



CITY OF GARDEN CITY

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

File Number: DSRFY2019-23

For: Multi-Family Development

Location: 6265 N. Strawberry Glenn Rd., Garden City, Idaho

Applicant: Dave Eadie, Kennedy Wilson/The Architect's Office

Hearing Date: 11/18/2019

RIVER POINTE - PHASE 2



Garden City Design Committee
Staff Contact: Chris Samples

STAFF REPORT: DSRFY2019-23 – Application materials can be found here: [Link](#)

**City of Garden City
Staff Report**

A. Project Overview

Project Description:

Dave Eadie with Kennedy Wilson/The Architects Office PLLC is requesting a Design Review approval of a multi-family dwelling unit development. The proposal is located at 6265 N Strawberry Glenn Rd., Garden City, 83714; Ada County Parcel # R8191505455. The property is within R-3 zoning district and the Residential Medium Density Comprehensive Plan Land Use Designation.

Proposed Scope of Work:

Request	Review Process	Notes
Design Review	8-6B-3 Design Review	None

Project Details:

Proposed Development: Multi-Family Development

Number of Buildings: 12 structures

- Six dwelling unit structures
- Five parking garage structures
- One community office structure

Number of Dwelling Units: 89

- 36 One bedroom/one bath
- 48 Two bedroom/two bath
- 5 Three bedroom/ two bath

Parking Spaces: 190

- 108 garage spaces (freestanding and below structure)
- 36 uncovered dwelling unit parking spaces
- 45 guest parking spaces
- 1 maintenance garage space (nonresident/non-guest space)

Bicycle Parking: 152 spaces

Site Coverage:

- Buildings: 58,113 sq. ft.
- Landscaping: 72,867 sq. ft.
- Impervious surface: 86,524 sq. ft.

Trash Enclosure: Two

Site Conditions

STAFF REPORT: DSRFY2019-23 – Application materials can be found here: [Link](#)

1. Address: 6265 N. Strawberry Glenn Rd.
2. Parcel Number: R8191505455
3. Property Size: 5 acres
4. Zoning District: R-3 Medium Density Residential
5. Comprehensive Plan Land Use Map Designation: Residential Low Density
6. Floodplain Designation:
 - 2003 FIRM: AE
 - 2017 Draft FIRM: AE
7. Surrounding Uses:
 - Dwelling Unit, Multi-Family
 - Dwelling Unit, Single Family Detached
 - Dwelling Unit, Single Family Attached
 - Nursing and Residential Care Facility
8. Existing Use: No use on site
9. Easements:
 - Prescriptive Greenbelt Easement – Northeast property corner
 - Undocumented Irrigation Easement – South portion of property
10. Site Access: N. Strawberry Glenn Rd. access proposed
11. Sidewalks: No sidewalk installed

Required Decisions

The following decision processes are required for the project:

Decision	Recommendation Authority	Decision Authority	Hearing Date
Design Review	N/A	Design Committee	11/18/2019

Standards for Review: Standards for review of this application are:

Design Review Standards	
Standard	Staff Comments
8-2B-1 Purpose	Density standards reviewed
8-2B-2 Allowed Uses	Permitted use noted
8-2B-3 Form Standards	Setbacks noted
8-2C-15 Dwelling Unit, Multi-Family	Offsite amenities discussed
8-3B Flood Hazard	Noted for informational purposes only
8-4A General Provisions	Fencing Noted; HVAC Screening Noted
8-4B Residential Design Provisions	Additional view shed provided; trash enclosure elevations provided
8-4C-4B Multiple Nonresidential Structures on One Development Site	Revised elevations not requested by Committee
8-4D Parking and Loading Provisions	Parking dimensions provided; space count revised
8-4E Transportation and Connectivity Provisions	Clear vision triangle and driveway width addressed

STAFF REPORT: DSRFY2019-23 – Application materials can be found here: [Link](#)

8-4I Landscaping and Tree Protection Provisions	Tree mitigation discussed
8-4L Open Space Provisions	Open space requirements shown in plans
8-6B-3 Design Review	Concerns remain with tree protection provisions; Discussion of off-site amenities should be considered

Policies and Studies: The following policies and studies were reviewed for this application:

1. [Garden City Sidewalk Policy](#)
2. [Garden City Street Light Policy](#)
3. [Greenbelt Easements](#)

Design Review Pre-Application Conference: On September 16, 2019, a pre-application conference was completed in accordance with 8-6B-3. The Committee provided the following comments:

- a. Consider enclosing community structure to allow full time use.
- b. Find way to Strawberry Glenn entries to have an awning or to identify where guests are to go.
- c. Break up facades on pedestrian level.
- d. Provide delineation of existing vs. new wetlands and how they relate to setbacks and location.
- e. 10' minimum setback between structures as required by code.
- f. The Committee recognized the changes made from the last application DSRFY2019 – 1.

