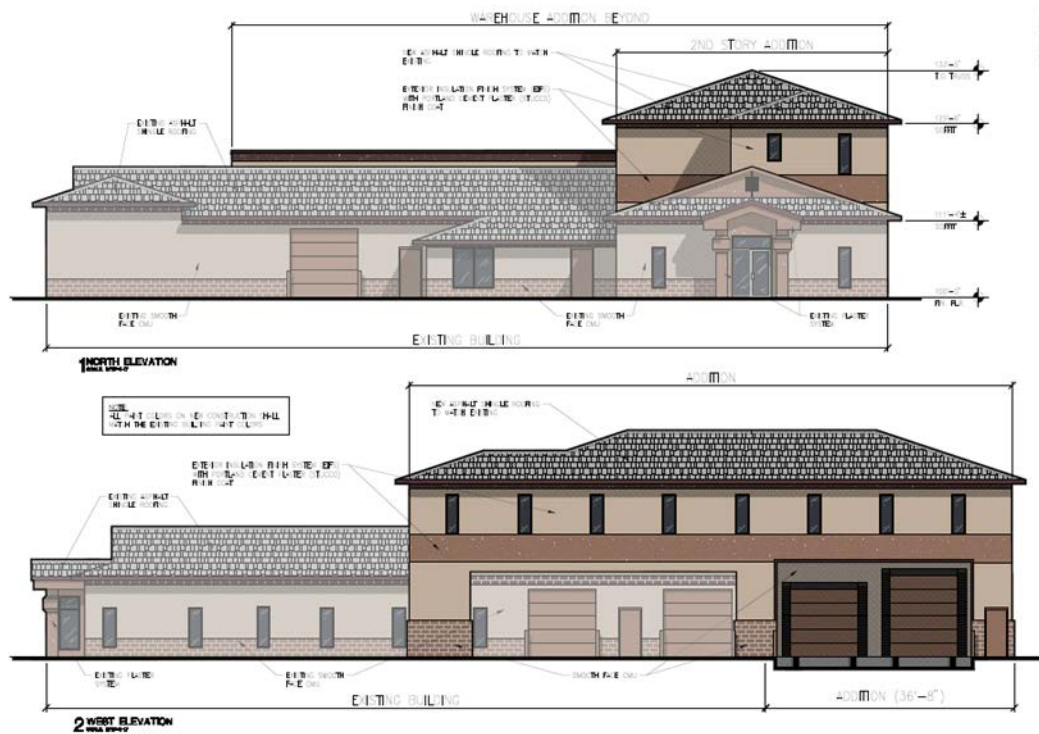




CITY OF GARDEN CITY

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

File Number: CUPFY2021-0005
Requested Use: Western Heating and Air HVAC
Use as Defined By GCC Title 8: Service Provider
Location: 4980 Bradley Street
Applicant: Joe Turner
Planning and Zoning Commission Hearing Date: March 17, 2021, 6:30 p.m.
Garden City Hall, 6015 Glenwood, Garden City, Idaho



STAFF REPORT

Prepared by Hanna Veal

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A. Project Information

Proposed Scope of Work:

Request	Review Process
Conditional Use Permit	GCC 8-6B-2

A conditional use may be found to be appropriate or inappropriate at a given property. In some situations, conditions of approval may be required to assist the proposed use in being appropriate to a location and in conformance with code. In other situations where the use cannot be conditioned to be appropriate to the location or code, it should not be permitted.

Project Details for 4980 N Bradley Street:

- 1) Applicant: Joe Turner
- 2) Owner: Western HVAC Properties LLC
- 3) Request: General offices and storage for mostly residential HVAC and light commercial HVAC
- 4) Title 8 Use: It has been determined that the Garden City defined use that best describes the use is: Service Provider
- 5) Definition of Use: Garden City Code 8-7A-1 defines this use as:
 - a) 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.
- 6) The applicant has not proposed exterior work
- 7) No sidewalk waiver has been requested in that there is already in existing attached sidewalk along Bradley St.
- 8) There is no proposed sidewalk along W. Fenton

Site Conditions:

