



CITY OF GARDEN CITY

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File Number: CUPFY2021-0011
Requested Use: Service Provider – Pest Control
Use as Defined By GCC Title 8: Service Provider
Location: 105 W 43rd Street
Applicant: Greg Toolson, JGT Architecture
Planning and Zoning Commission Hearing Date: July 21, 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:

- 1) Applicant: Greg Toolson
- 2) Owner: Sawyer, Todd T
- 3) Request: Service Provider – Pest Control
- 4) Title 8 Use: Service Provider
- 5) Definition of Use: 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) No Sidewalk proposed.

Site Conditions:

- 1) Existing Use: The lot is currently split into two parcels, the parcel located at 105 W. 43rd is currently vacant.
- 2) Street Address: 105 W 43rd St
- 3) Parcel Number: R2734510454
- 4) Property Description: PAR #0454 OF LOT 31 BLK D FAIRVIEW ACRES SUB NO 2 #0450-S
- 5) Legal Lot of Record: The lot is a legal lot of record, however, the tax parcels are not.
- 6) Property Size: 0.470 acres
- 7) Zoning District: C-2
- 8) Zoning Overlay(s): None
- 9) Comprehensive Plan Land Use Map Designation:
 - a) Activity Node: Transit Oriented Development
 - b) Mixed Use Commercial
- 10) Floodplain Designation:
 - a) 2003 FIRM: Outside of the Special Flood Hazard Area
 - b) 2017 Draft FIRM: 100 Year
- 11) Surrounding Uses:
 - a) Vehicle Service and Storage Yard
 - b) Appears to be Boise Brew, however, record of the use has not been identified and may not be legally established
 - c) Appears to be Idaho Title Loans, Inc. (professional services), however, record of the use has not been identified and may not be legally established.
- 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: W 43rd Street
 - b) Side: Osage
- 16) Sidewalks: no sidewalk
- 17) Wetlands on site: none identified

C. Discussion

Nonconforming Property

The property located at 105 W. 43rd street is described as PAR #0454 OF LOT 31 BLK D FAIRVIEW ACRES SUB NO 2 #0450-S. The parcel is currently not legally described as what is shown on the assessor's website. Instead, the warranty deed states, "Lot 31 in Block D of Fairview Acres Subdivision No. 2....". This shows that the lot is still legal but the tax parcels within lot 31 are not. The city does not regard tax parcels, however, if the owner (Todd Sawyer) were to wish to sell one of the parcels, he would need to either complete a minor land division to meet the parcel descriptions, or to combine the two parcels into the original to match the verbiage of the warranty deed.

Both parcels are owned by Todd Sawyer, and the site is to function as one business. However, because the new development's proposed access is through the adjacent parcel, it has been conditioned by staff for the applicant to provide a cross access easement through the parcel located at 107 W. 43rd. This will allow for the rear parcel to be accessible from 43rd street.

Staff was able to analyze the parcel associated with 105 W. 43rd (R2734510454) for code compliance.

Fencing

There is an existing 6ft tall chain link fence with slats and barbed wire surrounding the entire property. The proposal is to remove the fencing along Stockton but keep the fencing along the south and east property boundary lines.

Staff has conditioned that the barbed wire along all existing fencing is to be removed. However, the Commission needs to determine if the chain link fencing also needs to be removed. The adjacent uses to the fence line appear to be storage.

Perimeter Landscaping

Perimeter landscaping shall be provided between other paved vehicular use areas, including driveways, and vehicle storage areas and all property lines. The application proposes 5ft of perimeter landscaping while keeping the 6ft tall chain link fence w/ vinyl slats.

Pedestrian Pathways

There is a proposed plaza area located in front of the primary entrance which connects to Stockton. This connection appears to be narrow, and the width is not disclosed in the site plans. Staff has conditioned that it needs to be at least 4ft wide.

Additionally, there appears to be no obvious pedestrian pathway system throughout the site/lot. If the overall site is to be functioning as one business, it is recommended that the applicant should consider how pedestrians will travel through the site, especially if the primary vehicular access point will be from 43rd Street.

Design Review Approval Required

As a new construction, this development will be required to go to the Design Review Committee for approval. Some of the conditions of this CUPFY2021-0011 application have been made to be differed to the DSR Committee.

Encroachment into setback

There appears to be an encroachment into the minimum 5ft setback. The applicant has stated that they will address this issue prior to the Design Review Committee application submittal. However, as a note, ACHD has reviewed the application and required the site to dedicate additional right-of-way to total 10-feet from the centerline of Stockton Street abutting the site. Pave the additional dedicated right-of-way.

