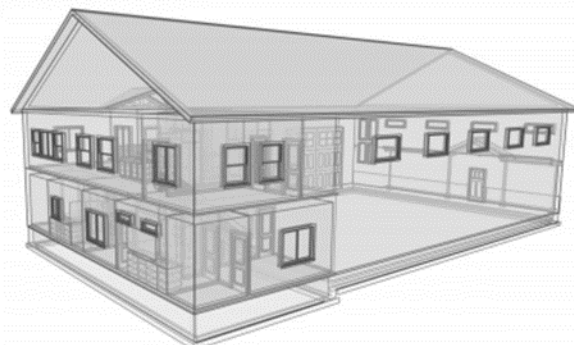
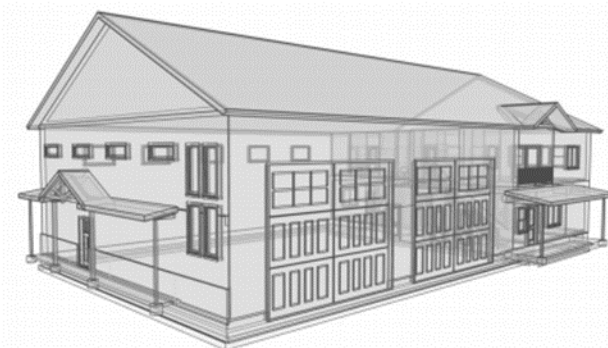




## CITY OF GARDEN CITY

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

**File Number: CUPFY2021 - 0008**  
**Requested Use: Single Family Dwelling Unit with an Attached Garage**  
**Use as Defined By GCC Title 8: Single Family Dwelling Unit with an Attached Garage**  
**Location: 105 E 41<sup>st</sup>**  
**Applicant: Nick Kuklish**  
**Planning and Zoning Commission Hearing Date: May 19, 2021, 6:30 p.m.**



### STAFF REPORT

Prepared by Hanna Veal  
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## A. Project Information

### Proposed Scope of Work:

Request	Review Process
Conditional Use Permit	<a href="#">GCC 8-6B-2</a>

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:

- 1) Applicant: Nick Kuklish
- 2) Owner: Nicholas Kuklish
- 3) Request: New construction; single family detached dwelling with a garage that exceeds the principle dwelling square footage.
- 4) Title 8 Use: It has been determined that the Garden City defined use that best describes the use is: New construction; single family detached dwelling with a garage that exceeds the principle dwelling square footage.
- 5) Definition of Use: Garden City Code 8-7A-1 defines this use as: Any structure, or portion thereof, providing independent living facilities for one (1) "family" as herein defined, including provisions for living, sleeping, eating, cooking, and sanitation.
- 6) The applicant has proposed new construction.
- 7) No sidewalk is proposed, however, it is not required per the Garden City Transportation Needs List

### Site Conditions:

- 1) Existing Use: Vacant
- 2) Street Address: 105 E. 41st
- 3) Parcel Number(s): R2734502095
- 4) Property Description: S 60' OF LOT 31 BLK 6 FAIRVIEW ACRES SUB 1 #8672409
- 5) Legal Lot of Record: Yes
- 6) Property Size: 0.138 acres
- 7) Zoning District: C-2
- 8) Zoning Overlay(s): None
- 9) Comprehensive Plan Land Use Map Designation:
  - a) Activity Node: Neighborhood Destination
  - b) Activity Node: Transit Oriented Development
  - c) Mixed Use Commercial
- 10) Floodplain Designation:
  - a) 2003 FIRM: Outside of the Special Flood Hazard Area
  - b) 2017 Draft FIRM: AE 100 Year
- 11) Surrounding Uses:
  - a) Single-family detached dwelling
  - b) Multi-Tenant Commercial Retail
  - c) Vehicle Service

- 
- d) Retail**
  - e) Vehicle Sales**
  - 12) Adjacent Zoning: C-2**
  - 13) Adjacent Comprehensive Plan Designations: Mixed-use commercial**
  - 14) Easements on site: There are no records on file with Garden City of existing easements**
  - 15) Site Access:**
    - a) Front: Osage**
    - b) Side: n/a**
    - c) Rear: n/a**
  - 16) Sidewalks: no sidewalk**
  - 17) Wetlands on site: none identified**

## C. Discussion

The application is before the Planning and Zoning Commission as a conditional use permit (CUPFY2021-0008) due to the size of the garage being larger than the living space of the proposed dwelling unit. [DSRFY2021-0012](#) is the associated Design Review Application file.