- 1) Existing Use: Service Provider
- 2) Street Address: 4980 Bradley Street, 4961 Bradley Street, & N. Bradley Street
- 3) Parcel Number(s): R1057230065, R1057230070 & R1057230075, & S0631244425,
- 4) Property Description: LOT 8 BLK 2 BRADLEY FIELD BUSINESS PARK SUB #96029406. LOT 7 BLK 2 BRADLEY FIELD BUSINESS PARK SUB; LOT 6 BLK 2 BRADLEY FIELD BUSINESS PARK SUB; and PAR #4425 OF SE4NW4 SEC 31 4N 2E #212450 B;
- 5) Legal Lot of Record: No
- 6) Property Size: 0.240, 0.41, 0.3, 0.37 acres.
- 7) Zoning District: C-2
- 8) Zoning Overlay(s): None
- 9) Comprehensive Plan Land Use Map Designation:
 - a) Activity Node: Neighborhood Destination
 - b) Light Industrial Bradley Technology District
- 10) Floodplain Designation:
 - a) 2003 FIRM: outside of the Special Flood Hazard Area
 - b) 2017 Draft FIRM: outside of the Special Flood Hazard Area

11) Surrounding Uses:

- a) Personal Services
- b) Single Family dwelling with garage.
- c) Professional Services
- d) Animal Care Facility
- e) Church or place of religious worship

12) Adjacent Zoning: C-2

13) Adjacent Comprehensive Plan Designations: Light Industrial Bradley Technology

14) Easements on site:

- a) There are no records on file with Garden City of existing easements on the site.
- b) There is an existing ACHD easement along the perimeter of the site

15) Site Access:

- a) Front: Bradley
- b) Side: W. Fenton
- c) Rear: W. Fenton

16) Sidewalks:

- a) Sidewalks are installed and are in good repair along Bradley Street.
- b) There are no sidewalks along W. Fenton Ave.
- c) There are no proposed sidewalks

17) Wetlands on site: none identified

C. Discussion

This application has been filed in conjunction with Design Review application DSRFY2021-0007. After staff's initial review of DSRFY2021-0007, it was clear that the submitted documents and site plans were not code compliant. In an effort to propose a code compliant application, the applicant has requested the Design Review application be moved to April 5, 2021.

In the meantime, the applicant has submitted a Conditional Use Permit for the expansion of the existing service provider, Western Heating and Air. This application, CUPFY2021-0005, consists of the original site plans that which were submitted with the DSRFY2021-0007 submittal. The applicant has stated that they are changing the site plans to better meet code, and thus, staff recommends that the Commission disregard the site plan submittals associated with this application.

A Design Review Committee review and approval will be required, and has been drafted as a potential condition for approval. The Design Review Committee will review the application for compliance with Garden City Code 8-4, Design and Development standards, which includes parking, internal circulation and connectivity, sidewalks, landscaping and street trees as well as all other design standards. The Planning and Zoning Commission is tasked with the review of the requested expansion to the service provider use and the proposal's appropriateness with the Comprehensive Plan, neighborhood, and site. At times, the provisions of what the decision makers review can overlap. For example, if there is an existing deficiency on site, such as lack of sidewalk, the Commission and Design Committee can both condition the deficiency to be remedied. Parking is another example of provisions that both bodies might review under different prisms, with the Planning and Zoning Commission weighing in on the needs and effects of the parking related to the use, and the Design Committee weighing in on parking and how the design of the parking affects the community.

8-1B-1 Nonconforming Properties and 8-1B-3 Nonconforming Structures

As there are a number of adjacent properties that Western Heating and Air is utilizing as a single business, staff suggests that it is reasonable to review the properties that constitute the site as a part of this review. ([Figure One](#))

