



CONDITIONAL USE PERMIT

Permit info: CUPFY2023-0004

Application Date: 1/4/2023 Rec'd by: CW

FOR OFFICE USE ONLY

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

| APPLICANT | PROPERTY OWNER |
|---------------------------------------|---------------------------------------|
| Name: Michael Slavin | Name: Casino Beach, LLC |
| Company: Accomplice | Company: Casino Beach, LLC |
| Address: 404 S. 8th Street, Suite 300 | Address: 404 S. 8th Street, Suite 300 |
| City: Boise | City: Boise |
| State: ID Zip: 83714 | State: ID Zip: 83714 |
| Tel.: 208-900-8028 | Tel.: |
| E-mail: michael@accomplice.group | E-mail: |

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

Site Address: 300, 304, 310, 318, 303 E. 34th Street, and 3342 N. Carr Street, Garden City, 83714

| | | |
|----------------------------------|-------------|--------------|
| Subdivision Name: Fairview Acres | Lot: | Block: |
| Tax Parcel Number: | Zoning: | Total Acres: |
| Proposed Use: Lodging | Floodplain: | YES NO |

Describe the proposed use:

| | | |
|---|-------------------------------------|---|
| Will you be making changes to the structure(s)? | YES | NO <input checked="" type="checkbox"/> |
| If no, will you be changing the occupancies as defined by the IBC? | YES | NO <input checked="" type="checkbox"/> |
| Check any that are applicable to this application: | <input checked="" type="checkbox"/> | I will build a new structure |
| <i>*If any of the first three boxes are checked, a Design Review Application is required*</i> | | <input type="checkbox"/> I will add 25% or more to the floor area of an existing building |
| | | <input type="checkbox"/> I will alter, replace rehabilitate or restore 25% or more of a store façade. |

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

The property for the proposed use is C-2 zoned. Parking for the lodging use has been pre-approved during our PUD application hearing process. The use is in conformance with the Comprehensive Plan - please refer to the Statement of Intent and Compliance Statement. The structure for the lodging use was approved by design review - during our PUD hearing process SUBFY2021-0005

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

Yes. All the above considerations were taken into place during our intial PUD application and subsequent approval - SUBFY2021-0005

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

The project provides public access to the Boise River and Boise River Greenbelt as well as offers plenty of community open space and meeting places to support the Surel Mitchell First Friday events.

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

Please refer to the accompanying Compliance Statement.

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

The proposed use is adjacent the intersection of 34th Street and the Boise River Greenbelt.

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:

- 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 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

- 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 ¼"= 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."

Exhibit 2

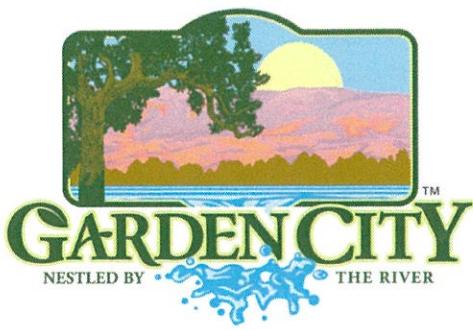
Hotel Renderings



Exhibit 3

Dedicated Hotel Parking - 7 spaces





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, Bryan Shepherd,
Name (must be primary owner as noted in Ada County Assessor's records) 4045 8th Street
Address
Boise
City ID, 83702
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
303 E 34th St., 300 E 34th St.,
304 E 34th St., 306 E 34th St.,
3342 N. Carr St.
to Jorre Delgado,
Name (applicant) Project 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 10th day of March, 2021

Signature (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

Garden City, ID 83714
Oct 16 th, 2026





January 3, 2023

Garden City
6015 N Glenwood St
Garden City, ID 83714

Dear City Staff and Commissioners,

Thank you for the opportunity to submit this Conditional Use Permit application for the ***lodging component of our approved Casino Beach Planned Unit Development/Subdivision - SUBFY2021-0005.***

[Please note Lodging Use was previously permitted within the Surel Mitchel Work-Live-Create district in 2021 - during the period our project was approved by Garden City City Council - before its redaction from Garden City Municipal Code. To be sure we are checking our administrative boxes we consulted planning staff and are now submitting this application for approval.]