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

The following agency comments were provided:

Agency	Comment Date	Summary
Ada County Highway District Link to Full Comment	06/29/2021	<ul style="list-style-type: none">• Dedicate additional right-of-way to total 10-feet from the centerline of Stockton Street abutting the site. Pave the additional dedicated right-of-way.• The applicant should be required to install “NO PARKING” signs at the alley/street intersections.• Construct an 8-foot wide driveway from the site onto Stockton Street, located approximately 8-feet west of the site’s east property line, as proposed.• Site Specific• A Traffic Impact Fee will be assessed by ACHD and will be due prior to issuance of a building permit. Please contact the ACHD Planner (see below) for information regarding impact fees.• Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.• Standard conditions required.
Garden City Engineer Link to Full Comment	06/25/2021	<ul style="list-style-type: none">• We note the site consists of a portion of Lot 31, Block D of Fairview Acres Subdivision No. 2. Evidence that the parcel is an original parcel should be provided to the city.

		<ul style="list-style-type: none"> • Prior to performing any grading on the site, the applicant must prepare and have approved by the city an erosion and sediment control plan. • New water and sewer services are expected to serve the project. Said services must be reviewed and approved by the city's Public Works Department. • The applicant must review the original FEMA work maps (not the current adopted maps) as the city has been placed in seclusion. The current maps (June 2020) do not display the possible future risk of the flooding potential of the Boise River. If the lowest floor building elevation is proposed to be below the draft map BFE, a Flood Risk Acknowledgement form will be required from the landowner/developer.
Irrigation: Fairview Acres	06/22/2021	<ul style="list-style-type: none"> • This property has FALWUA irrigation water available. Notes on Garden City approval should note the fact.
Ada County Fire and Rescue Link to Full Comment	06/18/2021	<ul style="list-style-type: none"> • Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1) • Fire hydrants, capable of producing the required fire flow, shall be located so that no part of the structure is more than 400-feet from the hydrant. A fire flow report was not located. (IFC 507.3, IFC B105.2, IFC C105).

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.

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 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		No	We note the lot is of legal record in that it is Lot 31 of

Nonconforming Properties		compliance issues noted so long as the function of the lot remains the same and the rear parcel is not sold.	Fairview Acres. There are two tax parcels located on Lot 31 which do not have property deeds to describe the current parcel configuration. There is a ROS from 1988 the applicant submitted, but It does not have a City Engineer stamp nor property deeds to describe the ROS configuration. So long as the rear parcel is not sold to another owner and the functionality of the lot is to remain the same, there is no requirement of a minor land division. If the current property owner is to sell one of the parcels, a minor land division will be required.
8-1B-3 Nonconforming Uses		Compliant upon approval	Conditional Use Permit approval will be required for the requested Service Provider use.
Title 8, Chapter 2: Base Zoning District Regulations			
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.
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	PZ/DC	Not compliant	A portion of the structure appears to be encroaching into the 5' setback. The front entrance is located only 3' from the property boundary line. This could be remedied at the Design Review Committee Hearing.
8-2C	PZ/DC		<ul style="list-style-type: none"> A. Site Layout: No structure, facility, drive lane, parking area, or loading area shall be located adjacent to a residential district. B. Parking and Access: <ul style="list-style-type: none"> 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. C. Limitations: The site shall not be used as vehicle wrecking as herein defined. D. Site Maintenance: <ul 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. E. Other Standards Apply: Outdoor storage areas shall comply with section 8-1C-3, Property Maintenance Standards

Title 8, Chapter 4: Design and Development Regulations

8-4A-3 Fences and Walls	DC/PZ	May not be compliant	<p>There is an existing 6' tall chain link fence with vinyl slats along the property line. There is a condition to remove all existing chain link fencing. However, it can be replaced with code compliant fencing.</p> <p>There is existing barbed wire along the fence line. There is a condition of approval drafted to remove barbed wire</p>
8-4A-4 Outdoor Lighting	DC/PZ	No compliance issues noted	Design Review approval required for the new construction. Can be addressed at the Design Review Hearing.
8-4A-5 Outdoor Service and Equipment Areas	DC/PZ	Compliant as conditioned.	Design Review approval required for the new construction. Can be addressed at the Design Review Hearing.
8-4A-7 Stormwater Systems	DC/PZ	Compliant as conditioned	Can be addressed at the building permit level. There is a general condition drafted in the decision document.
8-4A-8 Utilities	DC/PZ	Compliant as conditioned	Can be addressed at the building permit level. There is a general condition drafted in the decision document.
8-4D Parking and Off Street Loading Provisions			
8-4D-3 Parking Design and Improvement Standards	DC/PZ	No compliance issues noted	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 <u>any new or more intense use of property</u> .
8-4D-4 Parking Use Standards	DC	No compliance issues noted	
8-4D-5 Required Number of Off-Street Parking Spaces	DC	No compliance issues noted	<p>The minimum and maximum number of required off street vehicle parking for nonresidential uses and mixed use shall be determined by the planning official based on the following criteria:</p> <ol style="list-style-type: none"> 1. The specific use(s) proposed and/or on the property; 2. Uses in the vicinity of the property; 3. A traffic study, if prepared, forecasting the expected traffic and parking needs expected from the use(s); 4. The availability of on street, shared, and/or public parking within the vicinity of the use; and 5. The availability of public transit, vanpooling or other alternative transportation to serve the use. <p>This information has not been provided by the applicant.</p> <p>According to the City of Boise parking code: Office, Business or Professional > 1,000sqft = 1 parking space / 300sqft Required: 3,793sqft/300sqft = 12.6 parking spots</p>