The pre-application materials, pre-application staff report, and the minutes of this meeting are included in the record of this application.

Noticing: The following noticing was completed for this application:

Public Hearing Noticing – Design Review		
Noticing Requirement	Required Date	Completion Date
Letter of Acceptance	10/25/2019	10/25/2019
1 st Notice of Intent to Approve/Deny	11/3/2019	10/25/2019
2 nd Notice of Intent to Approve/Deny	TBD by decision date	TBD by decision date
Interested Parties	11/3/2019	10/25/2019
Legal Notice	11/3/2019	10/29/2019
Agency Notice	11/3/2019	10/25/2019
Property Posting Sign	11/8/2019	11/8/2019
Affidavit of Property Posting and Photos	11/11/2019	11/8/2019
Agenda Posting	11/15/2019	11/4/2019

Exhibits: [Link](#)

- 1) Staff Report
- 2) Application
- 3) Letter of Intent/Compliance Statement dated October 23, 2019

STAFF REPORT: DSRFY2019-23 – Application materials can be found here: [Link](#)

- 4) Email dated November 12, 2019 clarifying tree mitigation requirements from applicant
- 5) Plan Sheets:
 - a) T1.0 Cover Sheet
 - b) T1.1 Sheet Index
 - c) A1.0 Site Plan
 - d) A1.1 Community Building
 - e) A1.2 Site Section
 - f) A1.3 Site Section
 - g) A1.5 Site Section
 - h) A1.5 Site Section
 - i) A2.0 Building 1 Plans
 - j) A2.1 Building 1 Plans
 - k) A2.2 Building 2&3 Plans
 - l) A2.3 Building 2&3 Plans
 - m) A2.4 Building 4 Plans
 - n) A2.5 Building 4 Plans
 - o) A2.6 Building 5 Plans
 - p) A2.7 Building 5 Plans
 - q) A2.8 Building 6 Plan
 - r) A2.9 Building 6 Plans
 - s) A3.0 Building 1 Elevations
 - t) A3.1 Building 1 Elevations
 - u) A3.2 Building 2 Elevations
 - v) A3.3 Building 2 Elevations
 - w) A3.4 Building 3 Elevations
 - x) A3.5 Building 4 Elevations
 - y) A3.6 Building 4 Elevations
 - z) A3.7 Building 5 Elevations
 - aa) A3.8 Building 5 Elevations
 - bb) A3.9 Building 6 Elevations
 - cc) A3.10 Building 6 Elevations
 - dd) A3.11 Building 7 Elevations
 - ee) A3.12 Building 8 Elevations
 - ff) A4.0 Perspective
 - gg) A4.1 Perspective
 - hh) A4.2 Perspective
 - ii) A4.3 Perspective
 - jj) A4.4 Perspective
 - kk) A4.5 Perspective
 - ll) A4.6 Perspective
 - mm) A4.7 Perspective
 - nn) A4.8 Perspective
 - oo) A4.9 Perspective
 - pp) A4.11 Perspective
 - qq) A4.12 Perspective
 - rr) A4.13 Perspective
 - ss) A4.14 Perspective
 - tt) A5.1 Material Board
 - uu) C100 Design Review Site Plan

STAFF REPORT: DSRFY2019-23 – Application materials can be found here: [Link](#)

- vv) L000 Design Review Tree Valuation Plan
 - ww) L100 Design Review Landscape Plan
 - xx) L150 Design Review Landscape Details
 - yy) CL1.0 Conceptual Lighting
 - zz) E1.0 Site Photometric Plan
- 6) Noticing:
- a) Neighborhood Meeting
 - b) Acceptance Letter
 - c) Agency Notice
 - d) Legal Notice
 - e) 1st Notice of Intent to Approve/Deny
 - f) Interested Party Notice
 - g) Affidavit of Property Posting and Photos
 - h) Agenda Posting
- 7) Agency Comments:
- a) Drainage District No 2 Comment (Sent by Sawtooth Law Offices, PLLC)
 - b) Garden City Engineer Comments
- 8) Public Comments:
- a) Wendy Carver-Herbert
- 9) Previous Hearing Minutes
- a) September 6, 2019 Design Review Committee Minutes
- 10) Pre-Application Documents:
- a) Pre-Application Staff Report
 - b) Pre-Application Materials
 - c) Pre-Application Public Comments

Additional Information:

1. DSRFY2019-1 was a previous design review application for multi-family development on the property. The application consisted of a design review, a waterway tiling request, and a master site plan (required of the previously enacted Boise River and Greenbelt Overlay District). On February 25, 2019, the City Council denied the master site plan, which by default automatically denied the design review and waterway tiling request.