The planned lodging use is located at the intersection of 34th Street and N. Carr Street with views of the Boise River Greenbelt, the Boise River, Quinn's Pond, and the Boise foothills. This hotel use was contemplated and the general building design for the hotel was approved by Garden City's Design Review Committee, and subsequently the use intent and associated parking were approved by Garden City City Council during the PUD/SUB hearing process for Casino Beach -(please reference SUBFY2021-0005).

STATEMENT OF INTENT

The intent of the hotel is to create a hospitality and lodging use to compliment the pedestrian-scale "town center" within Old Town Garden City, while reinforcing the eastern gateway to Garden City and further promoting community building and inviting new visitors to enjoy/access the Boise River, Boise River Greenbelt, the local breweries, wineries, restaurants, as well as help to support the local art community.

The design of our proposed project, at this particular location, has been driven by direct community input over the past three years of operating a farmer's market (2018-2021), participating in Garden City's First Friday events, and the application and approval of a Specific Area Plan (carried out by the former owner). Our hope is the application, and included materials, paint a clear picture of this shared community vision and how it coincides with the goals and objectives of the Garden City Comprehensive Plan.

Thank you for considering our application. If you have any questions please feel free to contact us.

Sincerely,

Casino Beach LLC

COMPLIANCE STATEMENT

We are requesting a Conditional Use Permit for the hotel (lodging use in a C-2 zone). All structures for the Casino Beach project have been designed in accordance with the Garden City Municipal Code and Comprehensive Plan and approved at the Design Review, Planning and Zoning Commission, and City Council levels during our PUD/SUB hearing process conducted in 2021 - (*please reference SUBFY2021-0005*).

In preparation for the PUD/SUB application we held numerous productive meetings with Planning and Zoning, Public Works, Division of Building Safety, Ada County Highway District, Boise Fire Department, Fairview Acres Lateral Irrigation District (whose water flows across the property), and your Design Review Committee. Further, in 2021 we submitted a formal application, hearing, and subsequent approval of our proposed Casino Beach project in 2021. During this process, the hotel use was discussed at length [including the limiting of the number of rooms we would be allowed to build based on onsite parking we are able to dedicate to the project]. ***In the City Council's final decision to approve, we were limited to constructing 12 hotel rooms based on onsite parking capacity for the hotel use.***

Comprehensive plan:

The focal point of our development is the pedestrian scale “Main Street” design along 34th street and ending at the river. This design accomplishes multiple objectives: promoting community-focused events, holidays and celebrations; creates a premier destination to live, work, and recreate; (through design) celebrates the historic, cultural and artistic; promotes quality design and architecturally interesting buildings; and the creation of a town center with river access.

The gateways to this town center feature a “plaza” adjacent to the Boise River Greenbelt, and iconic architecture to the south, at the intersection of 34th and Carr Streets - with visually stimulating hardscape and plenty of trees and plantings connecting the two end points. The plaza will also function as an easy river raft and paddle board takeout point (connecting to the Boise River Greenbelt and existing river access points) - focusing on the river and river access.

We are providing a strong pedestrian connection through the site to the greenbelt - 34th street will permit automobile travel, while emphasizing bicycle and pedestrian access - including a pathway connecting our site to 35th street via the Thurman Mill Canal system.

Article B. 8-4B-3 and 8-4B-4:

The design team has focused on quality design while promoting a safe and pedestrian friendly neighborhood environment. The buildings will feature high quality materials and finishes, have articulation, windows facing appropriate corridors and public streets, and have distinctive foyers.

Architectural features, main entrances, roof forms are distinctive, exterior finishes are of high quality, views to exterior activity and vistas (at higher levels).

