



ADA COUNTY Development Services Department

August 27, 2020

City of Garden City
Development Services
6015 N Glenwood Street
Garden City, ID 83714

RE: Perch Meadows Subdivision / SUBFY2020-07 & ANNEXFY2020-01

Garden City has requested feedback regarding the proposed annexation and preliminary plat for the Perch Meadows Subdivision, which will include 24 detached single-family homes on 6.4 acres of land located at 6300 N. Ulmer Lane.

Ada County supports the proposed subdivision due to its compatibility with the Garden City Comprehensive Plan, as adopted by Ada County, which designates the site as *Residential Low Density* which is intended primarily for detached single-family housing. The subdivision is also in conformance with the Ada County Comprehensive Plan as *Goal 2.2* calls for urban development to be directed to Areas of City Impact where investments in urban services have already been made. The County is also in support of the proposed annexation, as the property is entirely surrounded by other properties which have already been annexed into Garden City, and as such, will be more easily serviced by the City.

The layout of the subdivision is compatible with several objectives of the Garden City Comprehensive Plan, as adopted by Ada County. The proposed common lot within the center of the development which will include landscaping and a pond is compatible with *Objective 2.1.2* as it encourages high quality design and landscaping, including the use of water features, in new development. The proposed street connection between Osprey Meadows Drive and Duncan Avenue is supported by *Objective 7.3.2*, which calls for increasing connectivity within neighborhoods to reduce the concentration of traffic on a few streets, and the proposed pedestrian accesses to the multi-use pathway to the north of the property are supported by *Objective 7.1* which encourages the creation of pedestrian and bicycle friendly connections. While the location of private property and a canal to the west of the site may make a connection challenging, the County would recommend a direct street or pedestrian access to Ulmer Lane be considered in order to provide even greater neighborhood connectivity.

Thank you for this opportunity to provide feedback.

Sincerely,

A handwritten signature in black ink that reads "Brent Moore".

Brent Moore, MCMP, AICP
Community & Regional Planner
Ada County Development Services

Richard Beck
Interim Director

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