This application has not included the parcel west of Fenton being utilized by Western Heating and Air at S0631244425. This parcel does not appear to be a legal lot of record. Staff has found inconclusive evidence if the use of this lot is a legal non-conforming use. The 1999 plans related to a conditional use application show the structure at 4980 Bradley as existing. However, it does not show parking or loading to the western portion of the structure. There are notes from the November 17, 1999 Planning and Zoning Commission meeting that indicated that the use of Fenton as a parking and loading area was of concern. There was a request by a Mr. Ball to relocate Fenton to 50th Street. It was eluded that the lot to the west would be prepared for parking and loading to alleviate the portion of Fenton that connects to Bradley as being utilized for parking and loading. There is no evidence if this was included in the conditional use permit or if it was a future proposal. That conditional use permit was approved. ([Figure Two and Three](#))

Additionally, the property to the east has not been included in this application. In 2000 the structure to the east was constructed for Western Fireplaces. Staff has been unable to verify if this is Western Heating and Air. All the same, the records on file show that the structure was constructed to S-1 occupancy, per the building code (storage). Activities that occur within a structure determine the building's occupancy. Different occupancies require different construction standards such as fire sprinklers, fire walls, ADA restrooms, etc. Building code requires that any change of occupancy be reviewed and approved. Signage on the structure states that it is the Western Heating sales office. City records do not indicate that the property went through the required process to change building occupancy, which the city would consider a matter of health and safety. ([Figure Four](#))

The 22' roof structure to the rear of the building was permitted in 1990.

There are draft conditions of approval to address these situations:

1. The Fenton right-of-way must either remain in its current configuration or can be vacated if it connects to 50th Street.
2. The public's use of the Fenton right-of-way cannot be impeded by the use of the subject properties.
3. The site and Fenton must be constructed so as to make it obvious that Fenton is public right-of-way for the use of public. The design is to be approved by the Design Review Committee.
4. A density reduction lot line adjustment to remove the property lines from bisecting structures, as approved by Garden City, must be recorded.
5. Documentation that parcel S0631244425 is a legally conforming lot must be provided, or the lot must otherwise become a legally conforming lot

8-6A-3 General Application Process

Code notes that any application that is denied cannot be resubmitted for the same form and use for a time period of one year.

8-2B-3 Form Standards

It appears that the site consists of three lots of record. The existing structure is currently crossing all three lot lines. The existing structure is a non-conforming structure which should still proceed to do a lot line consolidation. A lot line adjustment for a consolidation of parcels R1057230065, R1057230070 & R1057230075 shall be required prior to issuance of a building permit and has been made a drafted condition for approval.

8-4D-3 Parking Design and Improvement Standards

The current site plans show that there are 39 parking spaces available. This number is including the parcel to the west that which is owned by Western Heating and Air, but has not been included in this application. Therefore, actual parking space calculations add up to be 12 within the interior lot, and 5 spaces on the western side of the property (next to Fenton). The parking spaces adjacent to Fenton are not permitted per code, as some are within 40' of a corner, and all spaces are forced to back-up into the right-of-way. A potential condition of approval has been drafted in the decision document to require construction in accordance with the approved DSRFY2021-0005.

8-4E-6 Sidewalk Standards

There is an existing attached sidewalk along Bradley street. However, there are no existing sidewalks along Fenton Street. The site plans indicate that there is no proposal for sidewalks, but as mentioned previously, the site plans are currently being adjusted to meet code. Code requires that detached sidewalks with landscape buffer are to be installed along the south and the west side of Fenton street. A standard sidewalk section with the required street trees is 11' to include a 6' landscape area (with root barrier, 8' without) and a 5' sidewalk. The Fenton right-of-way is only roughly 23' at this section, which would preclude a sidewalk or street trees in the right-of-way. The existing loading area is adjacent to the right-of-way and the existing structure is roughly 21.5' from the edge of right-of-way.

This particular section of Fenton Street is currently acting as an alleyway, with no adjacent businesses having sidewalk installed. It acts as an alleyway in nature, similar to that of Stockton and Osage, however it is not officially designated as an alleyway. [The Garden City Transportation Needs List](#) Identifies Stockton and Osage as a roadway that shall remain narrow and function as the access for adjacent businesses while also being utilized to further the pedestrian orientation of the City. While staff is neither recommending nor not recommending sidewalks along Fenton, due to the width of this section of Fenton The Commission could consider treating this section of Fenton Street similar to that of Osage and Stockton.