Garden City Code 8-4B-3 Single Family and Two-Family Attached and Detached Residential Dwelling Units governs the code that which is being applied. Code specifically states:

*Accessory structures and all portions of the principal structure, such as an attached garage, that are utilized for residential accessory uses over a combined one thousand (1,000) square feet may not exceed the combined square footage of the principal dwelling unit without a design review committee approval and approval of a conditional use permit.*

While the site plan does not directly state the overall square footage, it is evident that the proposed garage makes up the vast majority of the structure. Through conversation with the applicant, it appears that the square footage of the garage is around 3,165sqft.

- Waivers to required application documents, have been received:
  - Lighting plan
  - Topographic Survey
  - Grading Plan

A cross-access agreement will be required for the shared drive isle between 105 and 106 E. 41<sup>st</sup>. The cross-access agreement will be needed with the adjacent property, the easement will be granted to the land, not the property owner.

The proposed driveway easement is 15' wide, while the driveway itself is 26'. Code states that the driveway is to be 20' wide when needed for fire and refuse access. Ada County Fire and Rescue comments suggested that the fire apparatus access roads shall be a width of no less than 20 and vertical clearance of 13'-6". Compliance with Ada County Fire is drafted as a condition.

The easement verbiage is stating that the easement is granted from 106 E. 41<sup>st</sup> Street to 105 E. 41<sup>st</sup> Street property, however the site plans do not show this easement. It will need to be officially recorded. Additionally, staff has requested that a site plan showing the interaction between both properties be submitted, there was never an updated site plan received. This is important in that it appears that the property will be utilizing 106 E. 41<sup>st</sup> Street as an ingress/egress point, turnaround area, and possibly using the adjacent property for guest parking.

The Design Review Committee has delegated approval to staff so long as redesigns address the following comments and concerns:

- 1) The structure shall provide a variety of architectural materials along the façades.
- 2) The structure shall be designed in such a way to create a relationship between the dwelling and Osage Street. The relationship shall be created through architectural features such as:
  - a) Pedestrian level windows.

- b) Articulation of the façades.
  - c) All façade materials shall wrap around the structure by at least 2 feet.
- 3) The structure shall have residentially sized garage doors; there is an allowance for one recreational vehicle garage door.

### **Minimum Density in a Transit Oriented Development Node**

The property is located in the mixed-use commercial designation zone of the Comprehensive Plan. The mixed-use commercial designation is for the area south of Adams Street. The intent of this designation is to create an area for mixed uses, including residential, office, retail, and small scale industrial, that are more urban in character than in the mixed-use residential area. Three story buildings and 40%- 60% lot coverage, with aggregated open spaces for pocket parks should guide the development pattern in this area.

It is also located in the TOD designations of the Comprehensive Plan. The transit-oriented development (TOD) nodes are identified within one quarter mile of locations where a transit station has been planned or could be located. It is not intended that all nodes could be developed within the twenty-year period of the plan. A mix of uses including higher density residential, retail, office, research and public uses are included in the TOD area designation. A development to be considered for the TOD designation should include 50,000 square feet of non-residential uses and 60 – 80 dwelling units. The form of the development should be multi-story (three or more stories) along the boulevard corridor with lower height moving away from the street. Site design characteristics should include walkability, public spaces, and transit station design. Lower parking standards should be allowed.

The applicant is proposing a detached single-family dwelling with an attached garage to be constructed. The applicant's proposed density is above the required 14 units per acre within a TOD node.

### **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 :

1. Granted,
2. Granted with conditions, or
3. 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**

There were no agency comments received for this conditional use application, however, [DSRFY2021-0012](#) did receive comments. As this CUP and the DSR are related in that they are the same project, it is safe to assume the comments made for DSRFY2021-0012 would be the same as for this CUP. The following agency comments were provided:

Agency	Comment Date	Summary
Ada County Highway District	None received to date	
Boise School District	None received to date	
Central District Health	None received to date	
COMPASS	None received to date	
Garden City Engineer	None received to date	

Idaho Transportation Department	None received to date	
Irrigation: Fairview Acres	None received to date	
North Ada County Fire and Rescue	None received to date	
Meridian School District	None received to date	

