



CERTIFICATE OF ZONING COMPLIANCE CHANGE OF USE REPORT

Project Number	CZCU-2026-0002
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 has received and reviewed your 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, the request is not consistent with the City’s zoning regulations and cannot be approved. “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). Use of the tenant space here for a law office does not constitute flex space because it does not involve “small scale warehousing and/or light industry with associated office and/or retail showroom space.”

Based on these findings, the subject application is hereby denied.

II. CITY COUNCIL REVIEW

The applicant or affected person may request City Council review of the subject decision. All requests for review shall be filed in writing with the Planning Division on or before **April 16, 2026**, within fifteen (15) days after the written decision is issued, and contain the information listed in UDC 11-5A-6B.

If City Council review of the decision is not requested, the action of the Director represents a final decision on a land use application. You have the right to request a regulatory taking analysis under Idaho Code 67-8003.