Should the Commission allow Fenton to act similar to that of Stockton and Osage, there would still be the requirement of pedestrian oriented development. This includes the option to install sidewalks, pedestrian pathways, landscaping, artwork, street furniture, lighting. Roadway improvements should include decorative paving or painting ideally that is varied in width and material. Provided that varied paving is too expensive, roadway paint that is varied in color could be utilized. This treatment is required to be approved by ACHD prior to implementation. Signage that indicates that the pedestrians have the right of way, and a maximum speed limit of 10-15 miles an hour, which also requires the approval of ACHD. No curb, gutter or sidewalk within the right-of-way is required and limited or no parking is desirable. The Commission does not have to decide and can differ sidewalk requirements to the Design Review Committee.

D. Decision

The Planning and Zoning Commission has been provided a draft document that includes findings of fact, conclusions of law, and a decision in the affirmative and in denial. This is done to provide potential options based on the staff's review of the project. This is not intended to be a predetermined decision. All evidence will be considered, and the document may be updated based on the Planning and Zoning Commission's review of the application.

Required Decisions:

Pursuant to Garden City Code [Table 8-6A-1 Authorities and Processes](#), Planning and Zoning Commission is the final decision maker for a Conditional Use Permit. There is no recommending authority to the Planning and Zoning Commission. Pursuant to [GCC 8-6A-2A](#), The City Council shall have the authority to review any action taken by the Planning and Zoning Commission regarding Conditional Use Permits, which would be final unless appealed.

Required Findings:

To approve a conditional use permit, the Planning and Zoning Commission must find the application meets the following findings found in [GCC 8-6B-2](#):

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:

After hearing the evidence and considering the application, the decision maker shall make their decision. The decision maker shall report the facts upon which it based its conclusion, the ordinance and standards used in evaluating the application, the actions, if any, that the applicant could take to obtain a permit, and whether a permit is :

6. Granted,
7. Granted with conditions, or
8. Denied.

The decision maker may find that there is inadequate information to render a decision and may also continue the hearing for additional materials to be supplied. It is recommended that they continue the hearing to a date certain for noticing purposes.

The decision maker shall make its findings and decision no later than by the next regular scheduled meeting.

Appeal of Decision:

Pursuant to [8-6A-9 Appeals](#), there is a 15-day appeal period to appeal the decision to the City Council. This period starts from the signed decision date and runs concurrently with the 15-day objection period noted above. An appeal is \$210 and must be filed on the appeal application form provided by the City. Appeals received after the 15-day appeal period will not be accepted.

E. Agency Comments

The following agency comments were provided:

Agency	Comment Date	Summary
Ada County Highway District	02/11/2021	1. Pay a traffic impact fee. If applicable, a traffic impact fee may be assessed by ACHD and will be due prior to the issuance of a building permit by the lead agency. This is a separate review process and it is the applicant's responsibility to submit plans directly to ACHD.

		<p>2. Comply with all ACHD Policies and ACHD Standard Conditions of Approval for any improvements or work in the right-of-way.</p> <p>3. Obtain a permit for any work in the right-of-way prior to the construction, repair, or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc.).</p> <p>Click Here</p>
Boise School District	None received to date	
Central District Health	None received to date	
COMPASS		
Garden City Engineer	02/11/2021	<p>Comments concerning:</p> <ol style="list-style-type: none"> 1. Affidavit of legal interest: Resolved 2. Erosion and Sediment Control 3. Fire District Approval 4. Sewer/Water connections 5. Site Grading and Drainage Plan 6. Storm Water Operation and Management Agreement 7. Irrigation Facilities 8. FEMA Flood Maps 9. Parcel Consolidation <p>Click Here</p>
Idaho Transportation Department	None received to date	
Irrigation: Fairview Acres	None received to date	
North Ada County Fire and Rescue	02/11/2021	<p>Initial comments say the application cannot approve without additional information:</p> <ol style="list-style-type: none"> 1. The proposed site plan indicates that a lot line runs through the middle of the building. Please provide information on how this will be addressed as the floor plan shows the warehouse spanning properties without fire walls. 2. Fire hydrants, capable of producing the required fire flow, shall be located so that no part of the structure is more than 600-feet from the hydrant. Fire flows of 1,750 GPM are available which is not sufficient for the building area. Fire sprinklers will be required. (IFC 507.3, IFC B105.2, IFC C105). 3. The drawings indicate that trucks will block the existing public alley when parked at the loading dock. The alley prevents Fenton Street from being a dead-end and cannot be blocked as it is needed for fire access. 4. The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet.

