



## CONDITIONAL USE PERMIT

Permit info: CUPFY2026-0006  
 Application Date: 1/27/2026 Rec'd by: \_\_\_\_\_  
 FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921  
 ▪ [www.gardencityidaho.org](http://www.gardencityidaho.org) ▪ [building@gardencityidaho.org](mailto:building@gardencityidaho.org)

APPLICANT	PROPERTY OWNER
<b>Name:</b> Brian Schneider	<b>Name:</b> Eric Sonner
<b>Company:</b> Intelligent Design Mechanical Solutions LLC	<b>Company:</b> 43rd Properties LLC
<b>Address:</b> 4290 W Chinden Blvd / #R2734501334	<b>Address:</b> 4290 W Chinden Blvd
<b>City:</b> Garden City	<b>City:</b> Garden City
<b>State:</b> Idaho	<b>State:</b> Idaho
<b>Zip:</b> 83714	<b>Zip:</b> 83714
<b>Tel.:</b> 208-717-1003	<b>Tel.:</b>
<b>E-mail:</b> brian.schneider@idshvac.com	<b>E-mail:</b> eric@dataairflow.com

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

**Site Address:**  
4290 W Chinden Blvd Garden City, ID 83714

<b>Subdivision Name:</b> Fairview Acres Sub NO 01	<b>Lot:</b> LOT 34 & NWLY 15' OF LOT 33	<b>Block:</b> BLK 4
<b>Tax Parcel Number:</b> #R2734501350 <del>#R2734501357</del> #R2734501334	<b>Zoning:</b> C-1	<b>Total Acres:</b> 0.380
<b>Proposed Use:</b> Rental Property - HVAC Company	<b>Floodplain:</b> YES	<input checked="" type="radio"/> NO

**Describe the proposed use:**

This property is currently leased to an HVAC business.

**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

<b>Check any that are applicable to this application:</b>	<input type="checkbox"/> I will build a new structure
<i>*If any of the first three boxes are checked, a <a href="#">Design Review</a> 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.

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**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 is situated in an area with convenient access to major roads, facilitating efficient service calls and timely deliveries of equipment. Its accessibility supports the operational needs of an HVAC business, including transportation of large equipment and service vehicles. The lot provides adequate space for our service vehicles, storage of inventory, and any necessary office or administrative areas. The layout ensures safe vehicle maneuvering and parking while maintaining compliance with local setback and coverage requirements.

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

The HVAC business is fully supported by existing public facilities and services. The property has access to water, sewer, and roads suitable for service vehicles. Fire and police protection are readily available, and our operations will not place significant demand on schools, parks, or other community resources.

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

The operation of our HVAC business has a positive effect on the health, safety, and welfare of the community. By providing timely heating, cooling, and ventilation services, we help ensure that homes and businesses maintain safe and comfortable indoor environments, which is especially important for vulnerable populations during extreme weather.

Our business operates in a low-impact, service-oriented manner, with minimal noise, traffic, or environmental disruption. Additionally, our presence supports local employment and contributes to the overall economic well-being of the community.

In summary, rather than negatively impacting the community, our HVAC business enhances public health, safety, and overall welfare.

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

The proposed use is consistent with the Garden City Comprehensive Plan by supporting compatible infill development and continued reinvestment in an established commercial area. The use aligns with the Plan's goals for economic development by supporting local employment and providing services that complement surrounding commercial and light industrial uses. Operations will be conducted in a manner that minimizes off-site impacts and maintains compatibility with adjacent properties, consistent with the Plan's emphasis on functional land use, efficient use of existing infrastructure, and preservation of neighborhood character.

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

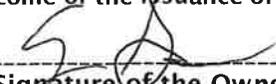
The building is located on the corner of West Chinden and 43rd street. A sidewalk runs directly in front of the property and along the east side of the building, providing immediate pedestrian access. Additionally, there is an alley behind the building that accommodates pedestrians, bicycles, and deliveries, ensuring safe and convenient connectivity to nearby pathways.

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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

01/9/20  
(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 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."*

## **Conditional Use Permit — Compliance Statement & Statement of Intent**

### **Applicant:**

*Intelligent Design Mechanical Solutions – HVAC Operations Facility*

### **Property Address:**

4290 W. Chinden Blvd, Garden City, Idaho 83714

### **Lot, Block & Zoning:**

Lot 34 & NW'LY 15' of Lot 33, BLK 4, C-1

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## **1. Statement of Intent**

### **Purpose of the Proposed Use**

The purpose of this application is to obtain approval of a Conditional Use Permit (CUP) to establish and operate a commercial HVAC service and administrative facility on the subject property. The proposed use includes office space, storage of tools, parts and equipment, and associated customer service functions typical of a heating, ventilation, and air conditioning (HVAC) contracting business.

