



CITY OF GARDEN CITY

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File Number: CUPFY2022 - 0006
Requested Use: Car Rental Facility
Use as Defined by GCC Title 8: Vehicle Rental
Location: 2943 and 2909 W. Chinden Blvd.
Applicant: Will Longstroth representing WD Enterprises
Planning and Zoning Commission Hearing Date: January 18, 2022



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: Will Longstroth
- 2) Owner: Lawrence Angus Ross
- 3) Title 8 Use: Vehicle Rental
- 4) Definition of Use: Garden City Code 8-7A-1 defines this use 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.
- 5) The applicant has not proposed exterior work
- 6) A sidewalk is located along the 2943 W Chinden Blvd parcel. There is no sidewalk along 30th St. at the 2943 address. There is no sidewalk along the adjoining parcel at 2909 W Chinden Blvd.

Site Conditions:

- 1) Existing Use: **Cannot find a current certificate of occupancy.**
- 2) Street Address: 2943 and 2909 W Chinden Blvd.
- 3) Parcel Number(s):
 - a) 2943 - R2734530860
 - b) 2909 - R2734530870
- 4) Property Description:
 - a) 2943 - PAR #0860 OF BLK R FAIRVIEW ACRES SUB NO 04 PARCEL A ROS 11719 #0850-S
 - b) 2909 - PAR #0870 OF BLK R FAIRVIEW ACRES SUB NO 04 PARCEL B ROS 11719 #0850-S
- 5) Legal Lot of Record: Yes
- 6) Property Size:
 - a) 2943 – 0.51 acres
 - b) 2909 – 0.4 acres
- 7) Zoning District: C-1
- 8) Zoning Overlay(s): None
- 9) Comprehensive Plan Land Use Map Designation:
 - a) Green Boulevard Corridor
 - b) Live-Work-Create
- 10) Floodplain Designation:
 - a) 2003 FIRM: Both 2943 and 2909 are outside of the Special Flood Hazard Area
 - b) 2017 Draft FIRM: Both 2943 and 2909 are outside of the Special Flood Hazard Area
- 11) Surrounding Uses:

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- a) 2945 W Chinden Blvd – certificate of compliance for retail 7/13/2012
 - b) Riverside Hotel
 - c) Split Rail Winery
 - d) Dogtopia – Animal care facility
 - e) Boise CrossFit - Gym
- 12) Adjacent Zoning: C-1
- 13) Adjacent Comprehensive Plan Designations:
- a) Green Boulevard Corridor
 - b) Live-Work-Create
- 14) Easements on site: There are no records on file with Garden City of existing easements
- 15) Site Access
- a) Chinden¹
 - b) 30th Street²
- 16) Sidewalks: Sidewalks along the front of 2943 Chinden are installed and are in good repair, provided that the curb cuts are allowed to remain. There is no sidewalk along 30th Street.
- 17) Wetlands on site: None identified

¹ As proposed

² It appears as though the right-of-way may have been vacated, and the city does not have record of a cross access easement.

C. Discussion

Adequate documentation has not been provided to identify if the proposal meets the customer parking requirements. A condition of approval is proposed that will require that the applicant provide number of vehicles intended for rent and customer parking prior to Certificate of Occupancy. The draft conditions of approval further include the building site design and limitations as outlined by code.

From an aerial of the property, it does not appear that the existing striping is still apparent. Provided that the location of the parking area is as noted by staff and does not change, and ingress/ egress does not change, the parking area should be in compliance with location standards. There are draft conditions of approval to ensure compliance:

- Parking of vehicles for rent, employee parking, and customer parking shall be in designated parking areas or enclosed in a building.
- Parking areas shall be provided with a substantial wheel restraint to prevent cars from encroaching upon abutting private and public property or overhanging beyond the designated parking stall dimensions.
- 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.

8-4E TRANSPORTATION AND CONNECTIVITY PROVISION:

8-4E-3: Public Street Connections requires that transportation authorities' requirements are met, that the clear vision triangle is adhered to and provides regulations on access locations. Code notes that properties adjacent to Chinden Boulevard with alley access or a numbered street (30th), shall provide access to the property from the alley or that numbered street (30th). Additionally, the Idaho Transportation Department has provided their [Chinden Boulevard Access Management Plan](#) dated September 5, 2019 which has identified both of the existing curb cuts along W. Chinden to be removed. ([Figure 1](#)).