## F. Public Comment

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

## 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.

<b>Garden City Title 8 Code Sections</b>			
Code Section	Review Authority	Compliance Issues	Analysis/ Discussion
<b>Title 7 Building Regulations</b>			
<a href="#">7-2-1 Building Code</a>	N/A	No compliance issues as conditioned.	A building permit will be required to be completed prior to occupancy of the structure.
<b>Title 8, Chapter 1: General Regulations</b>			
<a href="#">8-1A-4 Applicability</a>			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.
<a href="#">8-1B-1 Nonconforming Properties</a>		No compliance issues noted	Legal parcel of record as described. Parcel description predates the August 9, 1988 threshold date. Legal non-conforming property. Applicant provided property deeds and legal description of lot. Legal parcel of record as described
<a href="#">8-1B-2 Nonconforming Structures</a>		No compliance issues noted	There are no structures or uses on site.
<b>Title 8, Chapter 2: Base Zoning District Regulations</b>			
8-2B-1 Purpose		No compliance issues noted	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.
<a href="#">8-2B-2 Allowed Uses</a>	PZ	Complaint if conditional use permit is approved	Single Family Detached Dwellings are a permitted use. However, Garden City Code 8-4B-3 requires a conditional use permit for a residential garage that exceeds the square footage of the dwelling unit.
<a href="#">8-2B-3 Form Standards</a>		May not be complaint –	There is inadequate documentation provided to determine the proposed form standards.



		compliant as conditioned	<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 landscaping on the southeast corner is encroaching onto the adjacent eastern property where the driveway is located.</p>
<a href="#">8-2C</a>			There are no land use conditions specific to this use
<b>Title 8, Chapter 4: Design and Development Regulations</b>			
<a href="#">8-4A-3 Fences and Walls</a>	DC/PZ	May not be complaint – Compliant as conditioned.	There is inadequate documentation provided to determine if there is a proposed fence. Any existing fencing and any proposed fencing shall be compliant with this section. Compliance with GCC 8-4A-3 is drafted as a potential condition for approval.
<a href="#">8-4A-4 Outdoor Lighting</a>	DC/PZ	Complaint as Conditioned	<p>A lighting plan waiver has been submitted. There are proposed conditions of approval:</p> <ul style="list-style-type: none"> <li>• The height of a freestanding light fixture in a residential district shall not exceed nine feet (9').</li> <li>• Electrical feeds to outdoor light fixtures shall be underground, not overhead.</li> <li>• Street lighting shall be provided consistent with an adopted fixture design and plan developed by the city.</li> </ul> <p>No lighting source that is prohibited by Garden City Code shall be utilized.</p>
<a href="#">8-4A-5 Outdoor Service and Equipment Areas</a>	DC/PZ	May not be complaint – compliant as conditioned	There is inadequate documentation provided to determine the location of outdoor service and equipment areas.
<a href="#">8-4A-7 Stormwater Systems</a>	DC/PZ	Compliant as conditioned	All stormwater systems must comply with Garden City Code 8-4A-7.
<a href="#">8-4A-8 Utilities</a>	DC/PZ	Compliant as conditioned	All utilities on the site, including telephone, cable television, and electrical systems shall be underground and in compliance with Garden City Code 8-4A-8.
<b>8-4D Parking and Off-Street Loading Provisions</b>			
<a href="#">8-4D-3 Parking Design and Improvement Standards</a>	DC/PZ	No compliance issues noted	<p>The design standards as set forth in section <a href="#">8-4D-3</a>, "Parking Design And Improvement Standards", shall apply to any new construction, alteration, or moving of a structure or <u>any new or more intense use of property</u>.</p> <p>The proposed garage is about 3,165sqft large. In the applicant's letter of intent, it is said that the garage is to have</p>