		<p>Confirm the turn from Fenton Street to the alley complies. (BCC 5-12-29, IFC 503.2.4)</p> <p>REVISED Comments say the application can be approved subject to compliance with conditions.</p> <p>Click Here REVISED Click Here</p>
Meridian School District	None received to date	

F. Public Comment

No public comments were provided as of the drafting of this document.

Commenter	Comment Date	Summary

G. Code/Policy Review

The below serves as an analysis of applicable provisions Garden City Code, Title 8, Development Code and identified applicable policies, plans, and previous approvals.

Garden City Title 8 Code Sections			
Code Section	Review Authority	Compliance Issues	Analysis/ Discussion
Title 7 Building Regulations			
7-2-1 Building Code	N/A	No compliance issues as conditioned.	A building permit will be required to be completed prior to occupancy of the additional structure.
Title 8, Chapter 1: General Regulations			
8-1A-4 Applicability			The regulations of Garden City Code, Title 8 Development Code of the City, shall apply and govern development and use of all properties within the corporate limits of the city.
8-1B-1 Nonconforming Properties		No compliance issues noted	The site consists of lots 6, 7, and 8 of Bradley Field Business Park Subdivision. All of which appear to be described as legal lots of record.
8-1B-2 Nonconforming Structures		Compliant as conditioned.	<p>It appears that the applied for site consists of three lots of record. The existing structure and the proposed expansion are and will be crossing all three lot lines. A lot line adjustment for a consolidation shall be required and has been made a drafted condition for approval.</p> <p>However, there is no evidence in Garden City files that parcel S0631244425 is a legal lot of record. There is a draft condition of approval to remedy this.</p>

8-1B-3 Nonconforming Uses		No compliance issues noted	Conditional Use Permit is required for the expansion of a service provider in a C-2 zoning district.
Title 8, Chapter 2: Base Zoning District Regulations			
8-2B-1 Purpose		No compliance issues noted	Commercial: The purpose of the two (2) commercial districts is to provide a full range of commercial uses and services for both the residents of Garden City and the region. Location determines the type and form of commercial uses. Activities which are more compatible with mixed use or residential uses and minimally disruptive to the neighborhood are to be located in the general commercial (C-2) district.
8-2B-2 Allowed Uses	PZ		Garden City Code Table 8-2B-1 requires a conditional use permit in this zone for the proposed use.
8-2B-3 Form Standards		May not be complaint-Design Review application and approval required	<p>The required setbacks are: Front: 5' Interior Side: 5' Rear: 5' Street side: 5'</p> <p>The allowable maximum height is: n/a</p> <p>The minimum lot size is: n/a</p> <p>There are encroachments. The eastern façade of the existing building appears to be encroaching upon the adjacent parcel number R1057230065. And the proposed expansion is proposed to be build over a property line between parcels R1057230070 and R1057230075.</p> <p>All improvements are more than 70' from the Boise River.</p> <p>The property does not meet the minimum street frontage.</p>
8-2C			<p>A. Site Layout: No structure, facility, drive lane, parking area, or loading area shall be located adjacent to a residential district.</p> <p>B. Parking and Access: 1. The entrance and exit drives shall be designed to prevent traffic hazards and nuisances. 2. All surfaces used for parking shall be constructed with paving, vegetative cover or of dustless material.</p> <p>C. Limitations: The site shall not be used as vehicle wrecking as herein defined.</p> <p>D. Site Maintenance:</p>

			<ol style="list-style-type: none"> 1. All outdoor storage of materials or vehicles shall be maintained in an orderly manner so as not to create a public nuisance. 2. Stored items shall not block sidewalks or parking areas and may not impede vehicular or pedestrian traffic. <p>E. Other Standards Apply: Outdoor storage areas shall comply with section 8-1C-3, Property Maintenance Standards, of this title. (Ord. 967-14, 6-9-2014)</p>
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Title 8, Chapter 4: Design and Development Regulations:
All standards of this section will need to be addressed in a Design Review Application.

