



CITY OF GARDEN CITY

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File Number: DSRFY2022-0002
Use as Defined by GCC Title 8: Vehicle Washing Facility
Design Review Pre-Application: December 6, 2021
Design Review Hearing: February 7, 2022
Location: 8200 W. Chinden Blvd.
Applicant: Damon Beard,



STAFF REPORT

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A. Project Information

Proposed Scope of Work:

Request	Review Process	Notes
Pre-application conference for a design review	8-6B-3 Design Review Committee	Completed on December 6, 2021
Public Hearing	8-6B-3 Design Review Committee	Is scheduled for January 7, 2022

Project Details:

- 1) Applicant: Damon Beard
- 2) Owner: 8200WCH5 LLC
- 3) Request: Car Wash
- 4) Title 8 Use: It has been determined that the Garden City defined use that best describes the use is: Vehicle Washing Facility
- 5) Definition of Use: Garden City Code 8-7A-1 defines this use as: The use of a site where a vehicle may be washed, waxed, detailed, or vacuumed by the owner of the vehicle or employees on the site.
- 6) The applicant has proposed a new development. There is an associated Design Review Application DSRFY2022-0002.
- 7) Detached sidewalk proposed along Coffey St. Pathways proposed along W. Chinden.

Site Conditions:

- 1) Existing Use: Self Service Use – any commercial use where there is not an attendant on the site during all hours of operation. The term includes, but is not limited to, automated teller machines (ATM's), vehicle washing, fuel sales facilities, and storage facilities.
- 2) Street Address: 8200 W. Chinden
- 3) Parcel Number(s): R8191500943
- 4) Property Description: PAR #0943 LOT 2 & S2 VAC ST EXC R/W R/S #522 STRAWBERRY GLENN SUB #0942-B
- 5) Legal Lot of Record: Yes
- 6) Property Size: 0.755 acres
- 7) Zoning District: C-2
- 8) Zoning Overlay(s): None
- 9) Comprehensive Plan Land Use Map Designation:
 - a) Green Boulevard Corridor
 - b) Future Planning Area
- 10) Floodplain Designation:
 - a) 2003 FIRM: outside of the Special Flood Hazard Area
 - b) 2017 Draft FIRM: outside of the Special Flood Hazard Area
- 11) Surrounding Uses:
 - a) ITD District 3 Headquarters
 - b) Vacant Land
 - c) Vehicle rental and storage - U-Haul
- 12) Adjacent Zoning: C-2
- 13) Adjacent Comprehensive Plan Designations: Future Land Use Designation and Green Boulevard Corridor

14) Easements on site: 15' IPCO Easement

15) Site Access:

a) Front: W. Chinden St. (Exit Only)

b) Side: Coffey St.

16) Sidewalks: There are no existing sidewalks on the site

17) Wetlands on site: None identified

C. Discussion

Non-Compliant Wall Needs Special Approval by Committee

Staff notes that the trash enclosure is shown with a 7-foot CMU wall, which is higher than the code-permitted 6 feet. The 7-foot enclosure will require Design Review approval. [See code analysis 8-4A-5.](#)

Comprehensive Plan Discussion

This is a conditional use permit application for a Vehicle Washing Facility located at 8200 W. Chinden Blvd. The property is zoned C-2, which permits the use through the conditional use process. The property is located within the Future Planning Area, as well as in the Green Boulevard Corridor future land use designations.

Definitions of these Future Land Use Designations are as followed:

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. New uses, including commercial uses, should be designed to encourage multi-modal over single occupancy vehicles. Uses which generate high volumes of single occupancy 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.

FUTURE PLANNING AREA: Future Planning Areas have been identified for large parcels of vacant or under-developed land including the area west of the city within the Area of City Impact; the area around the Idaho Expo Center, including the Idaho Department of Transportation (ITD) District 3 Headquarters; and the Ada County Highway District (ACHD) operations and maintenance property surrounding at 37th and Adams. This designation is intended to identify these areas for further master plan or site-specific planning efforts. The large size of these areas provides a unique opportunity for master planning with consideration for a mix of uses and residential housing types; street, sidewalk and bicycle networks and connectivity; spaces for public uses including parks, open spaces, plazas; and infrastructure improvements including water and sewer. Each of the designated Future Planning Areas present unique opportunities and challenges that should be considered in the master planning for the area.