The plan notes that it is important to remove unpermitted access points and access points that are not compliant with the IDAPA rules that govern highway design. The reasoning is because the removal of these access points will increase roadway capacity, reduce crashes, increase bicycle and pedestrian safety, and shorten travel time for motorists.

It appears as though the Stockton right-of-way from 30th Street has been vacated and the city does not have record of an easement for access to the lot from 30th Street.

The applicant has expressed concerns about closing both access points, in particular the easternmost curb cut. They are concerned because this parcel does not have direct access to 30th street but would have to travers through the adjacent property to get to 30th street. Typically, it is Garden City's understanding that ITD allows for existing curb cuts to remain if there is no alternative solution.

A recommended condition of approval is that access to the site is limited to/from 30th Street with the requirement of closing the two existing curb-cuts along Chinden Boulevard, unless otherwise recommended by ITD and demonstrated that a cross access agreement with 109 W. 30th Street or an additional curb cut onto W. 30th Street are infeasible. An additional

recommended condition of approval is that 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.

Additionally, it should be noted that the property in question is the first property within the eastern limits of Garden City. While there is not adjacent sidewalk to the property to the east there are pavers that act as a sidewalk system for individuals walking east. As it has been observed that pedestrians utilize this location regardless of the lack of improvements, staff has recommended that the sidewalk system be installed along Chinden to the edge of the property.

8-4I-4 LANDSCAPING PROVISIONS FOR SPECIFIC USES:

1. Code requires that a minimum of five percent (5%) of the gross site area shall be landscaped areas, excluding areas for setback or perimeter landscaping. And that a minimum of one class III or class II tree shall be planted in the frontage and every adjacent street side. An additional class I tree shall be planted in the corresponding setback for every increment of fifty feet (50') of linear feet of frontage. The submitted plans do not indicate if the existing landscaping adjacent to Chinden meets the 5% provision. It appears that the submitted plans indicate that the intent to install a landscape buffer, however, the landscape plans have not been submitted. A condition of approval is recommended that street trees be planted adjacent to 30th Street in compliance with code. Additionally, there have been a few conditions drafted regarding the streetscape along W. Chinden Blvd. The first being a condition requiring an 11ft concrete pathway with 6'x8' tree wells for Class II or III trees. Coordination with ITD will be required for this approval. If this is not a viable condition, there are two more conditions drafted to replace the original condition. The second requiring a 10ft 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. The third condition just requires that the applicant work with Garden City Staff and ITD to find a code compliant bicycle and pedestrian pathway that is in conformance with Garden City Code, Garden City Sidewalk Policy, Idaho Transportation Department, and ADA standards.

8-4I-5 PERIMETER LANDSCAPING PROVISIONS:

Perimeter landscaping is required between paved vehicular use areas, including driveways, and vehicle storage areas and all property lines. This site is not compliant with the perimeter landscaping provisions. Applicable standards include:

1. A perimeter landscaping area shall be at least ten feet (10') wide measured from the property line to the interior of the lot;
2. 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.
4. Structures less than one hundred twenty (120) square feet, including, but not limited to, trash enclosures and storage sheds may encroach into the perimeter landscape area.

8-4I-6 PARKING LOT LANDSCAPING PROVISIONS:

Should the parking lot be substantially altered, parking landscape provisions shall be required to be adhered to. A draft condition of approval has been recommended that should the current parking be amended that Design Review Committee approval be required to ensure compliance with 8-4I-6.

Comprehensive Plan Analysis Compliant

In and of itself, a Comprehensive Plan is not legally binding. However, a required Conclusion of Law for conditional use permits in Garden City is that the use is in compliance with the Comprehensive Plan. In this way the Garden City Zoning Code ensures that proposed uses are not only required to be compatible with existing neighborhoods but are also progressing the vision that the community has for those neighborhoods.

The proposed use is located in the Green Boulevard Corridor and Live-Work-Create Land Use Designations of the Garden City Comprehensive Plan.