8-4A-3 Fences and Walls	DC	May not be code compliant – compliant as conditioned	<p>Existing 6ft tall chain link fencing and sliding gate with privacy slats located towards rear of the building off N. Fenton.</p> <p>Removal of existing chain link fencing is drafted as a potential condition for approval.</p>
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8-4D Parking and Off Street Loading Provisions
All standards of this section will need to be addressed in a Design Review Application.
The design standards as set forth in section [8-4D-3](#), "Parking Design And Improvement Standards", shall apply to any new construction, alteration, or moving of a structure or any new or more intense use of property.

8-4D-3 Parking Design and Improvement Standards	DC	May not be complaint – Design Review Application is required	<p>See Discussion</p> <p>Parking areas shall not be located closer than four feet (4') to any established street or alley right of way. It appears that the designated parking lot to the west of the property is along W. Fenton Street. Additionally, Parking lots shall not be located within forty feet (40') of a corner. It appears that there are parking spaces withing 40' of the corner at Bradley and Fenton St.</p> <p>This particular parking lot area conflict with GCC in that it states "parking areas shall be designed in such a manner that any vehicle leaving or entering the parking area from, or onto, a public or private street shall be traveling in a forward motion." There are some exceptions however, such as a designated alley or parallel parking spaces.</p> <p>No bicycle parking facility provided.</p> <p>A potential condition of approval has been drafted to require construction in accordance with the approved DSRFY2021-0005.</p>
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8-4D-4 Parking Use Standards	DC	May not be complaint – Design Review Approval is required	
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8-4D-5 Required Number of Off-Street Parking Spaces	DC	May not be complaint – Design Review Application is required	
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8-4D-7 Off Street Loading Standards	DC	May not be complaint – Design Review Application is required	
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8-4E Transportation and Connectivity Provisions

All standards of this section will need to be addressed in a Design Review Application.

Provisions apply to any new construction, addition, expansion, grading, alteration, or any new or more intense use of property.

8-4E-3 Public Street Connections	DC	May not be complaint – Design Review Application is required	
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8-4E-4 Internal Circulation Standards	DC	May not be complaint – Design Review Application is required	
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8-4E-6 Sidewalk Standards	DC	May not be complaint – Design Review Application and approval is required	<p>There is an existing attached sidewalk along Bradley Street.</p> <p>There is currently no additional sidewalk proposed. However, a Design Review Committee Approval is required for the addition and site modification. As part of the Design Review process, installation of sidewalks will be required at the site.</p> <p>A potential condition of approval has been drafted to require construction in accordance with the approved DSRFY2021-0005.</p>
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8-4E-7 Pedestrian and Bicycle Accessibility Standards	DC	May not be complaint – Design Review Application is required	
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8-4I Landscaping and Tree Protection Provisions

All standards of this section will need to be addressed in a Design Review Application.

Except for single-family and two-family residential uses, additions or site modifications greater than fifty percent (50%) of the gross floor area of the existing structure or developed area, shall comply with all provisions of this article.

8-4I-3 General Landscaping Standards and Irrigation Provisions		May not be complaint-Design Review Approval Required	A Landscape plan was not submitted with the CUP application. Compliance with the Design Review Hearing decision is drafted as a potential condition of approval.
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8-4I-4 Landscaping Provisions for Specific Uses	DC	May not be complaint-Design Review Approval Required	
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8-4I-5 Perimeter Landscaping Provisions	DC	May not be complaint-Design Review Approval Required	
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8-4I-6 Parking Lot Landscaping Provisions	DC	May not be complaint-Design Review Approval Required	
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8-4I-7 Tree Preservation Provisions	DC	May not be complaint-Design Review Approval Required	
Title 8, Chapter 6, Article A: Administration			
8-6A-3 General Application Process		No compliance issues noted	The application was reviewed and considered complete within 30 days of submittal, a notice of application acceptance was issued to the applicant, and staff started processing the application.
8-6A-4 Required Application Information			None Submitted
8-6A-7 Public Hearing Process		No compliance issues noted	The applicant provided a neighborhood meeting more than one month and less than three months prior to application submittal. The City provided a radius notice, notifications to agencies with jurisdiction, and ran a legal notice in the Idaho Statesman, at least 15 days prior to the first hearing. The applicant provided an affidavit of property posting more than 7 days in advance of the hearing validating that the property was posted more than 10 days prior to the hearing.

