

BEFORE THE PLANNING AND ZONING COMMISSION  
GARDEN CITY, ADA COUNTY, IDAHO

THIS IS NOT A PREDETERMINED DECISION. ALL EVIDENCE WILL BE  
CONSIDERED. A DIFFERENT DECISION MAY RESULT IN AN UPDATE OF THE  
FINDINGS OF FACT, CONCLUSIONS OF LAW, OR CONDITIONS.

|                                |   |                     |
|--------------------------------|---|---------------------|
| In the Matter of:              | ) | CUPFY2022-0006      |
|                                | ) |                     |
| Conditional Use Permit         | ) | FINDINGS OF FACT,   |
| 2943 & 2909 W. Chinden Blvd.   | ) | CONCLUSIONS OF LAW; |
| Garden City, Ada County, Idaho | ) | AND DECISION        |
| <hr/>                          |   |                     |

THIS MATTER, came before the Garden City Planning And Zoning Commission for consideration on January 19, 2022. The Planning and Zoning Commission reviewed the application and materials submitted. Based on the evidence presented, pursuant to Garden City Code Table 8-6A-1, the Planning and Zoning Commission makes the following Findings of Fact, Conclusions of Law and Decision:

**FINDINGS OF FACT**

1. The request is for the use of Vehicle Rental defined by Garden City Code 8-7A-1 as “The use of a site for car share or rental of motor vehicles for short periods of time, generally ranging from a few hours to a few weeks.”
2. The applicant is Will Longstroth of WD Enterprises.
3. The property owner of record is Lawrence Angus Ross.
4. The location of the project is 2943 and
5. The location of the project is:
  - a. 2943 W. Chinden Blvd.; Ada County Assessor parcel number #R2734530860; Described as PAR #0860 OF BLK R FAIRVIEW ACRES SUB NO 04 PARCEL A ROS 11719 #0850-S
  - b. 2909 W Chinden Blvd.; Ada County Assessor parcel #R2734530870; Described as PAR #0870 OF BLK R FAIRVIEW ACRES SUB NO 04 PARCEL B ROS 11719 #0850-S
6. The properties are of legal record.
7. The subject properties are:
  - a. 2943 – 0.51 acres
  - b. 2909 – 0.4 acre

8. The scope of the request applies to the entire property at each address.
9. The project is located in the C-1 zoning district.
10. The project is located in the Green Boulevard Corridor and Live-Work-Create designations of the Garden City Comprehensive Plan Land Use Designation.
11. The project is not located in the SFHA according to the 2003 FIRM.
12. The project is not located in the SFHA according to the Flood Insurance Model utilized for the 2020 FIRM.
13. The existing use on the site is Drive-Through Establishment.
14. The following standards apply to this proposal:
  - a. Garden City Code 8-1A-4 Applicability
  - b. Garden City Code 8-1B Existing Nonconforming Properties, Structures, and Uses
  - c. Garden City Code 8-2B Base Zoning District Regulations
  - d. Garden City Code 8-2C Land Use Provisions
  - e. Garden City Code 8-4A Design and Development Regulations- General Provisions
  - f. Garden City Code 8-4D Parking and Off-Street Loading Provisions
  - g. Garden City Code 8-4E Transportation and Connectivity Provisions
  - h. Garden City Code 8-4F Sign Provisions
  - i. Garden City Code 8-4I Landscaping and Tree Protection Provisions
  - j. Garden City Code 8-6A Administration
15. The following plans and policies apply to this proposal:
  - a. Garden City Comprehensive Plan
  - b. Garden City Sidewalk Policy
  - c. Garden City Street Light Policy
  - d. Chinden ITD Access Management
16. Required materials per Garden City Code Table 8-6A-2 Required Application Information was provided:

| <b>Conditional Use Permit</b> |    |    |                        |
|-------------------------------|----|----|------------------------|
| Provided                      |    |    |                        |
| Yes                           | No | NA |                        |
| X                             |    |    | Compliance Statement   |
| X                             |    |    | Neighborhood Map       |
|                               | X  |    | Will Serve – Requested |

17. Additional application materials submitted include:

- a. Site Plan;
- b. Fire Flow;
- c. Floor Plans;
- d. Record of Survey;
- e. Site Photos;
- f. 300' Neighborhood List;
- g. Affidavit of Legal Interest;
- h. Application.