***GREEN BOULEVARD CORRIDOR:** The state highways and arterials are identified as green boulevard corridors. This is a bold statement that these corridors should be dramatically changed from the current single purpose function for moving vehicles. The intent of this designation is to create more multi-modal characteristics on these corridors, including sidewalks with parkways, bus stops, landscape medians with pedestrian refuges and channelized left-turn lanes. Mobility for vehicles should be maintained, but improvements to the safety and convenience for transit and pedestrians is needed that will influence changes in the adjacent land uses. Existing uses, including commercial uses, are allowed in the corridors, but new uses which generate high volumes of vehicular traffic should be restricted. Development regulations in the corridor should include access management including number and spacing of driveways, location of parking behind the buildings and maximum setback requirements from the street.*

***LIVE-WORK-CREATE:** The live-work-create district is in the Old Town Site generally between 32nd to 37th Streets with a possible expansion, based on further study. This designation reflects an opportunity to create an Arts District within the city where artists, crafts persons, or others can live, work, exhibit and operate a business. A mix of uses, including residential, retail, office and small-scale industrial are appropriate for this area. Regulation should be primarily through form does not use, including maintaining the existing subdivision pattern of small lots, and limiting the maximum building footprint or square footage of a building in relation to lot size. Large scale development that consolidates lots and allows for larger scale industrial or commercial uses should be restricted.*

The use is not anticipated to generate a large number of vehicle trips. As conditioned as in the code analysis, providing for landscaping and sidewalks the application is compliant with the Garden City Comprehensive Plan

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.

If there is a denial, state code requires that the decision maker identify what could be done to obtain approval.

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
Garden City Engineer Link to Full Comment	01/01/2022	<ul style="list-style-type: none"> The applicant is responsible to verify that adequate water system supply is available to provide any fire suppression water needs. The applicant is responsible to verify that adequate sewer capacity and depth is available to provide any new sewer connections. The affidavit was signed by Lawrence Ross We cannot find any current information linking Mr. Ross to the project. The apparent landowner is WD Properties LLC. The affidavit must be signed by the landowner.

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 Nonconforming Properties		No compliance issues noted	Legal parcel of record as described
8-1B-2 Nonconforming Structures		No compliance issues noted	

8-1B-3 Nonconforming Uses		No compliance issues noted	Contains Conditional Use Permit
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. More intense commercial activities are intended to be located along arterial streets in the highway commercial (C-1) 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	No compliance issues noted	The applicant is not proposing any exterior changes to the building.
8-2C	PZ	Compliant as conditioned	<p>A. 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.</p> <p>B. Building and Site Design:</p> <ol style="list-style-type: none"> 1. 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. 2. There shall be no barbed wire visible from the right-of-way or adjacent properties. 3. Chained-link fencing is not permitted adjacent to rights-of-way. 4. Safe pedestrian and vehicle access and circulation on the site and between adjacent properties shall be demonstrated as follows: <ol style="list-style-type: none"> a. Vehicular lanes shall be sited to minimize additional vehicular traffic on site, within the surrounding uses, and on adjacent rights-of-way. b. A bike rack shall be provided. c. 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: <ol style="list-style-type: none"> i. A minimum of five feet (5') in width; and

			<p>ii. Americans with Disabilities Act compliant; and</p> <p>iii. 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.</p> <p>5. All site and vehicular lighting shall be down shielded, screened, or oriented not to encroach on any adjacent property.</p> <p>6. The design and construction of the site shall minimize the number of driveway cuts.</p> <p>7. New construction or substantial alteration shall require:</p> <p>a. All parking oriented toward the side or rear yards and not placed between the street right-of-way and the primary customer entrance.</p> <p>b. public access facing the public right-of-way.</p> <p>C. Parking:</p> <p>1. Customer parking shall be provided at:</p> <p>a. One (1) space for every ten (10) cars available for rent; and</p> <p>b. One (1) space for every three (3) pick-ups, cargo vans, or trucks available for rent.</p> <p>2. No on-street parking associated with the use is permitted.</p> <p>D. Limitations:</p> <p>1. 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.</p> <p>2. All vehicles on site shall be operable, licensed, and shall not be dismantled or partially dismantled.</p> <p>3. 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.</p>
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8-4A-3 Fences and Walls	PZ	Compliant as conditioned	No existing fencing on site. 8-2C requires that the vehicles for rent shall be screened if within a parking lot. It does not specify if a fence is required or if landscape screening can be utilized. Based off the landscaping screening requirements of perimeter landscaping provisions set forth in 8-4I-7, it can be assumed that the required perimeter landscaping can justify as the screening requirements of this section.
8-4A-4 Outdoor Lighting	PZ	Compliant as conditioned	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.
8-4A-5 Outdoor Service and Equipment Areas	PZ	Compliant as conditioned	Not enough information to review. 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. 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.
8-4A-7 Stormwater Systems	PZ	Compliant as conditioned	Will be analyzed when the building permit is submitted reviewed.
8-4A-8 Utilities	PZ	Compliant as conditioned	Will be analyzed when the building permit is submitted reviewed.
8-4D Parking and Off-Street Loading Provisions			
8-4D-3 Parking Design and Improvement Standards	PZ	May not be complaint – compliant as conditioned	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> . The site plans provided did not show existing or proposed parking plans. There are draft conditions of approval to ensure compliance (See Discussion).
8-4D-4 Parking Use Standards	PZ	No compliance issues noted	
8-4D-5 Required Number of Off-Street Parking Spaces	PZ	Complaint as conditioned	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. Garden City Code does not have a specific number of vehicular parking spaces for this use. However, it is typical for staff to reference The City of Boise Code, and similar uses.