			Storage does not require additional parking spaces. According to the site plans, there are 14 proposed parking spaces, with 1 being ADA.
8-4D-6 Standards for Alternatives to On Site Parking	DC	No compliance issues noted	Not requested by the applicant.
8-4D-7 Off Street Loading Standards	DC	No compliance issues noted	None proposed.
8-4E Transportation and Connectivity Provisions			
8-4E-2 Applicability			Provisions apply to any new construction, addition, expansion, grading, alteration, or any new or <u>more intense use of property</u> .
8-4E-3 Public Street Connections	DC	Compliant as conditioned	It is unclear if the clear vision triangle is maintained. Compliance with GCC 8-4E-3 is conditioned in the decision document. The applicant should be aware of the standards for maintaining the clear vision triangle: <ol style="list-style-type: none"> 1. Trees planted within a clear vision triangle shall be pruned to a minimum height of eight feet (8') above the ground or sidewalk surface and fourteen feet (14') above the adjacent street surface. 2. No evergreen trees shall be planted within any clear vision triangle. 3. The maximum height of any berm or vegetative ground cover at maturity within the clear vision triangle shall be three feet (3') from the lowest adjacent street grade. 4. No fences higher than three feet (3') from the lowest adjacent street grade are permitted in the clear vision triangle. 5. No signs taller than three feet (3') are permitted in the clear vision triangle, except for street/stop signs approved by the transportation authority.
8-4E-4 Internal Circulation Standards	DC	No compliance issues noted	Comments have not been received by Republic Services.
8-4E-6 Sidewalk Standards	DC	No compliance issues noted – Details can be deferred to the Design Review Committee	Sidewalks along Stockton are not required per the Garden City Transportation Needs List. However, there is a need for pedestrian oriented features. The application has proposed landscaping along Stockton to help separate and shield the proposed parking lot, the plaza, and the structure. Currently this site has chain link fencing with barbed wire along Stockton. The Design Review Committee can be the final decision body regarding the details of what pedestrian-oriented features means.

8-4E-7 Pedestrian and Bicycle Accessibility Standards	DC	May not be complaint	<p>Pedestrian pathways through the site are not obvious.</p> <p>There is a pedestrian connection to the plaza/main entrance of the proposed building to Stockton. However, there is not a clear path from 43rd Street to the primary entrance. The applicant should consider how pedestrians will travel through the site, especially if the primary vehicular access point will be from 43rd Street.</p> <p>All pedestrian pathways shall be a minimum of 4' in width. The proposed pedestrian pathway from the plaza to Stockton is not disclosed.</p>
8-4I Landscaping and Tree Protection Provisions			
8-4I-2 Applicability			For all new residential and nonresidential uses, all landscaping standards of this article shall be met.
8-4I-3 General Landscaping Standards and Irrigation Provisions		Compliant as Conditioned – Design Review Approval Required.	<p>Not enough information to review.</p> <p>Conditioned to allow for the Design Review Committee to review and approve of the landscaping.</p>
8-4I-4 Landscaping Provisions for Specific Uses	DC	Compliant as Conditioned – Design Review Approval Required.	<p>Not enough information to review.</p> <p>A minimum of five percent (5%) of the gross site area shall be landscaped areas, excluding areas for setback or perimeter landscaping.</p> <p>A minimum of one class III or class II tree shall be planted in the frontage and every adjacent streetside. An additional class I tree shall be planted in the corresponding setback for every increment of fifty feet (50') of linear feet of frontage. Need to know Stockton linear frontage.</p> <p>Class II or III trees can be substituted at the ratio of two class I trees for every Class II or III tree.</p> <p>Conditioned to allow for the Design Review Committee to review and approve of the landscaping.</p>
8-4I-5 Perimeter Landscaping Provisions	DC	Compliant as conditioned	<p>Required:</p> <ol style="list-style-type: none"> Between other paved vehicular use areas, including driveways, and vehicle storage areas and all property lines. The adjacent use to the south appears to be using their property as a boat storage location. The proposed parking lot area of this application is adjacent to the boat storage, requiring the perimeter landscaping. The application proposes 5ft of perimeter landscaping and keeping the 6ft tall chain link fence w/ vinyl slats. <p>Add conditions Standards:</p> <ol style="list-style-type: none"> A perimeter landscaping area shall be at least five (5) feet wide measured from the property line to the interior of the lot; A screen consisting of vegetation shall be at least

			six feet (6') wide and six feet (6') in height at maturity; 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.
8-4I-6 Parking Lot Landscaping Provisions	DC	No compliance issues noted	
8-4I-7 Tree Preservation Provisions	DC	No compliance issues noted	Site does not have any vegetation.
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			No waivers requested
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	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"> (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,

