

REVISED

CERTIFICATE OF ZONING COMPLIANCE CHANGE OF USE REPORT

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| Project Number | CZCU-2026-0002 (CR-2026-0001) |
| Project Name | Medimont Industrial Building (Lot 4, Block 2) |
| Project Address | 100 S. Adkins Way, Suite 104 |
| Project Description | Request to allow professional office use (Ketlinski & Ketlinski) with personal vehicle space as storage in Suite #104 on 0.98 acres in an existing I-L zoning district. |
| Applicant | Amber DeKruyf, Clark/Wardle |
| Assigned Planner | Stacy Hersh |

I. DECISION

The City received and reviewed the subject Certificate of Zoning Compliance Change of Use application requesting approval to allow a professional services use, specifically a law office, within an existing building located in the Light Industrial (I-L) zoning district.

After careful review, Staff deemed the request inconsistent with the City’s zoning regulations and denied the application because “Professional service” is not a permitted use within the I-L zoning district. In addition, the request and submitted tenant space floor plan do not qualify as flex space, which is defined as “small scale warehousing and/or light industry with associated office and/or retail showroom space.” When an entire building is occupied by one user, the City analyzes the building as whole. When a building includes multiple tenant spaces, however, the City analyzes each tenant space separately (i.e., each portion of the building separately). Staff determined the use of the tenant space for a law office did not constitute flex space because it did not involve “small scale warehousing and/or light industry with associated office and/or retail showroom space.” On April 1, 2026, a written decision to deny CZCU-2026-0001 was issued.

On April 15th, 2026, the applicant filed in writing with the department a request for Council review. This matter came before the City Council on June 2nd, 2026 for review of the Director’s denial of permit CZCU-2026-0002 pursuant to Unified Development Code (“UDC”) section 11-5A-7. Finding that the standards for a certificate of zoning compliance have been met, the City Council overruled the Director’s denial of permit CZCU-2026-0002. Consistent with the City Council action on June 2nd, CZCU-2026-0002 is hereby approved effective June 16th, 2026.

II. NOTICE OF FINAL ACTION

The Applicant is hereby notified that pursuant to Idaho Code § 67-8003, the Owner may request a regulatory taking analysis. Such request must be in writing, and must be filed with the City Clerk not more than twenty-eight (28) days after the final decision concerning the matter at issue. A request for a regulatory takings analysis will toll the time period within which a Petition for Judicial Review may be filed.