18. Agency Comments were received from:
- a. Garden City Engineer; dated January 1, 2022

19. No public comments were received.

20. The following noticing was completed in accordance with GCC 8-6A-7:

| Noticing Requirement  | Required Date | Completion Date |
|---|---------------|-----------------|
| Receipt of application                                      | 12/14/2021    | 12/01/2021      |
| Letter of Acceptance (30 days after receipt of application) | 01/01/2022    | 12/12/2021      |
| Radius Notice (15 days prior to hearing)                    | 12/15/2021    | 12/30/2021      |
| Interested Parties  | None          | None            |
| Legal Notice (19 days)                                      | 01/01/2022    | 12/28/2021      |
| Agency Notice (15 days)                                     | 01/04/2022    | 12/28/2021      |
| Property Posting Sign (10 days)                             | 01/09/2022    | 01/05/2022      |
| Affidavit of Property Posting and Photos (7 days)           | 09/12/2022    | 01/06/2022      |

21. Additional Noticing:

- a. Notice regarding Planning and Zoning Hearing on January 19, 2022, time change from 6:30p.m. to 5:30p.m.

22. On January 19, 2022, a public hearing before the Planning and Zoning Commission was held:

- a. This section will be completed after the hearing.

23. The record contains:

- a. Application Documents
- b. Noticing Documents
- c. Agency Comments
- d. Written Public Comments
- e. Staff report

- f. January 19, 2022 Planning and Zoning Commission Hearing Minutes and Audio
- g. Planning and Zoning Commission Signed Findings of Fact, Conclusions of Law and Decision

24. In order to approve a conditional use permit application, the Planning and Zoning Commission shall make the following findings:

| The draft findings are written both in approval and in denial. The decision makers may select the corresponding conclusions and explanations during their decision or make different conclusions based on their review of the record materials. |                                    |               |   |
|---|------------------------------------|---------------|---|
| <b>GCC 8-6B-2 CONDITIONAL USE: REQUIRED FINDINGS</b>  |                                    |               |   |
| Conclusion  |                                    |               |   |
| Compliant   | Not Applicable to this Application | Not Compliant | Standard  |
| <b>X</b>  |                                    | <b>X</b>      | <p><b>Finding 1.</b> The use is appropriate to the location, the lot, and the neighborhood, and is compatible with the uses permitted in the applicable zoning district;</p> <p><b>In Approval:</b> As conditioned, and due to the current adjacent land uses, the use of vehicle rental is appropriate to the location, lot, and the neighborhood and is compatible with uses within the C-1 General Zoning District.</p> <p><b>In Denial:</b><br/>The application does not meet this finding. The use of vehicle rental is a use that what is not appropriate to the surrounding live-work-create neighborhood as it is a use focused on automobiles rather than creating a livable neighborhood.</p> |
| <b>X</b>  |                                    | <b>X</b>      | <p><b>Finding 2.</b> The use will be supported by adequate public facilities or services to the surrounding area, or conditions can be established to mitigate adverse impacts;</p> <p><b>Explanation:</b></p> <p><b>In Approval:</b> As conditioned, the application is compliant with this finding.</p>   |

|   |  |   |  |
|---|--|---|--|
|   |  |   | <p><b>In Denial:</b><br/>The ability to serve letter has not been submitted. It is unknown if the existing public services are adequate for the proposed use.</p>  |
| X |  | X | <p><b>Finding 3.</b> The use will not unreasonably diminish either the health, safety, or welfare of the community;</p> <p><b>Explanation:</b></p> <p><b>In Approval:</b> The application meets this finding. The proposal includes a pedestrian sidewalk along both W. Chinden and 30<sup>th</sup> Street that which will drastically improve the safety of the corridor for pedestrians and bicyclist. The proposed increase of landscaping helps to improve the community's health and wellbeing.</p> <p><b>In Denial:</b> The application does not meet this finding. The application does not propose to close the two W. Chinden access points, but rather keep them open for use, which is a clear safety concern. By keeping the access points open, the application is keeping the highly hazardous pedestrian and vehicular conflict points intact and thus diminishing the health and safety of the community. Additionally, a use that does not engage the community is contrary to the investments in and vision of the neighborhood.</p> |
| X |  | X | <p><b>Finding 4.</b> The use is not in conflict with the comprehensive plan or other adopted plans, policies, or ordinances of the city.</p> <p><b>Explanation:</b></p> <p><b>In Approval:</b> As conditioned, to install the sidewalk, remove the curb cuts, and install street trees and landscaping the application is cohesive with the Comprehensive Plan's Green Boulevard</p>   |