			<p>4 residential parking spaces, an RV parking space, Pontoon boat, jet skis, surfboards, paddleboards, snow bikes, dirt bikes, and bicycles. The application also states that it will act as a recreational room and hobby area.</p> <p>Code states that: The size of the parking space for a residential unit shall be at least ten feet by twenty feet (10' x 20'). Garage spaces shall be measured from the exterior dimensions. Given the size of the proposed garage, it appears that this standard has been met.</p>
<a href="#">8-4D-4 Parking Use Standards</a>	DC/PZ	No compliance issues noted	<p>Upon any change of use, the number of vehicle parking spaces to be provided shall be calculated according to the requirements for the new use.</p> <p>Parking of one commercial vehicle as defined in chapter 7 of this title per property may be allowed, provided it is operated by the occupant and used to commute from home to work at an off-site location or used as part of an approved home occupation;</p> <p>Vehicles without current registration shall not be parked or stored on any residential property other than in an enclosed space;</p> <p>One boat and one travel trailer less than six feet (6') in length may be stored in the side or rear yard;</p>
<a href="#">8-4D-5 Required Number of Off-Street Parking Spaces</a>	DC/PZ	No compliance issues noted	<p>Total number of vehicular parking spaces required: 2 Total provided: 6 Number of enclosed spaces required:2 Total provided: 4</p>
<b>8-4E Transportation and Connectivity Provisions</b>			
<a href="#">8-4E-2 Applicability</a>			Provisions apply to any new construction, addition, expansion, grading, alteration, or any new or more intense use of property.
<a href="#">8-4E-3 Public Street Connections</a>	DC/PZ	Compliant as conditioned	<p>A cross-access agreement will be required for the shared driveway.</p> <p>Maintenance of the clear vision triangle is drafted as a potential condition for approval.</p>
<a href="#">8-4E-4 Internal Circulation Standards</a>	DC/PZ	May not be complaint	The proposed driveway easement is 15' wide, while the driveway itself is 26'. Code states that the driveway is to be 20' wide when needed for fire and refuse access. Ada County Fire and Rescue comments suggested that the fire apparatus access roads shall be a width of no less than 20 and vertical clearance of 13'-6". <b>Compliance with Ada County Fire is drafted as a condition.</b>
<a href="#">8-4E-6 Sidewalk Standards</a>	DC/PZ	No compliance issues noted	Osage Street is considered the frontage street. Sidewalks along Osage and Stockton are not precluded by code; however, The Design Review Committee has not historically required sidewalks so long as the applications build with consideration of pedestrians and bicyclist. This includes the requirements of site modifications to be aesthetically pleasing by including architectural features, landscaping, murals, or other design methods to help decrease the "alleyway" visual. <a href="#">Garden City Transportation Needs</a> speaks specifically to the desired outcome of Stockton and Osage, with their primary

			<p>functions being that of vehicular access for businesses along W. Chinden and acting artisan pathway system for pedestrians and bicyclists.</p> <p>The application proposes a pedestrian pathway from Osage to the primary entrance of the structure. It also proposes zero-scaping consisting of Class 2 trees, bushes ore shrubs of medium height and flowers along Osage. As Osage does not require sidewalks, it appears that the proposal of landscaping is meeting the intent and what Osage is to become.</p>
<b>8-4I Landscaping and Tree Protection Provisions</b>			
<a href="#">8-4I-2 Applicability</a>			For all new residential and nonresidential uses, all landscaping standards of this article shall be met.
<a href="#">8-4I-3 General Landscaping Standards and Irrigation Provisions</a>	DC/PZ	Compliant as conditioned	Not enough information for a thorough review.
<a href="#">8-4I-4 Landscaping Provisions for Specific Uses</a>	DC/PZ	May not be complaint – compliant as conditioned	<p>The applicant has proposed 2 class II trees adjacent to Osage. The species has not been provided. There appears to be 60 lineal feet of frontage.</p> <p>There is currently a utility pole with powerlines running above this portion of Osage and the property’s frontage. If the powerlines are to remain, they could cause conflict with the proposed Class II trees. If there is conflict, then Class I trees are permitted as substitutes at a 1:2 Class II to Class I ratio.</p> <p>2 Class II trees are required along the frontage of Osage. OR 4 Class I trees can meet the substitution. Class II or III trees can be substituted at the ratio of two class I trees for every Class II or III tree.</p>
<a href="#">8-4I-5 Perimeter Landscaping Provisions</a>	DC/PZ	May not be complaint – compliant as conditioned	<p>Perimeter landscaping is required along the western and northern property boundary line between an adjacent nonresidential use and a residential use:</p> <ol style="list-style-type: none"> <li>1. A perimeter landscaping area shall be at least ten feet (10') wide measured from the property line to the interior of the lot; <b>The Planning and Zoning Commission has allowed for 5' perimeter landscaping to be installed so as to allow for the adjacent property to provide the other 5' when it redevelops.</b></li> <li>2. A screen consisting of vegetation shall be at least six feet (6') wide and six feet (6') in height at maturity; <b>None proposed.</b></li> <li>3. At least one tree shall be planted for every fifteen (15) linear feet of perimeter length (or as appropriate to the selected species) to quickly establish continuous canopy coverage. There is not proposal for perimeter trees. <b>There shall be 6 perimeter trees installed to be code compliant.</b></li> </ol> <p>Compliance with GCC 8-4I-5 is drafted as a potential condition for approval.</p>