Other Items Reviewed	
Plan/Policy	Discussion/ Analysis
Idaho Code 67-6512 Local Land Use Planning Special Use Permits, Conditions, and Procedures	<p>Garden City Code noticing requirements are compliant with this Statute.</p> <p>The statute notes that upon the granting of a special use permit, conditions may be attached to a special use permit including, but not limited to, those:</p> <ol style="list-style-type: none"> (1) Minimizing adverse impact on other development; (2) Controlling the sequence and timing of development; (3) Controlling the duration of development; (4) Assuring that development is maintained properly; (5) Designating the exact location and nature of development; (6) Requiring the provision for on-site or off-site public facilities or services; (7) Requiring more restrictive standards than those generally required in an ordinance; (8) Requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction. <p>Prior to granting a special use permit, studies may be required of the social, economic, fiscal, and environmental effects and any aviation hazard as defined in section 21-501(2), Idaho Code, of the proposed special use. A special use permit shall not be considered as establishing a binding precedent to grant other special use permits. A special use permit is not transferable from one (1) parcel of land to another.</p>

Previous entitlement that might affect this project	DSRFY2021-0007: This is the Design Review application that has been submitted with the City for this proposed addition.
Garden City Comprehensive Plan	<p>This application is in future land use designations of the Comprehensive Plan:</p> <ul style="list-style-type: none"> a. Activity Node: Neighborhood Destination b. Light Industrial Bradley Technology District <p>The application may be supported by:</p> <p>Goal 1. Nurture the City</p> <ul style="list-style-type: none"> a.) 1.4 Objective: Create a premier destination place to live, work, and recreate. <p>Goal 2. Improve the City Image</p> <ul style="list-style-type: none"> a.) 2.3 Objective: Promote quality design and architecturally interesting buildings. <p>Goal 7. Connect the City</p> <ul style="list-style-type: none"> b.) 7.4 Objective: Maintain and improve standards for sidewalks, curbs and gutters. <p>Goal 12. Evolve as a Destination</p> <ul style="list-style-type: none"> c.) 12.1 Objective: Support a positive business environment d.) 12.2 Objective: Continue to support commercial and industrial land uses. <p>The application may not be supported by:</p> <p>Goal 2</p> <ul style="list-style-type: none"> a.) 2.4 Objective: Create a vision for the design of all streets and highways consistent with city's urban setting. <p>Goal 4. Emphasize the "Garden" in Garden City</p> <ul style="list-style-type: none"> a.) 4.1 Objective: Beautify and Landscape b.) 4.3 Objective: Beautify streets, sidewalks and gateways with landscaping, trees, and public art.
Garden City Sidewalk Policy	Existing attached sidewalk along Bradley Street. No proposed sidewalk along N. Fenton nor was there a waiver submitted.
Garden City Street Light Policy	<p>There are no existing streetlights within 400' of the site.</p> <p>Individual Commercial Development (both new and substantial remodels) may be required to comply with this document. Should site conditions preclude installation of streetlights on a commercial development's street frontage, the owner or developer will deposit into a City trust funds sufficient to design, install, and inspect street lights required by this Street Light Placement Guideline. These funds will then be used, when appropriate, to install streetlights required for the property at approved alternate locations." And "Substantial remodel is defined as an improvement valued at 20% or more of the total value of the building where the improvement is being made."</p>