The Boise River and Greenbelt Overlay District was repealed prior to this application. A master site plan is not required for this application.

Pursuant to 8-6A-3E (General Application Process), an application that has been denied shall be resubmitted in substantially the same form for the same use within one (1) year from the date of denial. This subsection also authorizes the planning official to waive the one (1) year requirement and accept a new application if the subject property is affected by amendments to the comprehensive plan or to Title 8. The applicant has not requested a planning official waiver pursuant to 8-6A-3E.

The new application was accepted due to the new application not being in substantially the same form for the same use. The following differences are noted between the previous and proposed site plans:

1. Dwelling units reduced from 108 to 90

STAFF REPORT: DSRFY2019-23 – Application materials can be found here: [Link](#)

2. Reduction of four (4) story structure height to three (3) stories
3. Reconfiguration of building footprint locations
4. Reconfiguration of parking area locations

The previous site plan is provided in the record for this application only to document compliance with 8-6A-3E.

2. Changes and additions made to the analysis section below that differ from the pre-application staff report are **highlighted**.

B. Design Review

DESIGN STANDARDS FOR REVIEW	
City Code	City Standards/Staff Comments
<u>8-2B Base Zoning District Provisions</u>	
8-2B-1 Purpose	<p>Formal Application Staff Report Comments:</p> <p>The proposed density has been corrected in this report to reflect 17.8 units per acre from the previously stated 19 units per acre.</p> <p>Pre-Application Staff Report Comments:</p> <ol style="list-style-type: none"> 1. <u>Density:</u> <p>Proposed density: 19 units per acre</p> <p>Maximum allowed density: 35 units per acre</p> <p>The minimum 14 unit per acre density is not required for this property. The property is not located within a transit oriented development node or a neighborhood commercial node, as depicted on the Comprehensive Plan Future Land Use map.</p> 2. Typical Housing Types <p>Multi-family dwelling units are the proposed housing type for this application. This use is listed in this subsection as a typical housing type for the R-3 zone.</p>

STAFF REPORT: DSRFY2019-23 – Application materials can be found here: [Link](#)

8-2B-2 Allowed Uses	<p>Pre-Application Staff Report Comments:</p> <p>The use “Dwelling Unit, Multiple Family” is a permitted use in the R-3 zone. The use’s definition pursuant to 8-7A (Definitions) is noted below:</p> <p style="text-align: center;"><i>Dwelling Unit, Multiple Family: A structure or property containing three (3) or more principal dwelling units. The term "multi-family dwelling unit" includes apartments and condominiums with varying arrangements of entrances and party walls.</i></p>
GCC 8-2B-3 Form Standards	<p>Formal Application Staff Report Comments:</p> <p>Building 6 height has been amended to be at 31’ 10” at the roof midpoint. The pre-application staff report noted this at 34’ 3”.</p> <p>Pre-Application Staff Report Comments:</p> <p>1. <u>The form standards for the R-3 zone are:</u></p> <ul style="list-style-type: none"> • Maximum Height: None • Front Setback: 5’/20’ * • Rear Setback: 15’ • Interior Side: 0’/5’** • Street Side: 5’ • Maximum Lot Coverage: 70% • Minimum Lot Area/Dwelling Unit: N/A <p>* Front setback exception: Subsection F.8 of this ordinance requires a 20’ setback for a garage when access to that garage is directly taken from a public street. The remainder of the structure is subject to the 5’ setback.</p> <p>** Interior side setback exception: The ordinance is silent on when a 0’ and a 5’ setback should apply. 8-3C-3A-6 (Live-Work-Crete Overlay District) contains the same setback but allows an applicant to select which interior side receives each setback. To ensure this title is implemented consistently, the interior side setback should be interpreted similar to 8-3C-3A-6.</p> <p>2. <u>Additional form standard requirements:</u></p>

STAFF REPORT: DSRFY2019-23 – Application materials can be found here: [Link](#)

Subsection F.8 requires each building of a multi-family dwelling to be considered separately for the purpose of determining setbacks. Each building is required to have one (1) front, one (1) rear, and two (2) side yard setbacks.

3. Determination of setback locations and lot coverage percentage

In concert with 8-7A (Definitions) and as applied consistently with other development applications, setbacks shall be measured from the following property lines:

- Front: Property line along N. Strawberry Glenn Rd.
- Rear: Property line opposite of N. Strawberry Glenn Rd.
- Interior Sides: Property line along Greenbelt and property line opposite of Greenbelt.