			<ol style="list-style-type: none"> <li>1. A perimeter landscaping area shall be at least ten feet (10') wide measured from the property line to the interior of the lot;</li> <li>2. A screen consisting of vegetation shall be at least six feet (6') wide and six feet (6') in height at maturity;</li> <li>3. At least one tree shall be planted for every fifteen (15) linear feet of perimeter length (or as appropriate to the selected species) to quickly establish continuous canopy coverage.</li> </ol>
<a href="#">8-4I-7 Tree Preservation Provisions</a>	DC/PZ	Compliant as conditioned	
Title 8, Chapter 6, Article A: Administration			
<a href="#">8-6A-3 General Application Process</a>		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.
<a href="#">8-6A-4 Required Application Information</a>			Application waivers requested pursuant to 8-6A-4A: Lighting Plan, Grading Plan, and Topographic Survey.
<a href="#">8-6A-7 Public Hearing Process</a>		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
<a href="#">Idaho Code 67-6512</a> Local Land Use Planning Special Use Permits, Conditions, and Procedures	Garden City Code noticing requirements are compliant with this Statute.  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: <ol style="list-style-type: none"> <li>(1) Minimizing adverse impact on other development;</li> <li>(2) Controlling the sequence and timing of development;</li> <li>(3) Controlling the duration of development;</li> <li>(4) Assuring that development is maintained properly;</li> <li>(5) Designating the exact location and nature of development;</li> <li>(6) Requiring the provision for on-site or off-site public facilities or services;</li> <li>(7) Requiring more restrictive standards than those generally required in an ordinance;</li> <li>(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.</li> </ol>

	<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 <a href="#">21-501(2)</a>, 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>
<p>Previous entitlement that might affect this project</p>	<p>DSRFY2021-0012: the Design Review application associated with this conditional use permit.</p>
<p><a href="#">Garden City Comprehensive Plan</a></p>	<p>This application is in future land use designations of the Comprehensive Plan:</p> <ul style="list-style-type: none"> <li>a) Activity Node: Neighborhood Destination</li> <li>b) Activity Node: Transit Oriented Development</li> <li>c) Mixed Use Commercial</li> </ul> <p>The application may be supported by:</p> <p>Goal 1. Nurture the City</p> <ul style="list-style-type: none"> <li>a) 1.4 Objective: Create a premier destination place to live, work, and recreate.</li> </ul> <p>Goal 4. Emphasize the “Garden” in Garden City</p> <ul style="list-style-type: none"> <li>a) 4.3.1 Continue to require sidewalks and landscaping in all new development, and in major alterations and re-use of existing commercial sites.</li> </ul> <p>Goal 6. Diversity in Housing</p> <ul style="list-style-type: none"> <li>a) 6.2 Objective: Continue to be a leader and set an example for the region in creating a diversity of housing.</li> </ul> <p>Goal 7. Connect the City</p> <ul style="list-style-type: none"> <li>a) 7.4 Objective: Maintain and improve standards for sidewalks, curbs and gutters.</li> <li>b) 7.1. Objective: Create pedestrian and bicycle friendly connections <ul style="list-style-type: none"> <li>a. 7.1.5 Re-develop Osage and Stockton streets as shared mobility corridors that are attractive for pedestrians and bicyclists while maintaining access to local businesses. Consider the opportunities for an art pathway and one-way direction for each street.</li> </ul> </li> </ul> <p>Goal 12. Evolve as a Destination</p> <ul style="list-style-type: none"> <li>a) 12.3 Objective: Create a premier destination for work, recreation, entertainment, culture and commerce.</li> </ul> <p>The application may not be supported by:</p> <p>Goal 2. Improve the City Image</p> <ul style="list-style-type: none"> <li>a) 2.3 Objective: Promote quality design and architecturally interesting buildings.</li> <li>b) 2.4 Objective: Create a vision for the design of all streets and highways consistent with city’s urban setting.</li> </ul> <p>Goal 4. Emphasize the “Garden” in Garden City</p> <ul style="list-style-type: none"> <li>a) 4.3 Objective: Beautify streets, sidewalks and gateways with landscaping, trees, and public art.</li> </ul> <p>Goal 7. Connect the City</p> <ul style="list-style-type: none"> <li>a) 7.1.5 Re-develop Osage and Stockton streets as shared mobility corridors that are attractive for pedestrians and bicyclists while maintaining access to local businesses. Consider the opportunities for an art pathway and one-way direction for each street. (See also Action Steps 2.4.1 and 2.4.2</li> </ul>

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<a href="#">Garden City Sidewalk Policy</a>	No sidewalk waiver was submitted. However, The Garden City Transportation Needs list identifies Osage as not requiring a detached sidewalk with landscaping buffer.
<a href="#">Garden City Street Light Policy</a>	A streetlight is installed along Osage Street in accordance with the policy.
<a href="#">Garden City Transportation Needs List</a>	The City has a clear and strong vision that Stockton and Osage should remain narrow and function as the access for adjacent businesses while also being utilized to further the pedestrian orientation of the City.