Idaho Expo and ITD District 3 Headquarters:

- *Connections through the site including extension of Adams/ Alworth Street to Glenwood at Marigold Street, and between Glenwood and Coffey Streets.*
- *Opportunity for creating a town center for the city.*

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- *More efficiency in the use of land through eliminating large parcels of currently underutilized parking with year-round, community benefitting uses such as schools, hospitals, and performance space.*
 - *Improved access and utilization of the Boise River and floodplain for park land in exchange for highest and best commercial uses at the Glenwood/Chinden Intersection.*

While the proposal may not be in ideal alignment with the Comprehensive Plan, it should be noted that the application is improving the site drastically by providing the necessary multi-model transportation of the multi-use pathway and the detached sidewalk along Coffey Street. Additionally, the application is increasing the urban tree canopy, beautifying the streetscape along W. Chinden through providing pedestrian oriented landscaping, and eliminating an access vehicular access point to/from W. Chinden that has been identified by ITD for removal.

D. Decision

General Provisions

A formal application will be processed per [GCC 8-6A-5 Administrative with Notice](#).

Required Decisions: The following decision processes are required for the project as governed by [GCC Table 8-6A-1](#):

Decision	Recommendation Authority	Decision Authority	Hearing Date
Design Review	N/A	Design Committee	Pre-application conference: 12/06/2021 Design Review formal hearing: 02/07/2022

Required Findings:

For the approval of a Design Review Application, the Design Review Committee must find the application meets the following findings, found in [GCC 8-6B-3](#):

1. The proposed design is in conformance with the purpose of the zoning district and all dimensional regulations of that district;
2. The proposed design adheres to standards for the protection of health, safety, and general welfare;
3. The proposed design creates a sense of place and contributes to the uniqueness of the different districts and neighborhoods within the city;
4. The proposed design improves the accessibility of development to nonmotorized and public modes of transportation;
5. The proposed design supports a development pattern in nodes rather than strip commercial along arterial corridors;
6. The proposed design supports a compact development pattern that enables intensification of development and changes over time; and
7. The proposed design provides outdoor spaces and landscaping compatible with the southwest Idaho climatic conditions and that encourage pedestrian activity.
8. There has been no denial of any application on this property within one year.

Preapplication Conference Options:

Pursuant to [GCC 8-6B-3](#), a preapplication conference with the Design Review Committee is required. The purpose of the preapplication conference is threefold: to provide direction based

on design objectives that are relevant to the application, determine the level of review process, and what application materials will be required.

It is appropriate for Committee to take of the following actions:

- Determine the application is ready for a formal application with the Design Review Committee.
- Delegate the decision to the Planning Official as an administrative decision.
- Request the applicant return with more information.

The direction provided by the committee at the preapplication meeting may be changed or reversed at any time during the process if the design or the scope of the project changes.

Decision

Pursuant to [GCC 8-6B-3](#), if the Design Review Committee does not delegate the decision to the Planning Official for an administrative decision, based on the required findings, the Committee shall take one of several actions:

1. Approve the application;
2. Conditionally approve the application with the requirement that the committee review further design details; or
3. Deny the application.

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

Appeals of Decision:

Per Garden City Code [8-6A-5 Administrative Process with Notice](#), there is a 15-day period to file a written objection to the application. This period starts from the signed decision date. If a written objection is received within the 15-day period, a City Council hearing will be scheduled to decide the application. Written objections received after the 15-day objection period will not be accepted.

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

E. Agency Comments

There are additional agency comments that were provided for the associated CUPFY2022-0004 application.

The following agency comments were provided:

Agency	Comment Date	Summary
Garden City Engineer Link to Full Comment	01/22/2022	<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.

		<ul style="list-style-type: none"> Approval of the project by the Ada County Highway District and/or the Idaho Transportation Department will be required. Should fire flow requirements exceed those available, the land use, improvement of off-site city water lines or other efforts may be necessary to obtain approval of plans. New water and sewer services may be required to serve the project. Said services must be reviewed and approved by the city's Public Works Department. The applicant must contact the city of Boise to ascertain requirements for sanitary sewer service to the property. Any new sanitary mainline extensions or sewer service connections must also be coordinated, reviewed, and approved by Garden City prior to installation. Design and installation are the responsibility of the applicant. More comments in the review.
Republic Services Link to Full Comment	01/25/2022	<ul style="list-style-type: none"> The location of the enclosure is not safe as it will require us to back up into the line of customers entering the facility for service. I would like to move the enclosure to a safer location on the property. The enclosure width is okay for 1 dumpster if they are not going to have recycling? If so the enclosure needs to be expanded to 18'in width.
Fairview Acres Lateral Link to Full Comment	01312022	<ul style="list-style-type: none"> Not in FALWUA service area. No comment.