The intent of this project is to:

1. Provide a permanent and compliant location for an established HVAC contractor to conduct business operations, including administrative tasks, equipment storage, coordination of field service activity, and meetings with clients.
2. Support the economic vitality of Garden City by establishing a small business that provides essential mechanical services to commercial and residential customers within the region.
3. Ensure compliance with all applicable federal, state, and local regulatory requirements, including land use, building safety, fire code, and city design standards.

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## **2. Compliance with Garden City Development Code — Conditional Use Permit Findings**

Pursuant to **Garden City Municipal Code § 8-6B-2: Conditional Use** and related provisions of the Development Code (Title 8), this application demonstrates compliance with the required findings for approval of a Conditional Use Permit.

### **A. Compatibility with Location, Lot, and Neighborhood**

The proposed HVAC facility is appropriate for the subject property in its existing zoning district, as the operation generates minimal impacts typically associated with light commercial and service uses. Activities will be primarily conducted indoors, with storage and service vehicles located within enclosed or screened areas, consistent with nearby commercial and light industrial uses. The proposed use will not detract from the character of the neighborhood and is compatible with surrounding permitted and conditional uses permitted under the Garden City Land Use Provisions. (eCode360)

### **B. Support by Adequate Public Facilities & Services**

The site is served by existing public infrastructure, including streets, water, sewer, storm drainage, and emergency services. No additional public improvements are required to support the proposed use. Any necessary upgrades will be coordinated with the city and relevant service providers to ensure there is no adverse impact on delivery of facilities or services in the vicinity.

### **C. Health, Safety, and Welfare**

The proposed HVAC business will be operated in accordance with applicable health and safety regulations. Internal site organization will ensure parking, circulation, and loading areas do not create hazards for pedestrians or neighboring properties. Any outdoor storage will be minimized, screened, or otherwise mitigated as required by city standards, thereby protecting the community's health, safety, and welfare.

### **D. Consistency with Comprehensive Plan and Ordinances**

This use is not in conflict with the *Garden City Comprehensive Plan* or the objectives of the City's Development Code. The project promotes economic opportunity, supports local businesses, and aligns with goals to implement sound land use planning and promote job creation. The use fulfills the purpose and

intent of Title 8 to implement the goals and objectives of the Comprehensive Plan in a manner that protects the health, safety, and general welfare of the community.

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### **3. Scope of Project**

The proposed HVAC facility scope includes:

- Interior buildout of existing structure for office and administrative functions.
- Secure, code-compliant storage of HVAC service vehicles and inventory.
- Site improvements such as designated parking, landscaping consistent with city requirements, and proper stormwater management.
- Signage compliant with Garden City sign regulations.

The project will adhere to all applicable Garden City requirements for permits (including building, electrical, mechanical, fire, and signage) and will implement best management practices to ensure that site operations are consistent with municipal codes and standards.