Lot coverage is evaluated in aggregate as required by 8-7A (Definitions) rather than each building individually.

4. Proposed form standards:

The form standards proposed for each structure are:

Building 1:

- Height: 3-story, 34' 3" to roof midpoint
- Front Setback: Exceeds 5'
- Rear Setback: Exceed 15'
- Interior Side: Exceed 0'/5'

Buildings 2-4:

- Height: 3-story, 34' 3" to roof midpoint
- Front Setback: 5'
- Rear Setback: Exceeds 15'
- Interior Side: Exceeds 0'/5'

Buildings 5 and 6

	<ul style="list-style-type: none"> • Height: 3-story, 34' 3" to roof midpoint • Front Setback: Exceeds 5' • Rear Setback: Exceeds 15' • Interior Side: Exceeds 0'/5' <p>Community Building:</p> <ul style="list-style-type: none"> • Height: 1-story, 17' 3" (no height reference noted) • Front Setback: Exceeds 5' • Rear Setback: Exceeds 15' • Interior Side: Exceeds 0'/5' <p>Garages G-01 – G-03:</p> <ul style="list-style-type: none"> • Height: 1-story, 12' (no height reference noted) • Front Setback: Exceeds 5' • Rear Setback: 15' • Interior Side: Exceeds 0'/5' <p>Garages G-04 and G-05:</p> <ul style="list-style-type: none"> • Height: 1-story, 12' (no height reference noted) • Front Setback: Exceeds 5' • Rear Setback: Exceeds 15' • Interior Side: Exceeds 0'/5' <p>Lot Coverage:</p> <ul style="list-style-type: none"> • Property square footage: 217,800 sq. ft. • 70% lot coverage: 152,460 sq. ft. • Proposed lot coverage: 58,113 sq. ft. • Proposed lot coverage percentage: 26.6% <p>Additional setbacks are required by 8-2C-15 and will be reviewed below.</p>
<p><u>GCC 8-2C Land Use Provisions</u></p>	
<p>GCC 8-2C-15 Dwelling Unit, Multi-Family</p>	<p>Formal Application Staff Report Comments: The setback between structures Garage G-4 and G-05 has been amended to be at 10', the minimum standard of this subsection.</p> <p>The applicant's compliance statement dated October 23, 2019 indicates that a total of 9 amenities (4-</p>

Qualify of Life, 3 – Open Space, and 2-Recreation categories) have been provided. The applicant is requesting amenities from the adjacent, offsite multi-family dwelling development to be included in the amenity count. As noted in the pre-application staff report, the code is silent on whether off-site amenities can be counted toward amenities in an adjacent multi-family development. The walking trail request was also addressed in the previous staff report.

Pre-Application Staff Report Comments:

1. Required Setback

Required setback between buildings: 10'.

The setback between Garage G-4 and G-04 is 9' and below the minimum standard of this section. The other structures appear to meet this standard.

2. Required Amenities

Required amenities for multi-family development – 75 units or more: Four (At least one from each category)

Amenity categories:

- Quality of Life (clubhouse, fitness facilities, enclosed bike storage, public art)
- Open Space (open grassy area 50'x100' minimum size, community garden, ponds or water features, plaza)
- Recreation (pool, walking trails, children's play structures, sports courts)

3. Proposed amenities

- Quality of life: 1) Existing clubhouse from adjacent associated multi-family development; 2) Existing fitness facility from adjacent associated multi-family development; 3) New enclosed bike storage
- Open Space: 1) 22,675 sq. ft. open grass area; 2) Outdoor plaza
- Recreation: Existing pool from adjacent associated multi-family development; Walking trails connecting Greenbelt to new development

Title 8 does not define the term “walking trails”. 8-1A-5 (Interpretation) requires the Merriam-Webster dictionary be utilized for undefined terms:

- Walking: The action of one who walks
- Trail: A marked or established path or route especially through a forest or mountainous region

When evaluated against these definitions, the proposed pedestrian pathways connecting to the Greenbelt do not appear to constitute a walking trail. While the Greenbelt appears to fit the definition noted above, the intent of the amenity in the context of the definition is to have a separate pedestrian pathway that looks and functions like the Greenbelt. The landscape plan (Sheet L100) appears to show a walking trail from the Greenbelt to the end of Building 1 near the Wetland Mitigation Area. The extent of this walking trail could constitute an amenity.