|  |  |  |  |
|--|--|--|--|
|  |  |  | <p>Corridor and Live-Work-Create land use designations and:</p> <p>Goal 2. Improve the City Image</p> <p style="padding-left: 20px;">a.) 2.4 Objective: Create a vision for the design of all streets and highways consistent with city’s urban setting.</p> <p>Goal 4. Emphasize the “Garden” in Garden City</p> <p style="padding-left: 20px;">b.) 4.3 Objective: Beautify streets, sidewalks and gateways with landscaping, trees, and public art.</p> <p>Goal 7. Connect the City</p> <p style="padding-left: 20px;">c.) 7.4 Objective: Maintain and improve standards for sidewalks, curbs, and gutters.</p> <p>Goal 12. Evolve as a Destination</p> <p style="padding-left: 20px;">d.) 12.1 Objective: Support a positive business environment</p> <p style="padding-left: 20px;">e.) 12.2 Objective: Continue to support commercial and industrial land uses.</p> <p style="padding-left: 20px;">f.) 12.3 Objective: Create a premier destination for work, recreation, entertainment, culture, and commerce.</p> <p>Furthermore, the use has been found to be compliant or conditioned to be compliant with the sections of code applicable to the application.</p> <p><b>In Denial:</b></p> <p>The application is not complaint with the Green Boulevard Corridor because it does not propose adequate improvements to establish a safe and comfortable, tree lined boulevard. Additionally the application is not in compliance with the Live-Work-Create comprehensive plan’s designation as it is a use that is contrary to fostering a neighborhood that is a destination location intended for artists and residence. Finally the application is not supported by:</p> <p>Goal 1. Nurture the City</p> |
|--|--|--|--|

|  |  |  |   |
|--|--|--|---|
|  |  |  | <p>a.) 1.4 Objective: Create a premier destination place to live, work, and recreate.</p> <p>Goal 2. Improve the City Image</p> <p>b.) 2.4.3 Objective: Develop a study and master plan that includes existing and future conditions with a goal to re-develop Chinden Boulevard and Glenwood Street as grand boulevards lined with trees anchored in broad sidewalks and consistent with the standards developed in Action Step 2.4.1.</p> <p>Goal 4. Emphasize the “Garden” in Garden City</p> <p>c.) 4.3 Objective: Beautify streets, sidewalks and gateways with landscaping, trees, and public art.</p> <p>Goal 12. Evolve as a Destination</p> <p>d.) 12.1 Objective: Support a positive business environment</p> <p>e.) 12.2 Objective: Continue to support commercial and industrial land uses.</p> <p>12.3 Objective: Create a premier destination for work, recreation, entertainment, culture, and commerce.</p> |
|--|--|--|---|

18. The record was reviewed by the Planning and Zoning Commission to render the decision.

### CONCLUSIONS OF LAW

The Planning and Zoning Commission reviewed the application with regard to Garden City Code Title 8, and based on the conditions required herein, concludes the application **meets/does not meet** the standards of approval under **GCC 8-6B-2 Conditional Use**.

### DECISION

WHEREFORE, based upon the foregoing Findings of Fact and Conclusions of Law contained herein, the Planning and Zoning Commission hereby **GRANTS/DENIES** of the application subject to the following conditions:

### POTENTIAL CONDITIONS FOR APPROVAL DECISION

## **Application Specific Requirements:**

### Scope of Permit:

1. The scope of this permit is to allow for the use of a Vehicle Rental establishment.

### Prior to Occupancy:

1. A will serve letter shall be submitted prior to the issuance of a Certificate of Occupancy.
2. A corrected affidavit shall be signed by the property owner and submitted to the city for verification.
3. Adequate documentation shall be provided to identify and verify that the customer parking is provided at 1 space for every 10 cars available for rent and 1 space for every 3 pick-ups, cargo vans, or trucks available for rent.
4. Parking shall be restriped in compliance with the parking plan submitted for review; or a site plan including an amended parking plan shall be submitted to the Design Review Committee for review and approval with code standards including but not limited to 8-4D and 8-4I-6.
5. A 12 foot wide concrete sidewalk with 5 foot x 8 foot tree wells for Class II or III street trees shall be installed adjacent to W. Chinden Boulevard upon approval of ITD.
6. If ITD cannot approve of the streetscape in condition #4, then a 10-foot-wide detached pedestrian asphalt pathway shall be installed along the entire frontage of W. Chinden Blvd. property line. The pathway shall smoothly transition into the existing red paver pathway on the eastern property line.
  - a. A 6ft wide landscape buffer shall be provided between W. Chinden and the pathway for the required street trees.
7. If ITD cannot approve of the streetscapes in condition number #4 or #5, then the applicant shall work with staff and ITD to develop a suitable bicycle and pedestrian oriented streetscape in conformance with Garden City Code, Garden City Sidewalk Policy, Idaho Transportation Department, and ADA standards.
8. Trees shall be planted adjacent to 30<sup>th</sup> Street within the landscape buffer to meet street tree requirements of Garden City Code 8-4I.
9. A minimum of five percent (5%) of the gross site area shall be landscaped areas, excluding areas for setback or perimeter landscaping.
10. 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.
- a. 30<sup>th</sup> Street shall have at least one Class II or III tree and at least three Class I trees installed along its frontage.
  - b. W. Chinden Blvd. shall have at least 1 Class II or III tree and 6 Class I trees installed along its frontage.
11. Occupancy of the site shall not commence until after a Certificate of Occupancy has been obtained from Garden City Development Services Department.
  12. A building permit including fire and environmental review shall be applied for and approved by Garden City Development Services Department.
  13. The two existing ingress/egress curb cuts along W. Chinden Boulevard shall be permanently closed in accordance with the Idaho Transportation Department Chinden Access Management Plan unless otherwise recommended by ITD or precluded by Ada County Highway District.
    - a. To close each existing ingress/egress curb cut:
      - i. Curb, gutter, and sidewalk improvements shall be installed in the area that is currently designed as an access apron.
    - b. To close both existing ingress/egress curb cuts:
      - i. A cross access agreement shall be established with 109 W. 30<sup>th</sup> Street and 2909 and 2943 W. Chinden for the existing curb cut onto 30<sup>th</sup> Street; or
      - ii. A new curb cut on 30<sup>th</sup> Street shall be established; and
      - iii. A cross access agreement shall be established with 109 W. 30<sup>th</sup> Street and 2909 and 2943 W. Chinden; or
    - c. To maintain a curb cut onto Chinden the following shall be provided:
      - i. An affidavit shall be provided that there the applicant requested and was denied a cross access agreement to utilize access from 109 W. 30<sup>th</sup> Street.
      - ii. Documentation from Ada County Highway District that an additional curb cut onto W. 30<sup>th</sup> Street is precluded.
      - iii. Documentation from Idaho Transportation Department recommending that ingress/egress onto Chinden Boulevard remain.
  14. Prior to occupancy, a public works and utility permit shall be submitted for review and approval of the site work that will be required to bring the site into compliance with:
    - a. A detached sidewalk shall be installed in accordance with Garden City Code 8-4E-6 and the Garden City Sidewalk Policy.
      - a. Adjacent to W. Chinden
        - i. The sidewalk shall be installed to the edge of property.
        - ii. The sidewalk shall be a minimum of 6' in width.
        - iii. The sidewalk shall be installed at a consistent elevation above any curb cut so as to not incline at the curb cut.