			<p>The City of Boise would require 1 vehicular parking space for every 600sqft of commercial space IF the use were to be classified as an automotive sales lot, surfaced.</p> <p>Prior to the Certificate of Occupancy being issued, a site plan demonstrating parking spot locations shall be submitted. Parking of vehicles for rent, employee parking, and customer parking shall be in designated parking areas or enclosed in a building.</p> <p>See Discussion</p>
8-4E Transportation and Connectivity Provisions			
8-4E-2 Applicability			Provisions apply to any new construction, addition, expansion, grading, alteration, or any new or more intense use of property.
8-4E-3 Public Street Connections	PZ	Compliant as conditioned	See discussion.
8-4E-4 Internal Circulation Standards	PZ	No compliance issues noted	
8-4E-6 Sidewalk Standards	PZ	Compliant as conditioned	<p>W. Chinden Blvd. A portion of the property associated with 2942 W. Chinden has pre-existing attached sidewalk. The portion of the property that does not currently have sidewalk along W. Chinden Blvd. will be required to install an 11ft wide concrete multi-use sidewalk with 6ft x 8ft tree wells for the required Class II or III street trees. There are alternative streetscape conditions if ITD cannot approve of this streetscape design.</p> <p>E. 30th Street: Code requires that the applicant install a 5' detached sidewalk with a 6' or 8' landscape buffer. There is a condition of approval drafted that this is installed prior to Certificate of Occupancy. The applicant will be required to install the sidewalk per the ACHD's requirements. The application will also be required to submit a Public Works and Utility application to the City for review and approval.</p>
8-4E-7 Pedestrian and Bicycle Accessibility Standards	PZ	No compliance issues noted	Not applicable.
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	PZ	Compliant as conditioned	Landscape plan was not submitted.
8-4I-4 Landscaping Provisions for Specific Uses	PZ	Compliant as conditioned	A minimum of five percent (5%) of the gross site area shall be landscaped areas, excluding areas for setback or perimeter landscaping.

			<p>It is unclear if the existing landscaped area meets the 5% landscaping requirement. If it does not, the site shall be required to install the required amount of landscaping to meet the 5% minimum.</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.</p> <p>Required Street Trees 30th Street (157ft) = 1 Street +3 Frontage = 4 Trees W. Chinden Blvd. (305ft) = 1 Street + 6 Frontage = 7 Trees</p> <p>See Discussion.</p>
8-4I-5 Perimeter Landscaping Provisions	PZ	Compliant as conditioned	Perimeter landscaping is required between paved vehicular use areas, including driveways, and vehicle storage areas and all property lines. This site is not compliant with the perimeter landscaping provisions.
8-4I-6 Parking Lot Landscaping Provisions	PZ/DC	Compliant as conditioned	Should the parking lot be substantially altered, parking landscape provisions shall be required to be adhered to. A draft condition of approval has been recommended that should the current parking be amended that Design Review Committee approval be required to ensure compliance with 8-4I-6.
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			Application waivers requested pursuant to 8-6A-4A: 1. Irrigation Ditch Company letter
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: (1) Minimizing adverse impact on other development; (2) Controlling the sequence and timing of development;

	<p>(3) Controlling the duration of development; (4) Assuring that development is maintained properly; (5) Designating the exact location and nature of development; (6) Requiring the provision for on-site or off-site public facilities or services; (7) Requiring more restrictive standards than those generally required in an ordinance; (8) Requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction.</p> <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. Green Boulevard Corridor b. Live-Work-Create <p>As conditioned to install the sidewalk, remove the curb cuts, and install street trees and landscaping, the application may be supported by the future land use designations and:</p> <p>Goal 2. Improve the City Image</p> <ul style="list-style-type: none"> b.) 2.4 Objective: Create a vision for the design of all streets and highways consistent with city’s urban setting. <p>Goal 4. Emphasize the “Garden” in Garden City</p> <ul style="list-style-type: none"> c.) 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"> d.) 7.4 Objective: Maintain and improve standards for sidewalks, curbs, and gutters. <p>Goal 12. Evolve as a Destination</p> <ul style="list-style-type: none"> e.) 12.1 Objective: Support a positive business environment f.) 12.2 Objective: Continue to support commercial and industrial land uses. g.) 12.3 Objective: Create a premier destination for work, recreation, entertainment, culture, and commerce. <p>The application may not be compliant with the Green Boulevard Corridor because it does not propose adequate improvements to establish a safe and comfortable, tree lined boulevard. Additionally the application may not be 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 may not 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"> b.) 2.4.3 Objective: Develop a study and master plan that includes existing and future conditions with a goal to re-develop Chinden