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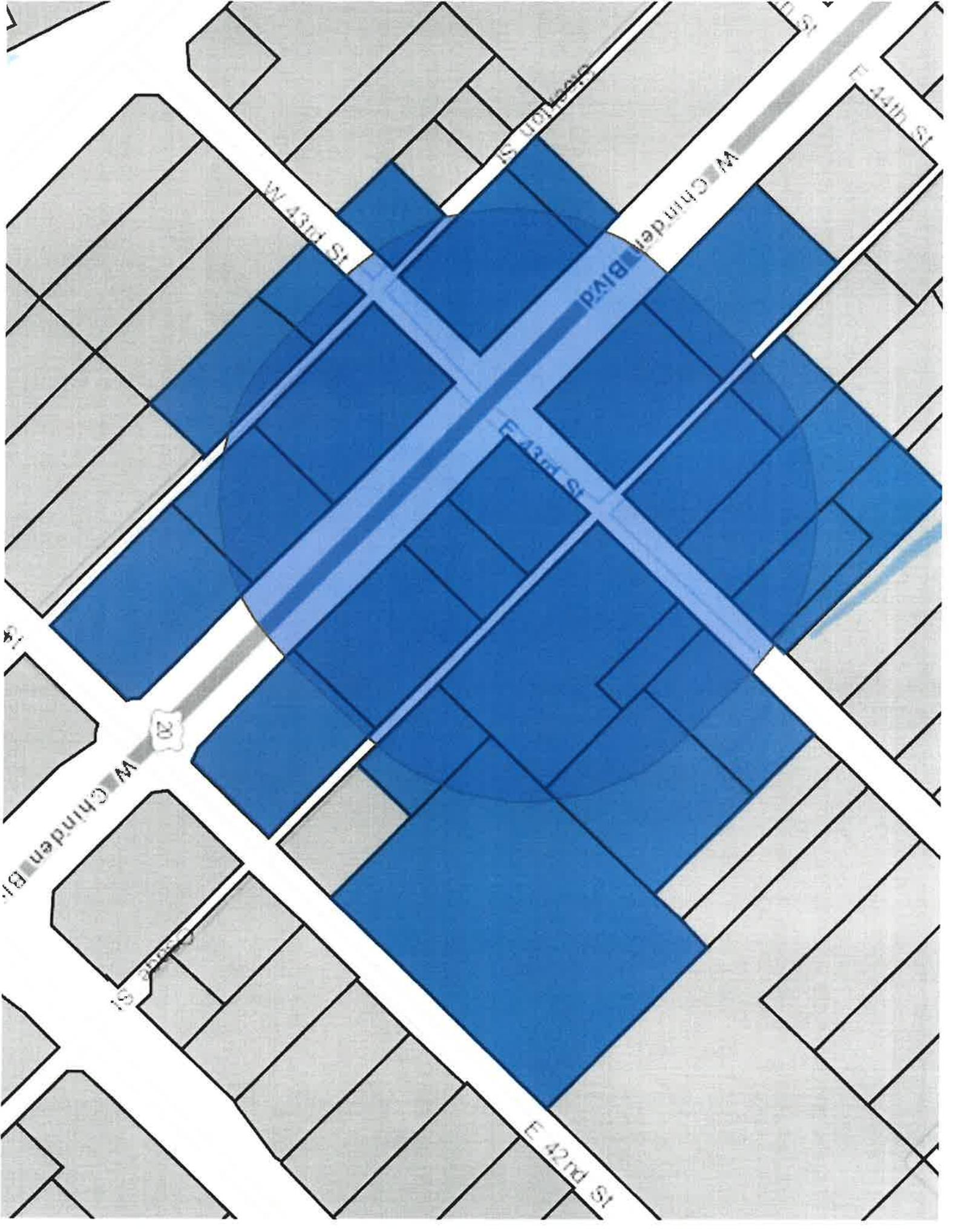
### **4. Conclusion**

This Conditional Use Permit application demonstrates that the proposed HVAC facility use:

- Is appropriate and compatible with the property and surrounding area,
- Will be adequately supported by existing public infrastructure,
- Will not adversely affect the health, safety, or welfare of the community, and is consistent with the Comprehensive Plan and applicable Development Code standards.

Accordingly, the proposed use meets all required findings for approval under **Garden City Municipal Code § 8-6B-2** and respectfully requests approval of the Conditional Use Permit for the HVAC company facility.

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## 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 \_\_\_\_\_ Project Address: 4290 W Chinden Blvd Garden City, ID 83714

Parcel # P7CANOF1457 Lot: 34 Block: 4 Subdivision: Fairview Acres Sub NO 01

### APPLICANT:

Name: Brian Schneider

E-mail: brian.schneider@idshvac.com

Phone: 208-717-1003

Contact Cell: 208-866-8325

Fax: \_\_\_\_\_

Address: 4290 W Chinden Blvd

City, State, Zip: Garden City, ID 83714

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

Conditional Use Permit  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Fees to Obtain Fire Flow:

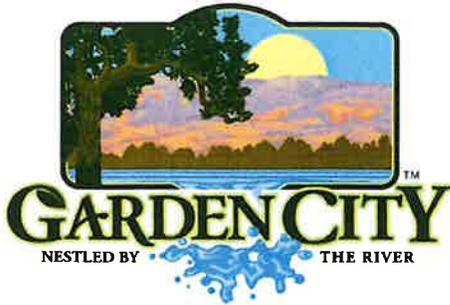
Water Observation

(See Fee Schedule)

APPLICANT'S SIGNATURE: \_\_\_\_\_ DATE: 01/08/25

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



## CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714  
Phone 208/472-2900 • Fax 208/472-2996

Chief Mike Bisagno  
Boise Fire Department  
333 Mark Stall Place  
Boise, Idaho 83704-0644

January 23, 2026

Subject: Ability to Provide Fire Flows

**Fire Flow Information:**

Address fire flow requested for: 4290 W Chinden Blvd

Fire hydrant serving this address: #3018

Fire flow Garden City is able to provide is 1750 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: 1750 gpm

For questions please contact the Garden City permitting desk at 208-472-2921.