- iv. The sidewalk shall be detached by a minimum 6' back of curb landscaped or concrete "furniture" zone.
    - 1. If detached by a concrete "furniture" zone required street trees shall be in tree grates.
      - a. Tree grates must be maintained flush with the sidewalk and align with sidewalk score lines so as to not create a trip hazard.
      - b. Tree grates must be adjusted to expand as the tree trunk expands to alleviate damage to the tree.
    - 2. If detached by a landscape strip, a 6' concrete transition will be provided to adjacent properties that have an attached sidewalk.
  - v. Existing light poles may intrude into the sidewalk provided that there is 5' clear for passage
  - vi. Improvements may be made within the right-of-way provided approval of Idaho Transportation Department.
    - 1. A maintenance agreement with Garden City may be required.
  - b. Adjacent to W. 30<sup>th</sup> Street:
    - i. The sidewalk shall be installed to the edge of property.
    - ii. The sidewalk shall be installed at a consistent elevation above any curb cut so as to not incline at the curb cut.
    - iii. The sidewalk shall be a minimum of 5' in width
    - iv. The sidewalk shall be detached by a minimum 6' landscape or furniture zone.
    - v. Improvements may be made within the right-of-way provided a landscape license agreement or other approval from Ada County Highway District.
  - b. Landscaping and street trees shall be installed and inspected for compliance with Garden City Code 8-4I.
    - a. Seven Class II or Class III trees shall be installed adjacent to Chinden Boulevard at an average of 50 lineal feet.
      - i. Linear root barriers are to be installed when planting a street tree 8' or less from hardscape. The root barrier will be designed such that the major root structure will be restrained from extending into utility corridors, but still allow for the normal growth of the tree.
    - b. Four Class II or Class III trees shall be installed adjacent to W. 30<sup>th</sup> Street at an average of 50 lineal feet.
15. The site must meet perimeter landscaping provisions as set forth in 8-4I-5. A site plan must be submitted to Garden City for review, and an inspection must be conducted.
16. All on site service areas for waste, recycling, or trash; and equipment areas for transformer and utility vaults shall be located in an area not visible from a public

street or adjoining property, or shall be screened from view from a public street and adjoining property with a privacy fence.

17. HVAC equipment, trash dumpsters, recycling, trash compaction, and other service functions shall be incorporated into the overall design of buildings and landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets.

Site Specific Requirements for the Duration of the Use:

1. Vegetation adjacent to the ingress/ egresses to the site shall be pruned in such a way to ensure clear vision for the safe ingress and egress to the site.
2. Location Standards: Vehicle rental may be appropriate on Chinden, Glenwood or State Street, which are arterial roadways; however, the use is generally not appropriate on local or collector streets unless on property designated as light industrial (LI) zoning.
3. Building and Site Design:
  - a. The site shall be designed in accord with chapter 4, article D of this title, Parking And Off Street Loading Provisions, chapter 4, article E of this title, Transportation And Connectivity Provisions, chapter 4, sections 8-4I-4, Landscaping Provisions For Specific Uses, 8-4I-5, Perimeter Landscaping Provisions, and 8-4I-6, Parking Lot Landscaping Provisions.
  - b. There shall be no barbed wire visible from the right-of-way or adjacent properties.
  - c. Chained-link fencing is not permitted adjacent to rights-of-way.
  - d. Safe pedestrian and vehicle access and circulation on the site and between adjacent properties shall be demonstrated as follows:
    - i. Vehicular lanes shall be sited to minimize additional vehicular traffic on site, within the surrounding uses, and on adjacent rights-of-way.
    - ii. A bike rack shall be provided.
    - iii. Direct, comfortable, and safe pedestrian connection from the public sidewalk system and the parking area to the structure shall be provided through sidewalks or pathways that are:
      1. A minimum of five feet (5') in width; and
      2. Americans with Disabilities Act compliant; and
      3. Uninterrupted by motorized vehicles. If there is no other feasible alternative, the vehicular crossing of the path or sidewalk shall be designed in a way to visibly demonstrate that it is secondary to the pedestrian. This may be achieved by changes in materials or colors, landscaping, or other such treatments.
    - iv. All site and vehicular lighting shall be down-shielded, screened or oriented not to encroach on any adjacent property.
    - v. The design and construction of the site shall minimize the number of driveway cuts.