The code is silent on whether amenities from adjacent developments can be counted toward the amenity requirements. The adjacent multi-family development is owned by the property owner for this proposal. Easements providing cross access and guaranteeing access to the amenities would ensure access to them and meet the intent of this ordinance.

4. Site Maintenance

A recorded site maintenance agreement is required by this ordinance. This requirement is usually reviewed administratively during the building permit process.

5. Additional Standards for 20+ unit Developments

The following additional improvements are required by this ordinance:

- A property management office
- A maintenance storage area
- A central mailbox location, including provisions for parcel mail that provide safe pedestrian and/or vehicular access

	<ul style="list-style-type: none"> • A directory and map of the development at an entrance or convenience location for those entering the development <p>According to the applicant's Compliance Statement, Base Zoning Provisions, dated August 16, 2019, the property management office is proposed within the existing adjacent multi-family development. Additionally, the Compliance Statement indicates the proposed development will include the central mailbox area and maintenance storage areas. These additional requirements are not depicted in the site plan Sheet C100. The directory/map requirement is not addressed in the application materials.</p>
<p><u>GCC 8-3B Flood Hazard</u></p>	<p>Formal Application Staff Report Comments: The applicant indicated at the September 16, 2019 hearing that height with relation to additional fill would be addressed at the formal application hearing.</p> <p>Pre-Application Staff Report Comments: The property is in the 100-year flood plain (Zone AE). The standards of this article are usually reviewed administratively through a flood plain permit. However, the application is not clear on if any fill will be brought into the site and how this will affect building heights. The applicant should address this with the Committee.</p>
<p><u>GCC 8-4A General Provisions</u></p>	
<p><u>GCC 8-4A-3 Fences and Walls</u></p>	<p>Formal Application Staff Report Comments: According to the Compliance Statement dated October 23, 2019, fencing behind garages will be accessible by maintenance personnel and fencing adjacent to neighbors has been "specified to meet specific requests of the various neighbors".</p> <p>According to Site Plan A1.0, a 5' "Omega Secur" fence is provided internally in the development to limit accessibility to maintenance personnel only. Fence specifications provided appear to show this as a metal and wire fencing. The fencing is located on the south and west property lines and appears to be over 15' away from the CMU property line fences. The proposed materials are not listed as a prohibited</p>

	<p>material pursuant to this ordinance.</p> <p>Pre-Application Staff Report Comments: According to site plan Sheet C100, a four-foot (4') wrought iron fence is proposed along/near the north (Greenbelt) property line and a six-foot (6') masonry wall are proposed along the south and west property lines. The masonry wall is proposed adjacent to existing fencing. While not expressly prohibited by code, such a configuration may raise property maintenance issues in the future. Consideration of both the applicant and adjacent property owners should be given to this potential issue.</p>
<p>GCC 8-4A-4 Outdoor Lighting</p>	<p>Formal Application Staff Report Comments: A photometric plan and light fixture cut sheets have been provided for evaluation. Photometric plans are usually evaluated administratively during the building permit process.</p> <p>Pre-Application Staff Report Comments: A photometric plan and light fixture cut sheets were not provided for evaluation.</p>
<p>GCC 8-4A-5 Outdoor Service and Equipment Areas</p>	<p>Formal Application Staff Report Comments: According to the Compliance Statement dated October 23, 2019, trash enclosures are screened from view of streets and adjacent residential properties. Site Plan A1.00 and Landscape Sheet L100 indicates the locations of the trash enclosures consistent with this statement.</p> <p>According to the Compliance Statement, building HVAC equipment is located at least 100' from adjacent residential properties and are screened from view by a 3' tall solid wood fence and by landscaping. Building HVAC equipment is proposed to be roof mounted. However, the elevations do not depict these units.</p> <p>Pre-Application Staff Report Comments: The site plan (C100) does not specifically note the location of HVAC ground units but does appear to depict areas adjacent to the structure that serve this purpose. The possible HVAC ground units screening consists of a 4' wrought iron fence and landscaping. The units adjacent to buildings 2-4 are located</p>

STAFF REPORT: DSRFY2019-23 – Application materials can be found here: [Link](#)