	<p>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>f.) 12.3 Objective: Create a premier destination for work, recreation, entertainment, culture, and commerce.</p>
Garden City Sidewalk Policy	<p>Sidewalks proposed. Complaint as conditioned.</p>
Garden City Street Light Policy	<p>A streetlight is installed along W. Chinden Blvd. in accordance with the policy.</p>
Chinden- ITD Access Management Chinden Corridor Access Map	<p>ITD has recommended removal of both ingress/egress location on Chinden upon redevelopment of both parcels.</p>
Garden City Transportation Needs List	<p>Safety and traffic flow along the entire length of Chinden can be significantly increased through closing access points and limiting future access points along Chinden through the use of Stockton and Osage for business access. The Green Boulevard Corridor, a concept identified in the Garden City Comprehensive Plan and within the Garden City code identifies the use of trees and landscaping, landscaped medians, curb, gutter, sidewalk, bike lanes and Transit Ready Development Nodes to facilitate these goals. This concept identifies that reduced access points will increase safety and recognizes that vertically framing in a corridor increases driver attention and reduces speeds thus further reducing accidents. Studies have also demonstrated that property values and retail spending tend to dramatically increase while expenditures on energy and potential drainage needs decrease with the installation of trees.</p> <p>A shared walk/ bikeway may be a solution on Chinden. Portland Oregon provides examples where they have done this, including Esplanade which provides 4’ dedicated to walking and 6’ dedicated to cycling.</p> <p>Garden City has been working with ITD to identify how to advance the city’s vision of a safe and comfortable pathway along Chinden, (See Figure 2).</p>

Chinden - 33rd to Fairview

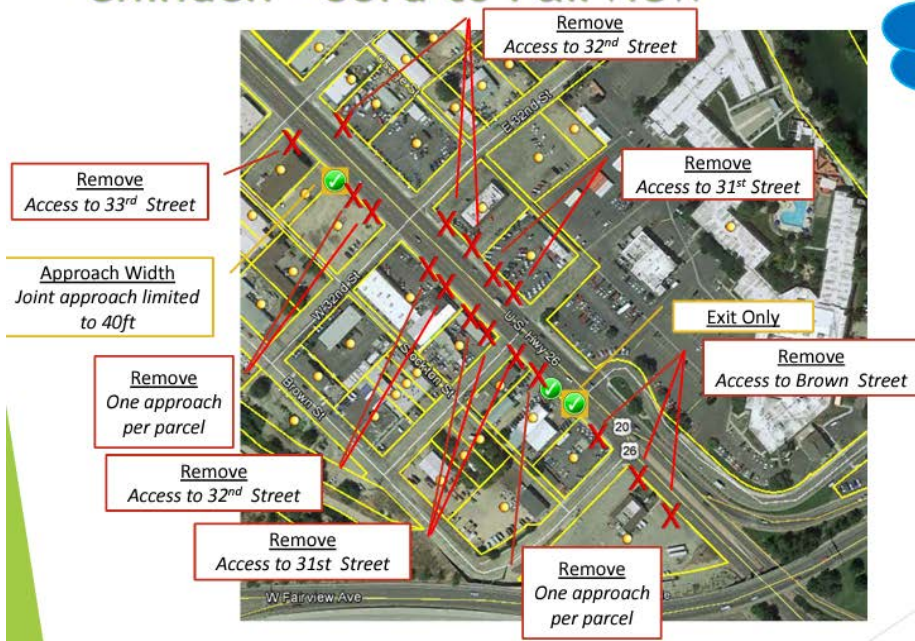


Figure 1: ITD's Access Management Plan showing closure of two existing curb cuts.



Figure 2: Example rendering of W. Chinden Blvd. in accordance with the Comprehensive Plan's vision for the Green Boulevard Corridor.