- vi. New construction or substantial alteration shall require:
  1. All parking oriented toward the side or rear yards and not placed between the street right-of-way and the primary customer entrance.
  2. Public access facing the public right-of-way.
4. Parking:
  - a. Customer parking shall be provided at:
    - i. One (1) space for every ten (10) cars available for rent; and
    - ii. One (1) space for every three (3) pick-ups, cargo vans, or trucks available for rent.
  - b. No on-street parking associated with the use is permitted.
5. Limitations:
  - a. This use is not the same as storage facility or yard, storage facility, self-serve, vehicle sales, vehicle service, vehicle washing facility, or vehicle wrecking yard. Activities on site that are a part of these uses shall require separate approvals.
  - b. All vehicles on site shall be operable, licensed, and shall not be dismantled or partially dismantled.
  - c. All vehicles and trailers to be rented shall be indoors or in a screened parking lot, and shall not to be on display to the right-of-way.
6. If the parking area is intended to be used after daylight hours, the parking area shall be properly illuminated. Any lights used to illuminate parking lots shall be so arranged as to reflect the light away from the adjoining property and be on a motion detector or timer.

#### **General Requirements**

1. Any changes in the design, construction, operation, or use shall be brought to the immediate attention of the Planning Official for determination if the changes are in substantial conformance with the City's action. Any changes to the plans and specifications upon which this approval is based, other than those required by the above conditions, will require submittal of an application for modification and approval of that application prior to commencing any change.
2. This Conditional Use Permit shall not be transferable from one parcel of land to another. Unless otherwise stated in the conditions attached to a permit, the permit shall be granted to the applicant and successors in interest to the premises for which it was approved.
3. This approval is only approval of the conditional use permit. All other applicable permits must be obtained and completed prior to a certificate of compliance or occupancy.
4. The approval is specific to the application provided and reviewed. Final approval is based on substantial conformance. Any changes to the plans and specifications upon which this approval is based, other than those required by the above conditions, will require submittal of an application for modification and approval of that application prior to commencing any change.

5. Final approval is subject to the approval of other reviewing agencies and City Departments. Any more restrictive standards adopted and made applicable by any Transportation Authority, Fire Authority or other Federal, State or Local regulatory agencies shall prevail.
6. All improvements and operations shall comply with applicable local, state, and federal requirements and procedures whether specifically addressed in the analysis of this application or not. This shall include but not be limited to 8-4A General Provisions of Design and Development Regulations.
7. The property owner is responsible to maintain the site to edge of roadway asphalt.
8. If there are any tree grates, they shall be widened to accommodate the growing tree trunk and prevent girdling of any trees planted in tree wells within sidewalks or other public right of way.
9. Plant materials which exhibit evidence of insect pests, disease, and/or damage shall be appropriately treated to correct the problem. Dead and diseased plant materials shall be replaced.
10. Where landscaping might impact motorist or pedestrian sight distance, shrubs shall be maintained below three feet (3') in height and trees shall be pruned so that the lowest branches will be at least seven feet (7') above the ground level.
11. A three foot (3') clearance zone shall be maintained around the circumference of fire hydrants.
12. Retain and protect existing trees, vegetation, and native soils and integrate these features into the overall landscape plan as required by or exempted from Garden City Code 8-4I and as shown in the approved landscape plans.
13. If trees are staked, the stakes shall be removed within twelve (12) months to prevent damage to the tree.
14. All planting areas that border driveways, parking lots, and other vehicle use areas shall be protected by curbing, wheel stops, or other approved protective devices.
15. Trees shall be planted at least three feet (3') from curbs, sidewalks, driveways and other hard surfaces to buffer from stress caused by vehicle overhang and compacted soils, or planted with sufficient space to provide for the full maturity of the particular tree species. All other plant material, except sod or ground cover, shall be set back a minimum of one foot (1') from any curb edge to protect from vehicle overhang and mechanical damage.
16. The landscape installation shall stabilize all soil and slopes.
17. All required landscaping shall be provided with an automatically controlled irrigation system in conformance with the best management practices for automatic irrigation systems.
18. Demonstrate compliance with or an exemption from Garden City Code 8-4G prior to certificate of occupancies.
19. This approval is for this application only. Additional permits, licenses and approvals may be necessary.
20. Property maintenance standards shall be maintained as required by Garden City Code.
21. The property owner is responsible for the maintenance of all landscaping and screening devices required.