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	The site consists of a portion of lot or lots within Strawberry Glenn Subdivision and is shown on Record of Survey No, 522.

			Evidence that the parcel is an original parcel should be provided to the city. Evidence has been provided. The lot is of legal record. See Resubmittals from 01/10/2022 addressing this comment.
8-1B-3 Nonconforming Uses		Compliant - CUPFY2022-0004 was approved	Conditional Use Permit is required and has been approved.
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 of a vehicle washing facility.
8-2B-3 Form Standards	PZ	No compliance issues noted	The required setbacks are: Front: 5' Interior Side: 5' Rear: 5' Street side: 5' The allowable maximum height is n/a The minimum lot size is n/a There are no encroachments.
8-2C	PZ		A. Access And Parking: Safe pedestrian and vehicle access and circulation on the site and between adjacent properties shall be demonstrated as follows: 1. Stacking lanes shall have sufficient capacity to prevent obstruction of the public right of way by patrons; 2. The stacking lane shall be a separate lane from the circulation lanes needed for access and parking; 3. The stacking lane shall not be located within ten feet (10') of any residential district or existing residence; and 4. Any stacking lane greater than one hundred feet (100') in length shall provide for an escape lane. 5. The design and construction of the drive-through facilities shall minimize the number of driveway cuts. B. Limitations: Any use that is not fully enclosed shall be located a minimum of five hundred feet (500') from any abutting residential district, and shall be limited in operating

			hours from six o'clock (6:00) A.M. to eleven o'clock (11:00) P.M. C. Other Regulations Apply: If unattended, the use shall meet the requirements of section <u>8-4A-6</u> , "Self-Service Uses".
Title 8, Chapter 4: Design and Development Regulations			
8-4A-3 Fences and Walls	DC/PZ	No compliance issues noted	This proposal does not identify any fence or wall. The applicant has stated that "The existing fence weaves back and forth over the North property line. The Applicant will replace the existing fence working with the adjacent landowner or construct a new fence on the property line that complies with City Code." Any future fence or wall will be required to be in compliance with code at the time of development. Compliance has been drafted as a condition. 8-4A-5 trash enclosure comments below.
8-4A-4 Outdoor Lighting	DC/PZ	May not be complaint – Compliant as conditioned	Not enough information to be reviewed. This proposal does not identify any outdoor lighting. Any future outdoor lighting will be required to be in compliance with code at the time of development. The associated building permit will analyze for compliance.
8-4A-5 Outdoor Service and Equipment Areas	DC/PZ	Not Compliant	Republic services provided a comment. The trash enclosure consists of a 7ft tall CMU wall. This is not code compliant in that the trash enclosure is acting as a privacy fence. Fences taller than 6ft are not permitted. Anyone constructing a fence or wall over six feet (6') in height shall first obtain design review committee approval and a building permit from the city prior to construction. It has been conditioned that the 7ft tall CMU wall for the trash enclosure has been approved. 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-6 Self-Service Uses	DC/PZ	No compliance issues noted	Will not be a self-service car wash. There will be an attendant on site during all hours of operation.
8-4A-7 Stormwater Systems	DC/PZ	Compliant as conditioned	A draft condition of approval has been provided requiring that the stormwater systems be built in compliance with provisions of 8-4A-7.
8-4A-8 Utilities	DC/PZ	Compliant as conditioned	Another draft condition of approval is provided requiring that all utilities be underground.
8-4C-3 Design Provisions for Nonresidential	DC	May not be complaint	

Structures

Objective 1: The design of all structures shall have a scale, massing and urban form that has a relationship to the street, the pedestrian, and adjacent properties.

- First Floor Facades: First floor facades visible from a public street should include surfaces in windows, showcases, displays, or pedestrian access elements as follows: for retail uses at least fifty percent (50%), for all other uses at least fifteen percent (15%).
There is glazing proposed along the front façade facing W. Chidnen, however, it is unclear if it meets this standard.
- No blank walls should front a public street. Any blank walls should be treated. **The North elevation appears to be a blank wall that needs treatment either through glazing, or landscaping.**

Objective 2: The design layout of all sites shall maximize opportunities for safe and comfortable pedestrian accessibility and minimize the obtrusive effects of parking and vehicular circulation.

