES	
TOTAL 13 SPACES	
BICYCLE 3 SPACES	

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ARCHITECTURE
200 WEST 36TH ST.
BOISE, IDAHO 83714
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FAX (208) 475-3205
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NOT FOR CONSTRUCTION

NEW CONSTRUCTION FOR:

STARBUCKS - GARDEN CITY

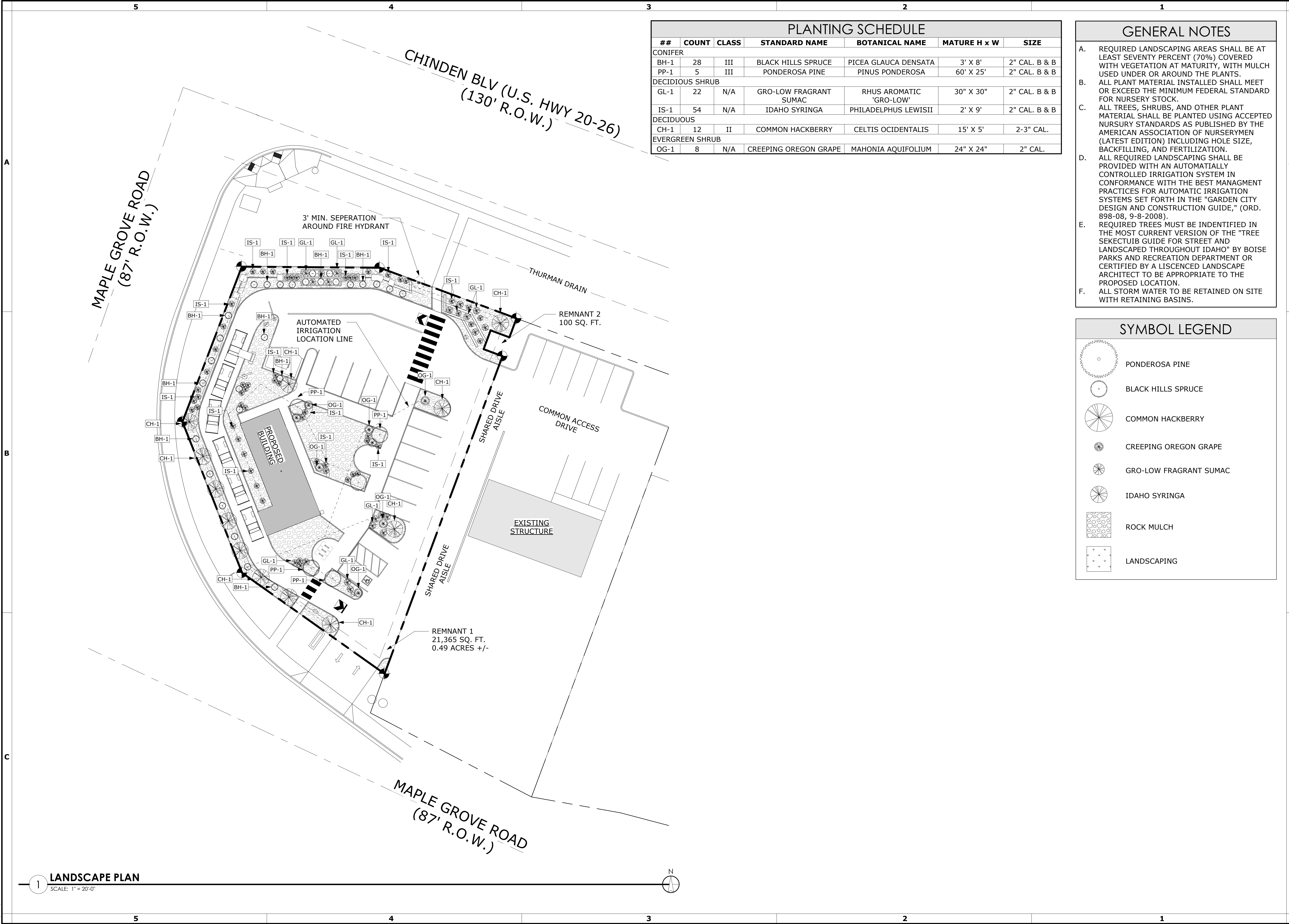
5586 N MAPLE GROVE RD. GARDEN CITY, ID 83714

DATE:	7/13/2023
DRAWN BY:	KR
CHECKED BY:	JLH
JOB NUMBER:	23128

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A-1.0

7/13/2023 12:12:29 PM



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NEW CONSTRUCTION FOR:

STARBUCKS - GARDEN CITY

5586 N MAPLE GROVE RD. GARDEN CITY, ID 83714

DATE	DESCRIPTION - COMMENTS
7/13/2023	

DATE: 7/13/2023
DRAWN BY: KR
CHECKED BY: JLH
JOB NUMBER: 23128

SHEET TITLE:

LANDSCAPE
PLAN

SHEET NUMBER:

L-1.0

STARBUCKS | CHINDEN BLVD. & MAPLE GROVE

SITE PHOTOS



North of Property looking South



South of Property looking North



East of Property looking West



West of Property looking East



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200 w 36th street, Garden City, Idaho 83714 • phone 208.475.3204 • fax 208.475.3205 • email info@hatchda.com

Waiver Request of Application Materials

July 27th, 2023

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

Re: **Conditional Use Permit for Starbucks Drive-Thru Located
at: 5589N Maple Grove RD, Garden City, ID 83714**

Dear Planning Staff,

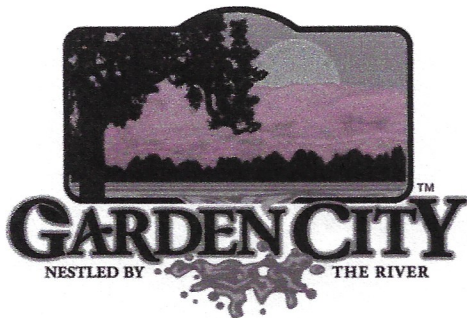
Below is a list the application materials requested to be waived for the Conditional Use Permit:

1. Irrigation/Ditch Company Authorization Letter
2. Structural Documentation

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

Sincerely,

Jeff Hatch, AIA LEED AP
HATCH DESIGN ARCHITECTURE



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)
County of Ada)SS

I, Carlo R. Cantu, 2016 S. 45th Street
Name Address
McAllen, TX 78503
City State and Zip

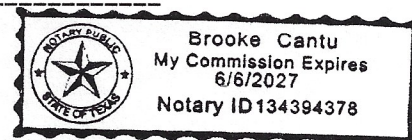
Being first duly sworn upon oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission
to Hatch Design Architecture, 5586 N Maple Grove RD. Garden City, ID. 83714
Name 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 12th day of July, 2023

Signature [Signature]

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



B. Cantu
Notary Public for Idaho
Texas

Residing at: 2016 S. 45th St. McAllen, Tx 78503

My Commission expires 6/6/2027