22. All outdoor living spaces must comply with Garden City Cod 8-3C General Provisions- Living Space Requirements.
23. All outdoor service and equipment areas shall comply with Garden City Cod 8-4A-5 Outdoor Service and Equipment Areas.
24. All stormwater systems must comply with Garden City Code 8-4A-7.
25. All utilizes must comply with Garden City Code 8-4A-8.
26. Cross-Connections: All cross-connections between the domestic water lines and the irrigation water lines shall be in accord with the City's adopted standards, specifications, and ordinances.
27. Materials submitted after the decision shall not be considered part of the record for this decision. If additional materials or information is submitted after the decision the application may be remanded to the decision-making body during which time the decision shall be stayed provided that there is no immediate threat to life or safety.
28. No change in terms and conditions of this approval shall be valid unless in writing and signed by the applicant or his or her authorized representative and an authorized representative of the reviewing agency. The burden shall be upon the applicant to obtain the written confirmation of any change and not upon Garden City.
29. The Commission may revoke a conditional use permit for any of the following: A) Violation of Garden City Code or State or Federal Laws; B) Failure to abide by any conditions of this permit; C) Causing or allowing a nuisance as determined by Garden City Code, in connection with the use for which the permit is granted.
30. Any violation of the conditions of this application is a criminal offence.
31. A certificate of occupancy or an application for a building permit shall be considered commencement of the use.
32. All previous uses are null and void unless otherwise conditioned.
33. Should there be a change in use, there is a clear intent to cease the use, or the use is discontinued for more than one year without written documentation submitted to the City, legal noticing, and property posting indicating intent to continue the use, this approval shall become void.
34. There is a 15 day right to appeal to City Council. An appeal shall be made on the form provided by the City and filed with the City Clerk within 15 days after the action of the decision.
35. This approval shall expire 365 days from its approval, unless otherwise extended as allowed by Garden City Code .
36. Final decisions are subject to judicial review pursuant to The Local Land Use Planning Act, Chapter 65 Title 67 Idaho Code.
37. Pursuant to Idaho Code, a request for reconsideration must be submitted within 14 days of the final decision and prior to judicial review. The written request must identify specific deficiencies in the decision for which reconsideration is sought.
38. A takings analysis pursuant to Idaho Code may be requested on final decisions.
39. If any term or provision of this decision, to any extent, is held invalid or unenforceable, the remaining terms and provisions hereof shall not be affected thereby, but each such remaining term and provision shall be valid and enforced to the fullest extent permitted by law.

**STANDARD CONDITIONS FOR DENIAL DECISION**

1. In order for approval by Garden City, the proposal must be in compliance with all standards of 8-6B-2. This project is not in compliance with 8-6B-2 standard(s) because it is not in compliance with the Garden City Comprehensive Plan Goal 2 improve the City Image and Goal 4 Emphasize the "Garden" in Garden City. Nor is it in compliance with Garden City code sections 8-4D, 8-4E, and 8-4I. Compliance can be met by providing adequate parking; adhering to perimeter landscape provision, and providing a landscape plan.
2. There is a 15 day right to appeal to City Council. An appeal shall be made on the form provided by the City and filed with the City Clerk within ten (10) days after the action of the decision.
3. Final decisions are subject to judicial review pursuant to The Local Land Use Planning Act, Chapter 65 Title 67 Idaho Code.
4. Any applicant or affected person seeking judicial review of compliance with the provisions of this section must first seek reconsideration of the final decision within fourteen (14) days. Such written request must identify specific deficiencies in the decision for which reconsideration is sought. Upon reconsideration, the decision may be affirmed, reversed, or modified after compliance with applicable procedural standards. A written decision shall be provided to the applicant or affected person within sixty (60) days of receipt of the request for reconsideration or the request is deemed denied. A decision shall not be deemed final for purposes of judicial review unless the process required in this subsection has been followed. The twenty-eight (28) day time frame for seeking judicial review is tolled until the date of the written decision regarding reconsideration or the expiration of the sixty (60) day reconsideration period, whichever occurs first.
5. Pursuant to The Local Land Use Planning Act, Chapter 65 Title 67 Idaho Code, a takings analysis may be requested on final decisions.
6. If any term or provision of this decision, to any extent, is held invalid or unenforceable, the remaining terms and provisions hereof shall not be affected thereby, but each such remaining term and provision shall be valid and enforced to the fullest extent permitted by law.