- All parking lots should be located to the side and rear of the building fronting on the street. A parking lot may be located between a building and a street when the visual effect of the parking lot has been mitigated. **If the Design Review Committee feels that the parking lot is well integrated with the overall site design and pedestrian connections and amenities have been provided that compensate for the parking lot, then no mitigation shall occur. If not, then a 10ft landscape buffer shall be required between the parking lot and Coffey Street.**

Objective 3: Buildings shall be designed and constructed of quality materials.

Objective 4: The site design shall respect existing notable site features including existing buildings, landscaping, trees and water.

Objective 5: The design of all buildings shall provide visual interest, support the vision for the area as articulated in the comprehensive plan and positively contribute to the overall urban fabric of the community.

- Articulation: Buildings should be articulated to reduce the apparent scale. Architectural details that are used to articulate the structure may include reveals, battens, and other three-dimensional details that create shadow lines and break up the flat surfaces of the facade.
- The mass of long or large scale buildings can be made more visually interesting by incorporating architectural elements, such as arcades, balconies, bay windows, dormers, and/or columns.
- A distinctive roofline can reduce perceived building height and mass, increase compatibility with smaller scale and/or residential development, and add interest to the overall design of the building.

			<p><i>Objective 6: The site development should support and be consistent with the adopted streetscape.</i></p> <ul style="list-style-type: none"> The site is proposing a 10ft wide multi-use pathway in accordance with the Chinden improvement plans.
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/PZ	No compliance issues noted	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
8-4D-5 Required Number of Off-Street Parking Spaces	DC/PZ	Complaint as conditioned	<p>Vehicle Parking spaces provided: 12 Bike Parking spaces provided: 2</p> <p>It appears that at least 10 of the 12 parking spaces are designated to customers for vacuuming vehicles. The applicant has stated that in other locations, employees use these vacuuming spaces as their daily parking.</p> <p>The Design Review Committee did not provide specific comments regarding this parking; however, they did not seem opposed to this method of employee parking.</p> <p>City of Boise code does not require any vehicle parking spaces for vehicle washing facilities.</p> <p>It has been conditioned to required that two of the twelve parking spaces be designated to employees.</p>
8-4D-6 Standards for Alternatives to On Site Parking	DC/PZ	No compliance issues noted	Not requested by applicant
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/PZ	No compliance issues noted	<p>Clear vision triangle appears to be maintained.</p> <p>One of the existing access points along W. Chinden will be removed. The remaining access point will be exit only. Primary entrance and exit will be off Coffey St.</p>
8-4E-4 Internal Circulation Standards	DC/PZ	Compliant as conditioned	<p>Drive isles internal to the development are only 15ft in some areas.</p> <p>Garden City Code states that driveways, aisles, and turnaround areas, when required for fire and refuse access, shall be a minimum width of twenty feet.</p> <p>Ada County Fire has provided an agency comment for the associated CUPFY2022-0004 stating, "With the proposed building height exceeding 30', aerial access will be required. A clear width of 26' will be required no closer than 15' and no further than 30' from the building. It appears that Chinden Blvd</p>

			<p>will be adequate as the fire department aerial access road. In the parking lot, a 20' clear width is required for the fire apparatus access road."</p> <p>The Applicant stated that they will reduce the design of the building to below 30 feet (29' 6"). The only portion of the building originally shown as being in excess of 30 feet was a small portion to accommodate signage. The Applicant has submitted a new elevation of the building showing the reduced height as shown in their DSRFY2022-0002 submittal documents.</p> <p>It has been conditioned to require the approval from Ada County Fire prior to the Certificate of Occupancy being issued.</p> <p>Comments have been received by Republic Services. Please refer to the Agency Comments section. It is possible that the location of the trash enclosure will be required to move by Republic Services.</p>
8-4E-6 Sidewalk Standards	DC/PZ	May not be compliant	<p>There is an existing detached 5' wide sidewalk on the subject property's Coffey Street Frontage. This is code compliant, however, while there is an area for the required landscape buffer, there does not appear to be any landscaping. As this area is within the ACHD public ROW, cooperation with ACHD to install a 6' or 8' landscape buffer will be required. Landscape requirements have been deferred to the Design Review Committee regarding the required street trees between the Coffey R-O-W and the detached sidewalk.</p> <p>In cooperation with ITD, Garden City requires a minimum 10ft wide detached multi-use pathway to be installed along the W. Chinden frontage. This pathway will be required on the subject property with a public access easement. New site plan submittals from December 23, 2021, show this 10ft wide pathway. It has been conditioned so that this pathway remains in good condition and unobstructed throughout the duration of the use.</p> <p>It has been conditioned to provide contrasting hardscape material at the pedestrian crossings along W. Chinden Blvd. and Coffey Street.</p>
8-4E-7 Pedestrian and Bicycle Accessibility Standards	DC/PZ	No compliance issues noted	<p>New site plans show better pedestrian connection from Coffey Street to the sidewalk internal to the development.</p>
8-4G Sustainable Development Provisions		Complaint as Conditioned	<p>A sustainability checklist has not been submitted. The development is required to provide 12 points. It has been conditioned to require the submission of the checklist and compliance with 8-4G.</p>
8-4H Flood Hazard	Planning Official	Complaint as Conditioned	<p>The City highly encourages that the applicant build to the best available data identified in the FIS study due to the potential cost of flood insurance and safety concerns for the</p>