Article C:

The design creates a sense of place and is serving as a revival of the energy provided by "Old Town" Garden City. Accessibility of non-motorized modes of transportation have been a driving force and must-have criteria in design. Landscaping is compatible with southwest Idaho climatic conditions and promotes pedestrian activity in all seasons.

The design meets and exceeds FAR and story minimum requirements, while meeting setback guidelines. First floor facades include windows that offer the ability for showcasing of goods, art, and other curiosities, and are very interactive with the street - promoting a town center feel (as further reinforced in the Comprehensive Plan). Artwork and vertical trellises will be employed to further enhance facades. Parking, pathway and entrance provisions have all been taken into consideration. The site design promotes visual sitelines to the Boise River Greenbelt, Quinn's Pond, and the Boise Foothills - optimizing terminal views. The plaza adjacent the Boise River Greenbelt will be in accordance with requirements.

For parking considerations (*please reference SUBFY2021-0005*).

General Notes:

Specific applicable provisions include:

- A. Setbacks: All setbacks between buildings are greater than 10 feet.
- B. Site Layout: The following amenities are provided (4 are required):
 - a. Quality of Life Amenities: surf showers, public restrooms, and enclosed bike storage.
 - b. Open Space Amenities: Artist courtyard, plaza near the entry of the greenbelt, urban street trees and open spaces, public access through the site.
 - c. Adjacent open space fronting the greenbelt, several large tenant-only roof decks.
 - d. Recreation Amenities: connected to the greenbelt and adjacent to the whitewater park.
- C. Site Maintenance: We take no exception to such an agreement.

All structures have been designed with existing adjacent structures and uses in mind. All buildings are set back in compliance or excess of the zoning requirements, and beyond the 70-foot setback from the 6500cfs high-water mark (typically there will be between 50 to 100 feet of open spaces between buildings and the greenbelt). The greenbelt-facing elevations are terraced and articulated to enhance the sense of openness and setback from the river.

Parking for the hotel use was previously approved by Garden City Council during the hearing and approval process for the PUD/SUB application (*please reference SUBFY2021-0005*).

All trash and recycling has been incorporated inside the buildings or within screened areas.

We are complying with ACHD's standard street section which illustrates an attached sidewalk.

Exhibit 1

Vicinity Map



VICINITY MAP

SCALE: 1"=250'

Neighborhood Meeting Sign-in Sheet Template

Day: 11/3/2023

Date:

- 1 -

HOTEL AT CASINO BEACH = C. U. P.

Time:
5:30pm

Neighborhood Map



Date

PROPERTY OWNER

ADDRESS

CITY STATE ZIP

RE: Neighborhood Meeting Notice for Project in your Neighborhood

To whom it may concern,

You are invited to a neighborhood meeting to discuss the Casino Beach project - specifically the hotel use. The Casino Beach project, including all structures and related parking requirements for planned uses was approved by the City Council on July 26, 2021.

A condition of the July 26, 2021 approval was to secure approval for use of the hotel. *The hotel structure, design, and parking were reviewed and approved by City Council on the aforementioned date.*

The purpose of the meeting is to discuss the project, answer any questions, and listen to your feedback and suggestions.

Meeting Date: January 3, 2023

Meeting Time: 5:30 – 8:00pm

Meeting Location: 215 E 34th Street, Garden City, ID 83714

Project Summary: ***Casino Beach was approved by Garden City City Council on July 26, 2021.*** The intent of the Casino Beach project is to create a pedestrian scale “town center” within Old Town Garden City, while reinforcing the eastern gateway to Garden City and further promoting community building - embracing the principles intended by the Surel Mitchell Live Work Create District.

The development offers a public plaza adjacent the Boise River Greenbelt, restaurants, retail shops and creative office space along 34th street, a **12 unit boutique hotel**, a pedestrian connection to 33rd street, public restrooms and more.

If you would like to contact us ahead of the meeting, please feel free to reach us at **208-900-8028** or **michael@accomplice.group**. We look forward to hearing from you.

Thank you,

Michael Slavin
Casino Beach LLC