	<p>providing services within the planning jurisdiction.</p> <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>
<p>Garden City Comprehensive Plan</p>	<p>This application is in future land use designations of the Comprehensive Plan:</p> <ul style="list-style-type: none"> a) Activity Node: Transit Oriented Development b) Mixed Use Commercial <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.) 2.4 Objective: Create a vision for the design of all streets and highways consistent with city’s urban setting. b.) 2.4.1 Proactively develop new streetscape standards that are distinctive to the Garden City built environment. The standards should apply to state highways, major arterials, collectors, local streets, and alleys. The standards should reflect the unique characteristics of the street, the neighborhood and adjacent land uses. Such planning should be in coordination with future development or redevelopment. <p>Goal 4. Emphasize the “Garden” in Garden City</p> <ul style="list-style-type: none"> a.) 4.3 Objective: Beautify streets, sidewalks and gateways with landscaping, trees, and public art. <p>Goal 7. Connect the City</p> <ul style="list-style-type: none"> 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) <p>Goal 12. Evolve as a Destination</p> <ul style="list-style-type: none"> a.) 12.1 Objective: Support a positive business environment b.) 12.2 Objective: Continue to support commercial and industrial land uses. c.) 12.3 Objective: Create a premier destination for work, recreation, entertainment, culture and commerce. <p>The application may not be supported by:</p> <p>Goal 5. Focus on the River</p> <ul style="list-style-type: none"> a.) 5.5 Objective: Create more accessibility to the Boise River and Greenbelt. <p>Goal 7. Connect the City</p> <ul style="list-style-type: none"> 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)
<p>Garden City Sidewalk Policy</p>	<p>No waivers submitted, however, Stockton does not require sidewalks per</p>

	the Garden City Transportation Needs List
Garden City Street Light Policy	A streetlight is installed along E. 43 rd Street in accordance with the policy.
Garden City Transportation Needs List	<p><u>Stockton improvements:</u></p> <p>The improvements to Stockton are imperative to the City due to the waterline replacement that will be done in conjunction with the project. Until the waterlines are replaced water supply will remain inadequate in much of the eastern portion of the City to meet necessary fire flows. There are also additional compelling outcomes of these improvements. Stockton will assist in safety and improved business viability as traffic counts increase on Chinden.</p> <p>Improvements to Stockton incorporate three principal objectives: safety enhancement on Chinden; congestion mitigation on Chinden, and facilitation of economic development within the western part of Garden City (south of Chinden) through safety, comfort, the replacement of water infrastructure and increased traffic on local roads (increased business presence).</p> <p>Garden City has 4" waterlines in Stockton Street, severely limiting water delivery. Replacement of these lines is a top priority in Garden City's capital improvement plans to insure adequate fire flow for current and future development. Increasing the line size within Stockton would allow for the potential of increased property values in the areas serviced by this line.</p> <p>Potential improvements to execute vision:</p> <ul style="list-style-type: none"> • Garden City has requested a feasibility study to be conducted to identify if these roads would be appropriate for drainage for the roadway system to reduce on site drainage needs and assist in flood protection. • 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. This treatment is required to be approved by ACHD prior to implementation. • A maximum speed limit of 10-15 miles an hour. This treatment is required to be approved by ACHD prior to implementation. • No curb, gutter or sidewalk within the right-of-way is required and limited or no parking is desirable. Sidewalk and connections may still be required on site. This treatment is considered adopted by Garden City for the purposes of redevelopment requirements through the adoption of this plan. • Lighting • Controlled access • Adjacent landscaping and or art and street furniture. • Fencing > 3.5 not allowed on property line. <p><u>43rd Street:</u></p> <p><u>Pathway Connection:</u> 43rd and Ustick Formalize and improve a pathway that is being utilized as a bike/ ped connection at 43rd and Ustick.</p> <p><u>Safety Crossing on Chinden at 43rd Street:</u> This request is currently</p>

	<p>anticipated to be funded for design in 2021. The request is to provide a safe and comfortable crossing at Chinden to facilitate the bike and pedestrian traffic crossing from the Boise bench to the amenities and regional connections at 42nd Street. This is a connection to the requested bike/ pedestrian connection at 43rd and will serve the ability to connect to the node at 42nd and provide a safe route to school. This light is programed in ACHD's IFYWP for 2021 design and 2023 construction.</p>
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