			property. Should the applicant choose not to build above the base flood elevations identified in the FIS, the City will request that the applicant record a Flood Acknowledgement on the property.
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	DC/PZ	No compliance issues noted	
8-4I-4 Landscaping Provisions for Specific Uses	DC/PZ	Compliant as conditioned	<p>A minimum of five percent (5%) of the gross site area shall be landscaped areas, excluding areas for setback or perimeter landscaping. Landscape provided: 7,668sqft = 23%. (Site area is 32,756sqft, based on 12/22/2021 resubmittals)</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>W. Chinden Blvd. Trees Required (373'): 1 Street + 8 Frontage = 9 Trees Trees Provided: 1 Street + 8 Frontage = 9 Trees</p> <p>Coffey St. Trees Required (181') : 1 Street + 4 Frontage = 5 Trees Trees Provided: 1 Street + 4 = 5 Trees</p> <p>*The majority of the trees on site are Class I trees proposed as street trees are Acer Griseum Paperbark Maple trees, which are characterized as slow growing maples that only get to be 25ft tall and 15ft wide. Staff has concerns regarding the lack of urban tree canopy, especially along the frontage of W. Chinden Blvd. The application proposes large grassy areas that could contain large Class III trees. It has been conditioned to work with staff regarding the tree type and placement.</p> <p>** The site plan submitted on December 23, 2021, shows the proposal of a 10-foot-wide pedestrian pathway. The landscape plan submitted on December 23, addressed the pedestrian pathway, identifying that existing tree are to be removed, and tree mitigation is provided.</p> <p>***The dirt buffer between the exiting sidewalk and Coffey Street shall be required to provide landscaping and street trees per Garden City Code. (See Figure 1).</p> <p>A minimum of one tree per one thousand (1,000) square feet of landscaped area and one shrub per one hundred fifty (150) square feet of landscaped area shall be planted. Landscaped area: 7,668sqft</p>

			<p>Trees Required: 8 Trees Provided: 11</p> <p>Shrubs Required: 51 Shrubs Provided: 127</p>
8-4I-5 Perimeter Landscaping Provisions	DC/PZ	Compliant as conditioned	<p>Required:</p> <ol style="list-style-type: none"> 1. Between a new or substantially altered nonresidential use and a residential use or vacant residentially zoned property where such uses are not separated by an arterial street; 2. Along the common property line between an adjacent nonresidential use and a residential use or vacant residentially zoned property; <p>The northern property boundary line requires perimeter landscaping, this is provided for. It appears that the proposed trees are further than 15ft apart.</p> <p>Code Standards:</p> <ol style="list-style-type: none"> 1. A perimeter landscaping area shall be at least 5 feet (5') wide measured from the property line to the interior of the lot; 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. Additional standards for parking lots and carports are set forth in section 8-4I-6, "Parking Lot Landscaping Provisions", of this article. 5. 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	DC/PZ	Compliant as conditioned	<p>Solid masonry or wood fencing a minimum of six feet (6') in height with landscaped screening shall be provided between parking lots and residential uses or vacant residentially zoned properties.</p> <p>There is an existing chain-link fence along the northern common property line. This fence is currently a legal non-conforming fence. It has been conditioned to replace this fence with a code compliant masonry or wood fencing material, unless proof that the fence is does not belong to the project site is submitted to staff.</p>
8-4I-7 Tree Preservation Provisions	DC/PZ	Compliant as conditioned	<p>Original landscape plan submittals indicate that trees are to be preserved. New landscape submittals from 12/22/2021 show that some trees are to be removed. The applicant shall submit a certified arborist letter stating that the trees being removed are either dead, dying, or diseased, in order to not mitigate form, them and to show evidence that the calipers being removed are being properly replaced.</p>
<p>Title 8, Chapter 6, Article A: Administration</p>			

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 application waivers requested pursuant to 8-6A-4A.
8-6A-7 Public Hearing Process		No compliance issues noted	The applicant provided a neighborhood meeting more than one month and less than three months prior to application submittal. The City provided a radius notice, notifications to agencies with jurisdiction, and ran a legal notice in the Idaho Statesman, at least 15 days prior to the first hearing. The applicant provided an affidavit of property posting more than 7 days in advance of the hearing validating that the property was posted more than 10 days prior to the hearing.