	<p>adjacent to N. Strawberry Glenn Rd.</p> <p>HVAC equipment is required by this section to either 1) be 50' from the property lines or 2) be fully enclosed and baffled so no noise is detected on any adjoining property and incorporated into the overall design of buildings and landscaping so that visual and acoustic impacts are fully contained and out of view from adjacent properties and public streets. The application documents are not clear whether the screening meets these standards.</p> <p>Trash enclosures are also subject to the standards of this section. Trash enclosure elevations were not included in the application materials.</p>
<p>GCC 8-4A-7 Stormwater Systems</p>	<p>Pre-Application Staff Report Comments: Stormwater drainage systems are usually evaluated administratively during the building permit and/or public works permit process.</p>
<p>GCC 8-4A-8 Utilities</p>	<p>Pre-Application Staff Report Comments: Utilities are required to be installed underground. Utilities are usually evaluated administratively during the public works permit process.</p>
<p>GCC 8-4A-9 Waterways</p>	<p>Pre-Application Staff Report Comments: Subsection B.2 of this ordinance requires irrigation ditches to remain open unless waived by the Design Committee. However, guidance from the City Attorney indicates that Idaho Code enables property owners to enclose and tile irrigation ditches if permission from the irrigation district is obtained and district standards are met. This subsection appears to not be enforceable.</p>
<p><u>GCC 8-4B Design Provisions for Residential Structures</u></p>	<p style="background-color: black; color: black;">[REDACTED]</p>
<p>GCC 8-4B-4A Multi-Family Residential Dwelling Units - Building Setbacks</p>	<p>Formal Application Staff Report Comments: Sheets A1.2 – 1.4 (View Sheds) have been adjusted to depict the view shed more widely. Sheet A1.5 has been added to depict the view shed of the middle of building 6 toward existing homes.</p> <p>The building elevations have been modified from the</p>

STAFF REPORT: DSRFY2019-23 – Application materials can be found here: [Link](#)

pre-application submittal to include large address numbers, contrast colors, garage windows, and modified roof lines.

Trash enclosure elevations have been added to sheet A3.12.

Pre-Application Staff Report Comments:

The standards of this ordinance are intended to address how the placement of windows, entrances, porches, and patios impact adjacent properties. Privacy, visual and acoustical impacts are intended to be addressed by these standards. The applicant has proposed a combination of building design, building location, fencing and landscaping to address these impacts. This section of the report will only address building design, as required by the ordinance. The landscaping and fencing components will be addressed below under 8-4I-5 (Perimeter Landscaping).

Sheets A1.2 – A1.4 depict the view shed of Buildings Four, Five, and Six to three existing single family detached homes. The views of Buildings One – Three not addressed as well as the views of existing single family homes located across from the wetland mitigation area, the southwest property lines without garage buildings, and adjacent to a gap between Garage G-04 and G-05. The application materials do not address whether the view sheds include any fill required to meet the requirements of 8-3B (Flood Hazard). Each proposed building containing dwelling units will be addressed individually.

Building One: Sheets A3.0 and A3.1 depict Building One's elevations. Sheet A3.0, Front Elevation and the site plan Sheet C100 depicts the view of the structure from the existing home located across from the wetland mitigation area. The placement of windows and patios face directly toward the structure and do not appear to address the standards of this section. Instead, landscaping and fencing are relied upon to address potential impacts. A view shed exhibit was not provided.

Building Two: Sheets A3.2 and A3.3 depict Building Two's elevations. According to the site plan Sheet

C100, Building Two is obstructed by Building One and Garage G-01 from the view of adjacent single family detached homes. A view shed exhibit was not provided.

Building Three: Sheet A3.1 depict Building 3's elevations. According to the site plan Sheet C100, the building is obstructed from the view of adjacent single family detached homes by Building 6 and Garage G-02.

Building Four: Sheets A3.2 and A3.3 depict Building Four's elevations. Sheet A1.4 depicts the view shed from an adjacent single-family detached home located at or adjacent to 6054 N. Waterside Place. Sheet A1.4 depicts the proposed view of the adjacent single-family detached home to the third floor at 26' in height. Sheet A3.3, Left Elevation depicts the top of the third floor window at a minimum of 27' 3" and does not take into account additional height from the gaps for non-habitable floor space. As noted above, the application materials are not clear if the height is further raised or not by possible fill pursuant to 8-3B (Flood Hazard).

Building Five: Sheets A3.5 and A3.6 depicts Building Five's elevations, which is a two-story design that transitions to a third story. Sheet A1.2 depicts the view shed from an adjacent single-family detached home located at or adjacent to 6053 N. Waterside Place. Sheet A1.2 depicts the proposed view of the adjacent single-family detached home at 16' in height. Sheet A3.5, Front Elevation depicts the stop of the second story window to at least 18' 2" and does not take into account additional height from the gaps for non-habitable floor space. As noted above, the application materials are not clear if the height is further raised or not by possible fill pursuant to 8-3B (Flood Hazard).

