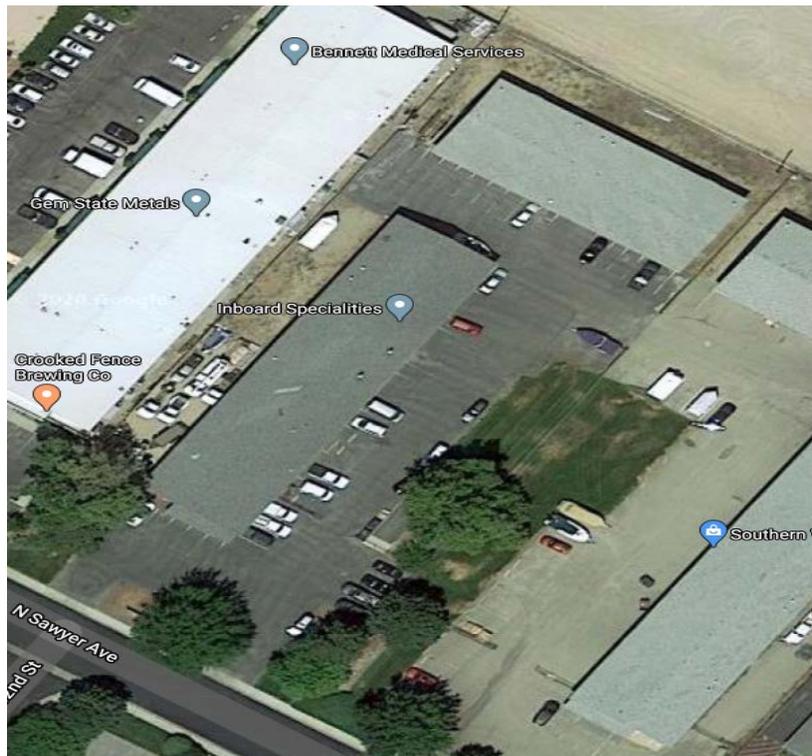


CITY OF GARDEN CITY

6015 Glenwood Street □ Garden City, Idaho 83714
Phone (208)472-2921 □ Fax (208)472-2926

File Number: CUPFY2020 - 7
Application Scope: Conditional Use Permit
Location: 5200 N. Sawyer Street
Applicant: Strite Design
Report Date: 2/13/2020



Staff Report
Report prepared by Chris Samples

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A. Report Summary

- Proposed use is a remodeling contractor
- Scope of use within the use “Service Provider”
- Parking analysis needed to determine parking requirements
- Existing sidewalk installed along N. Sawyer Ave
- A streetlight may be required pursuant to the Garden City Street Light Policy

B. Project Information

Proposed Scope of Work:

Request	Review Process	Notes
Conditional Use Permit for the use "Service Provider"	8-6B-2 Conditional Use	None

Project Details:

- 1) Proposed Development: Remodeling Company
- 2) Proposed Use: Service Provider
- 3) Facility: 3,000 sq. ft. indoor facility
- 4) Parking spaces: Unknown
- 5) Number of Employees: Unknown
- 6) Operating Hours: Unknown

Site Conditions:

- 1) Address: 5200 N. Sawyer Street
- 2) Parcel Number: R1055420110
- 3) Property Size: 1.45 acres
- 4) Zoning District: C-2
- 5) Comprehensive Plan Land Use Map Designation: Light Industrial Bradley Technology District
- 6) Legal Lot of Record: Yes
- 7) Floodplain Designation:
 - a) 2003 FIRM: X
 - b) 2017 Draft FIRM: X
- 8) Surrounding Uses:
 - a) Service Provider
 - b) Commercial Laundry Facility
 - c) Food Products Processing, Small Scale
- 9) Existing Use:
 - a) Retail production (in adjacent suite)
- 10) Easements on site
 - a) 15' Sewer Easement
 - b) 7.5' Public Utility, Irrigation, and Drainage Easement
 - c) 15' Public Utility, Irrigation, and Drainage Easement
- 11) Sidewalks: in good repair on or adjacent to the site.

C. Discussion

A streetlight may be required by the Commission pursuant to the Street Light Policy. Streetlights may be required by the Commission as conditions of approval to meet the required findings of 8-2B-2 (Conditional Use). ACHD comments do not specifically mention streetlights as required improvements.

D. Required Processes/Hearings; Decision Maker Actions; Appeals

Required Decisions: The following decision processes are required for the project:

Decision	Recommendation Authority	Decision Authority	Hearing Date
Conditional Use	N/A	P&Z Commission	2/19/2020

Required Findings:

To approve a conditional use permit, the Planning and Zoning Commission must find the application meets the following findings:

1. The use is appropriate to the location, the lot, and the neighborhood, and is compatible with the uses permitted in the applicable zoning district;
2. The use will be supported by adequate public facilities or services to the surrounding area, or conditions can be established to mitigate adverse impacts;
3. The use will not unreasonably diminish either the health, safety or welfare of the community; and
4. The use is not in conflict with the comprehensive plan or other adopted plans, policies, or ordinances of the city.

Decision Options:

Final Decision:

The Planning and Zoning Commission may take one of the following actions:

1. Approve the application as presented;
2. Approve the application with conditions;
3. Deny the application.
4. Request the applicant return with revised materials for additional review;

Appeal of Decision:

Pursuant to 8-6A-9 (Appeals), there is a 15-calendar day appeal period to appeal the Planning and Zoning Commission decision to the City Council. This period starts from the date of signature on the decision and not the hearing date.