Sincerely,

*Chad Vaughn*

Garden City Public Works Water Division

cc:  
Applicant  
File



Changed to his current address - This is Eric Sommer

PARCEL	PRIMOWNER	ADDCONCAT	STATCONCAT
R2734500742	COBBYS TWO INC ✓	10626 N SAGE HOLLOW WAY	BOISE, ID 83714-0000
R2734501350	43RD PROPERTIES LLC ✓	12021 N HUMPHREYS WAY	BOISE, ID 83714-0000
R7048780021	PHELPS FAMILY REVOCABLE TRUST ✓	1989 N COURTNEY PL	BOISE, ID 83704-6950
R2734501061	CSV PROPERTIES LLC ✓	2010 S EAGLESON RD	BOISE, ID 83705-0000
R2734501355	PRESTIGE WORLDWIDE 55 LLC ✓	250 S 5TH ST FL 2ND	BOISE, ID 83702-0000
R2734510465	CHINDEN AT 43RD LLC ✓	255 S CAPITOL BLVD APT 1504	BOISE, ID 83702-0000
R2734501053	KAW PROPERTY HOLDINGS LLC ✓	404 S 8TH ST STE 188	BOISE, ID 83702-0000
R2734510150	OWEN JORDAN TAYLOR ✓	4325 W CHINDEN BLVD	GARDEN CITY, ID 83714-0000
R2734510180	SPARE PARTS LLC ✓	4345 W CHINDEN BLVD	GARDEN CITY, ID 83714-0000
R2734510220	PRADO PROPERTIES LLC ✓	4530 VERMILLION ST	BOISE, ID 83704-0000
R2734500740	DUNCAN DAVID E ✓	4753 HILLVIEW RD	EMMETT, ID 83617-0000
R2734500701	RIVERVIEW MINI STORAGE LLP ✓	523 E 47TH ST	BOISE, ID 83714-0000
R2734501340	BT OH LLC ✓	55 GLENLAKE PKWY NE	ATLANTA, GA 30328-0000
R2734501073	MMC INVESTMENTS LLC ✓	7403 E SPRAGUE AVE	SPOKANE, WA 99212-0000
R2734510454	SAWYER TODD T ✓	7663 W BEARCREEK CT	BOISE, ID 83704-0000
R2734510291	SLAB PROPERTIES LLC ✓	880 S ISLAND GLENN PL	EAGLE, ID 83616-0000
R2734500747	LOJO PROPERTIES LLC ✓	91302 N COBURG INDUSTRIAL WAY	COBURG, OR 97408-0000
R2734510296	STIXX LLC	PO BOX 2390	EAGLE, ID 83616-0000



December 22, 2025

Intelligent Design Mechanical Solutions LLC  
4290 W. Chinden Blvd  
Garden City, ID 83714

RE: Neighborhood Meeting Notice for Project in your Neighborhood

To Whom It May Concern,

You are invited to a neighborhood meeting to discuss a required administrative application related to our continued occupancy of the existing building located near your property. This process is necessary to ensure compliance with current zoning requirements and does not involve any physical changes, expansion, or alterations to the site or building.

The purpose of the meeting is to explain the application, answer any questions, and receive community input.

**Meeting Date:** Tuesday, January 6, 2026

**Meeting Time:** 5:30 p.m. – 6:30 p.m.

**Meeting Location:** 4290 W. Chinden Blvd, Garden City, ID 83714

If you would like to contact us prior to the meeting, please feel free to reach out to 208-866-8325 or [brian.schneider@idshvac.com](mailto:brian.schneider@idshvac.com)

We appreciate your time and look forward to addressing any questions or concerns.

Thank you,

Brian Schneider | Corporate Operations Officer

*Intelligent Design Mechanical Solutions*

Office: 208-717-1003 | Direct: 208-729-4082