Building Six: Sheets A3.7 and A3.8 depict Building Six's elevations, which is a two-story design that transitions to a third story. Sheet A1.3 depicts the view shed from an adjacent single-family detached home located at or adjacent to 6132 N. Brook Place. Sheet A1.2 depicts the proposed view of the adjacent single-family detached home at 16' in height. Sheet

	A3.7, Front Elevation depicts the stop of the second story window to at least 18' 2" and does not take into account additional height from the gaps for non-habitable floor space. As noted above, the application materials are not clear if the height is further raised or not by possible fill pursuant to 8-3B (Flood Hazard).
GCC 8-4B-4A Multi-Family Residential Dwelling Units – Building Design	<p>Formal Application Staff Report Comments: According to the Compliance Statement dated October 23, 2019, the applicant has indicated that the requirements of this ordinance have been met. While corresponding dimensions for material changes are not noted on the plans, a cursory review of the elevations appear to depict compliance. Dimensions of material changes would provide verification.</p> <p>Pre-Application Staff Report Comments: Subsection B.1 requires changes in material types to have a minimum area of 25 sq. ft. The application materials do not contain documentation as to whether this requirement is met.</p> <p>Subsection B.5 requires building materials and finishes that convey an impression of permanence and durability. The ordinance encourages materials such as masonry, stone, stucco, wood, terra cotta, and tile.</p> <p>According to Sheets A3.0 – A3.10, the following materials are proposed:</p> <ul style="list-style-type: none"> • Fiber Cement Panel “Smooth Panel” • Fiber Cement Siding “Board & Batten” • Fiber Cement Siding “Lap-Siding” • Vinyl Window • Metal Railing • Asphalt Shingles • Metal Awning • Fiber Cement Facia Board
GCC 8-4B-4A Multi-Family Residential Dwelling Units – Multiple Buildings on One Site	<p>Pre-Application Staff Report Comments: Development of multiple structures requires compliance with subsection 8-4C-4B (Multiple Nonresidential Structures on One Development Site). This section is reviewed below.</p>

STAFF REPORT: DSRFY2019-23 – Application materials can be found here: [Link](#)

<u>GCC 8-4C-4 Special Provisions for Specific Non-residential Development</u>	
GCC 8-4C-4(B) Multiple Non-Residential Structures on One Development Site	<p>Formal Application Staff Report Comments: The Design Committee did not request revised elevations to specifically address this staff report comment at the September 16, 2019 pre-application conference.</p> <p>Pre-Application Staff Report Comments: Subsection B.4 of this ordinance, as required by 8-4B-4A, requires terminal views within the site be provided to landscaping, landmarks or significant site features. The terminal view facing east from the driveway adjacent to Garage G-03 faces toward Building Four. This could constitute a conflict with this ordinance, as the example provided under Subsection B.4 appears to prohibit such this view.</p>
<u>GCC 8-4D Parking and Off Street Loading Provisions</u>	
GCC 8-4D-3 Parking Design and Improvement Standards	<p>Formal Application Staff Report Comments: According to the Compliance Statement dated October 23, 2019, the parking dimensions for residential units are 10' x 20'. Parking dimensions depicted in Site Plan C100 for guest spaces are 9' x 20' (36 spaces) and 8' x 20' (10 spaces).</p> <p>Pre-Application Staff Report Comments: Subsection A.3c requires parking spaces for a residential unit to be 10' x 20'. Further, garage spaces are to be measured from the exterior dimension. The garage dimensions are not depicted in the application materials. The dimensions of the uncovered residential unit spaces are noted as 9' x 20' in the site plan Sheet C100. This issue will be discussed below in subsection 8-4D-5 (Required Number of Parking Spaces).</p>
GCC 8-4D-4 Parking Use Standards	<p>Pre-Application Staff Report Comments: Ongoing compliance with these standards is required with any use.</p>

STAFF REPORT: DSRFY2019-23 – Application materials can be found here: [Link](#)