E. Agency Comments

The following agency comments were provided:

None received

F. Public Comment

The following public comments were provided:

None received

G. Code/Policy Checklist

Sections with compliance issues noted will be analyzed in detail in section E: Code/Policy Analysis of this report. Sections without any compliance issues noted will not be further detailed in this report.

Garden City Title 8 Code Sections			
Code Section	Review Authority	Compliance Issues	Staff Comment
Title 8, Chapter 2: Base Zoning District Regulations			
8-2B Base Zoning District Provisions	Planning and Zoning Commission	No compliance issues noted	No comment
8-2C-36 Land Use Provisions – Service Provider	Planning and Zoning Commission	No compliance issues noted	Standards of 8-2C-36 noted as potential conditions of approval
Title 8, Chapter 4: Design and Development Regulations			
8-4A General Provisions	Planning and Zoning Commission	No compliance issues noted	No comment
8-4D Parking and Off Street Loading Provisions	Planning and Zoning Commission	Compliance issues noted	Parking requirements cannot be determined
8-4E Transportation and Connectivity Provisions	Planning and Zoning Commission	No compliance issues noted	No comment
8-4I Landscaping and Tree Protection Provisions	Planning and Zoning Commission	No compliance issues noted	No comment
Title 8, Chapter 6, Article A: Administration			
8-6A General Provisions	Planning and Zoning Commission	N/A	Application waivers requested pursuant to 8-6A-4A
Title 8, Chapter 7: References			
8-7A Definitions	Planning and Zoning Commission	N/A	Defined terms referenced

Garden City Plans/Policies		
Plan/Policy	Compliance Issues	Staff Comments
Garden City Comprehensive Plan	No compliance issues noted	Comprehensive Plan analysis
Garden City Sidewalk Policy	No compliance issues noted	Sidewalks installed
Garden City Street Light Policy	No compliance issues noted	Streetlights may be required at the discretion of the Commission

H. Code/Policy Analysis

Garden City Title 8 Code Section	
City Code	Analysis
<u>8-4D Parking and Off Street Loading Provisions</u>	
8-4D-5 Required Number of Off Street Parking Spaces	A parking analysis is required by this subsection to determine the number of parking spaces required for a nonresidential use. This requirement may be fulfilled administratively by a potential condition of approval requiring a parking analysis prior to a certificate of occupancy and/or certificate of compliance..
<u>8-6A Administration – General Provisions</u>	
8-6A-4 Required Application Information	<p>The applicant has requested the following application requirements be waived:</p> <ul style="list-style-type: none"> • Irrigation/Ditch Company Letter • Will Serve Letter <p>The applicant’s request for the Irrigation/Ditch Company Letter appears supported by the following evidence:</p> <ul style="list-style-type: none"> • The use is located inside of an existing structure and does not require irrigation water • The City does not have record of an irrigation line on the property <p>The applicant’s request for the Will Serve letter does not appear to be supported by the following evidence:</p> <ul style="list-style-type: none"> • The Will Serve letter is a letter issued by the City Engineer determining what level of water and sewer service is available to the use. Garden City Code 8-6B-2D, Finding 2, requires the Commission to determine whether a use will be supported by adequate public facilities. The Commission can as a condition of approval require the Will Serve letter prior to the issuance of a certificate of occupancy and/or compliance.

8-7A References	
8-7A-1 Definitions	<p>The following relevant defined terms were referenced in this report:</p> <p>Service Provider: The use of a site for an employee or employees of a company or person that provides materials or labor to perform a service or job not located on site. This may include, but is not limited to, building or trades contractor, damage restoration services or cleaning services. This is not the same as a "storage yard" as herein defined nor does this definition include construction or manufacturing on site.</p> <p>Conditional Use: A use that because of peculiar characteristics, size, operations, location with reference to surroundings, streets and existing improvements, or demands upon public facilities is allowed in a district subject to approval by the planning and zoning commission and subject to special requirements in accordance with section 8-6B-2 of this title and as enabled by Idaho Code section 67-6512.</p>

Garden City Plan/Policy Analysis	
Plan/Policy	Analysis
<u>Comprehensive Plan</u>	<p>The property is located in the Light Industrial Bradley Technology District designation of the Comprehensive Plan Land Use Map:</p> <p>The light industrial designation reflects an intent to maintain the area of existing industrial uses, around Bradley Street and north of Chinden. Industrial development includes: materials processing and assembly, product manufacturing, storage of finished products, and truck terminals. Manufacturing support facilities such as offices and research related activities should also be allowed in this area, but other non-industrial uses should be limited. Major consideration in regulating</p>

	<p>industrial uses should be setbacks, buffering and landscaping from adjacent residential uses. Standards should also be directed toward control of light, glare, noise, vibration, water and air pollution; use and storage of toxic, hazardous or explosive materials; and outdoor storage and waste disposal.</p> <p>The following Comprehensive Plan objectives may apply to this proposal:</p> <p>Goal 1: Nurture the City Objective 1.4: Create a premier destination place to live, work, and recreate.</p> <p>Goal 12: Evolve as a Destination Objective 12.1: Support a positive business environment Objective 12.2: Continue to support commercial and industrial land uses.</p>
<p><u>Garden City Sidewalk Policy</u></p>	<p>A sidewalk is installed in accordance with this policy. No additional sidewalks are required.</p>
<p><u>Garden City Street Light Policy</u></p>	<p>The policy notes that a streetlight may be required at intersections and no further than 400' from another streetlight. A streetlight can be required by the Commission to meet the required findings of Garden City Code 8-6B-2.</p>