Other Items Reviewed	
Plan/Policy	Discussion/ Analysis
Idaho Code 67-6512 Local Land Use Planning Special Use Permits, Conditions, and Procedures	<p>Garden City Code noticing requirements are compliant with this Statute.</p> <p>The statute notes that upon the granting of a special use permit, conditions may be attached to a special use permit including, but not limited to, those:</p> <ol style="list-style-type: none"> (1) Minimizing adverse impact on other development; (2) Controlling the sequence and timing of development; (3) Controlling the duration of development; (4) Assuring that development is maintained properly; (5) Designating the exact location and nature of development; (6) Requiring the provision for on-site or off-site public facilities or services; (7) Requiring more restrictive standards than those generally required in an ordinance; (8) Requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction. <p>Prior to granting a special use permit, studies may be required of the social, economic, fiscal, and environmental effects and any aviation hazard as defined in section 21-501(2), Idaho Code, of the proposed special use. A special use permit shall not be considered as establishing a binding precedent to grant other special use permits. A special use permit is not transferable from one (1) parcel of land to another.</p>
Garden City Comprehensive Plan	<p>This application is in future land use designations of the Comprehensive Plan:</p> <ol style="list-style-type: none"> a) Green Boulevard Corridor b) Future Planning Area <p>The application may be supported by:</p> <p>Goal 1. Nurture the City</p> <ol style="list-style-type: none"> a.) 1.4 Objective: Create a premier destination place to live, work, and recreate.

	<p>Goal 2. Improve the City Image</p> <ul style="list-style-type: none"> a.) 2.3 Objective: Promote quality design and architecturally interesting buildings. 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"> a.) 4.3 Objective: Beautify streets, sidewalks and gateways with landscaping, trees, and public art. b.) 4.3.1 Objective Continue to require sidewalks and landscaping in all new development, and in major alterations and re-use of existing commercial sites. <p>Goal 7. Connect the City</p> <ul style="list-style-type: none"> a.) 7.1 Objective: Create pedestrian and bicycle friendly connections. b.) 7.4 Objective: Maintain and improve standards for sidewalks, curbs, and gutters. <p>Goal 12. Evolve as a Destination</p> <ul style="list-style-type: none"> 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 10. Plan for the Future</p> <ul style="list-style-type: none"> a.) 10.3.1 Objective: Develop master plans for the areas shown on the Land Use Map as "Future Planning Areas." These designated areas are west of the city within the Area of City Impact; the area around the Idaho Expo Center, including the Idaho Department of Transportation (ITD) District 3 Headquarters; and the Ada County Highway District operations and maintenance property.
Garden City Sidewalk Policy	<p>Did not request a waiver.</p>
Garden City Street Light Policy	<p>A streetlight is installed at the intersection of W. Chinden and Coffey St. Street in accordance with the policy.</p>
Chinden- ITD Access Management Chinden Corridor Access Map	<p>ITD has not provided a comment regarding the exit only access point onto W. Chinden Blvd. The ITD Chinden Access Management Plan notes that both access points are to be removed, with the only access to the parcel being off Coffey St. It has been conditioned in the decision document to require approval from ITD.</p>
Garden City Transportation Needs List	<p><u>Coffey and Chinden</u></p> <p>Install a pedestrian hybrid beacon at Coffey Street. This is a regional bike/pedestrian corridor connecting the Boise Bench to the Greenbelt. There is significant pedestrian school traffic from Capital High School that utilizes the intersection of Glenwood and Chinden. A crossing at Chinden and Coffey would provide a safer and more comfortable alternative. This is a crossing identified in the Looking Glass Academy Garden City February 2019 recommendations.</p> <p><u>Standard Bike Wayfinding Signs: High Priority</u></p> <p>Chinden & Coffey- East (North) noting: Marigold Street; City Hall, Library, Post Office, River Point Park</p>



Figure 1: Landscape buffer between Coffey St. and Development. This will need to be improved with landscaping and street trees.