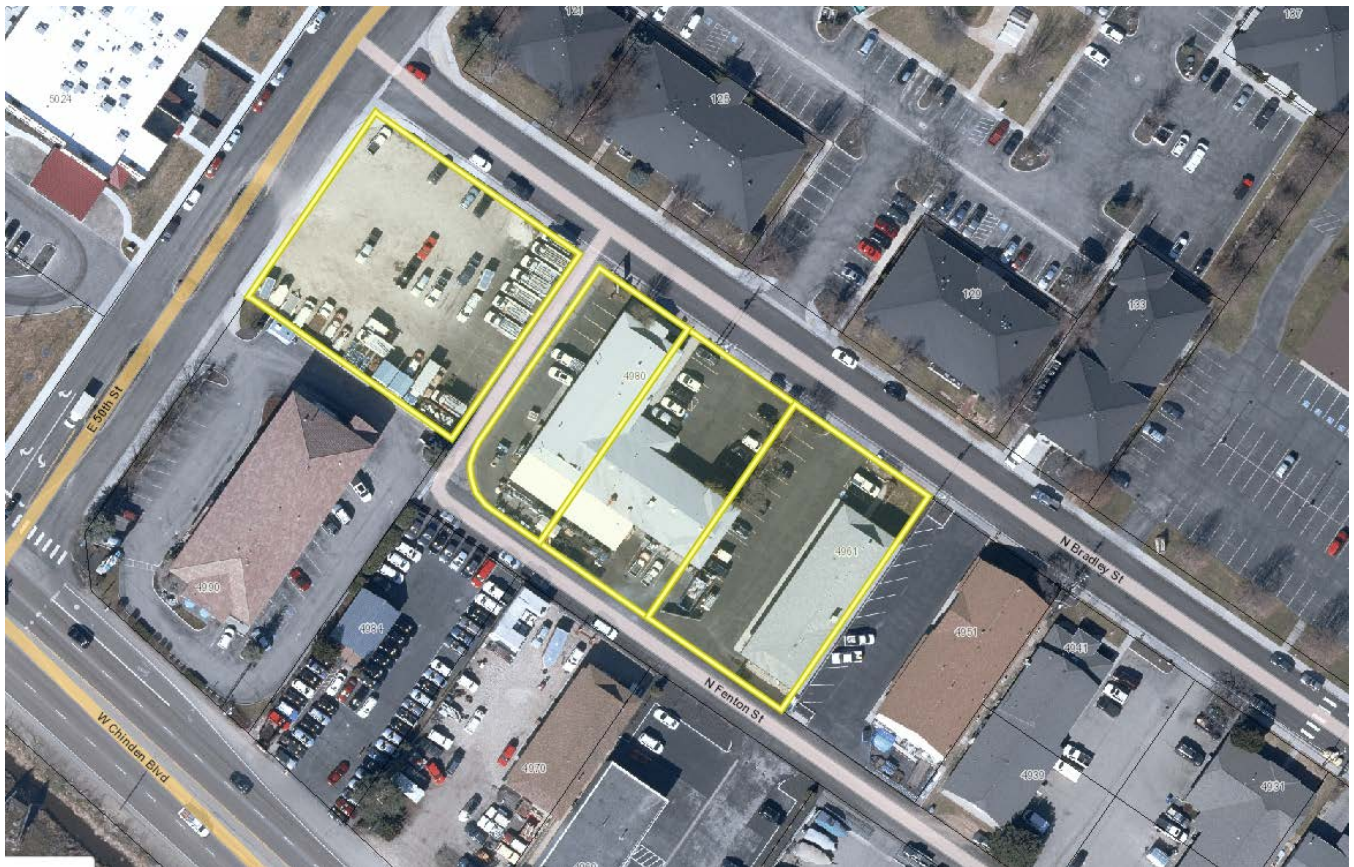


Figure 1: Ada County Assessors Parcels



Figure 2: Legal Non-Conforming Use of a parking lot (Google Streetview, 2019)



Figure 3: Parking Lot Use (Google Street view, 2007)



Figure 4: Western Heating and Air Sales Office without Certificate of Occupancy (Google Streetview, 2019)



Figure 5: Existing site conditions along 50th Street