<p>GCC 8-4D-5 Required Number of Parking Spaces</p>	<p>Formal Application Staff Report Comments: According to the Compliance Statement dated October 23, 2019, the parking dimensions for residential units are 10' x 20'. Parking dimensions depicted in Site Plan C100 for guest spaces are 9' x 20' (36 spaces) and 8' x 20' (10 spaces).</p> <p>Pre-Application Staff Report Comments: Table 8-4D-2 requires the following parking space counts for multi-family developments:</p> <p>One bedroom: 1 space within enclosed garage More than one bedroom: 2 spaces (at least 1 within enclosed garage) Guest parking: .5 spaces per dwelling unit</p> <p>According to the site plan Sheet C100 and the letter of intent, the applicant has proposed 36 one bedroom units and 54 two and three bedroom units. The following parking space counts are required:</p> <ul style="list-style-type: none"> • Required overall dwelling unit spaces: 144 • Minimum garage spaces: 90 • Minimum two or more-bedroom parking uncovered spaces (can also be garaged): 54 • Required guest parking spaces: 45 • Total: 189 <p>The following parking spaces counts are proposed:</p> <ul style="list-style-type: none"> • Proposed garage spaces: 108 • Proposed uncovered spaces – two or more-bedroom units: 36 • Total proposed dwelling unit spaces: 144 • Proposed uncovered guest parking units: 46 • Total – all parking spaces: 190 (does not count maintenance garage noted in site plan) <p>As noted above, the outdoor uncovered spaces are dimensioned to 9' x 20'. 36 spaces dedicated to the residential units must be 10' x 20'. Guest spaces are not specifically dedicated to a residential unit and do not have a minimum dimension.</p> <p>Bicycle parking is requires at 1 space per 20 vehicle spaces. 10 bicycle parking spaces are required for 190 vehicle parking spaces. 152 bicycle parking</p>
--	---

	spaces are proposed.
<u>GCC 8-4E Transportation and Connectivity Provisions</u>	
GCC 8-4E-3 Public Street Connections	<p>Formal Application Staff Report Comments: According to the Compliance Statement dated October 23, 2019 and Landscape Plan Sheet L100, the applicant has indicated that the clear vision triangles have been met. ACHD comments concerning the proposal have not been received as of the drafting of this report. A condition of approval could be required to require ongoing compliance with the ACHD clear vision triangle requirements.</p> <p>Pre-Application Staff Report Comments: The application materials are not clear whether the clear vision triangle is obstructed. More information is needed to determine compliance.</p> <p>Two public street connections are proposed to N. Strawberry Glenn Rd. ACHD approval is required to obtain these access points.</p>
GCC 8-4E-4 Internal Circulation Standards	<p>Formal Application Staff Report Comments: Sheet C100 has been revised to depict a 26' – 27.63' driveway width.</p> <p>Pre-Application Staff Report Comments: The site plan Sheet C100 does not depict the driveway width between Garage G-04 and G-05 and the open space adjacent to Building Five.</p>
GCC 8-4E-6 Sidewalk Standards and The Garden City Sidewalk Policy	<p>Pre-Application Staff Report Comments: Pursuant to this subsection and the Garden City Sidewalk Policy, an attached sidewalk is allowed as each end of the property is directly adjacent to an existing attached sidewalk. A 5' attached sidewalk is proposed.</p>
GCC 8-4E-7 Pedestrian and Bicycle Accessibility Standards	<p>Formal Application Staff Report Comments: A photometric plan has been provided. Photometric plans are usually reviewed administratively during the building permit process.</p>

STAFF REPORT: DSRFY2019-23 – Application materials can be found here: [Link](#)

	<p>According to the Compliance Statement dated October 23, 2019, concrete is proposed for the pathway system.</p> <p>Pre-Application Staff Report Comments: Subsection A3 requires the pathway system to have appropriate lighting levels. Additional information, such as a photometric plan, is needed to review this requirement.</p> <p>Subsection 7 requires concrete material for the pathway system. Pavers, brick, raised walkways, and other ornamental paving can also be used if the pathway has a smooth finish; textured or bumpy materials may be used as edge treatment provided an accessible route is provided. Additional information concerning the material type is needed to review this requirement.</p>
<p><u>GCC 8-4I Landscaping and Tree Protection Provisions</u></p>	
<p>GCC 8-4I-3 General Landscaping Standards and Irrigation Provisions</p>	<p>Formal Application Staff Report Comments: The Compliance Statement dated October 23, 2019 and Landscape Plan Sheet note that the 3' clearance for hydrants will be maintained. Hydrant locations are usually determined during the public works permit process.</p> <p>Landscape Plan Sheet 150 delineates what shrubs are woody, enabling enforcement of the 2-gallon pot minimum required by this ordinance. Landscape planting sizes are usually enforced administratively during the building permit process.</p> <p>Pre-Application Staff Report Comments: Subsection A.5 requires a three-foot (3') clearance zone around the circumference of fire hydrants. The landscape plans do not depict the location of fire hydrants and their respective compliance with this ordinance.</p> <p>Subsection E requires the following minimum plant sizes for all required landscape areas.</p> <ul style="list-style-type: none">• Shade Trees and Ornamental Trees: 2-inch

	<p>caliper</p> <ul style="list-style-type: none"> • Evergreen Trees: 6-foot minimum • Wood Shrubs: 2-gallon pot minimum <p>The shrubs noted in Sheet L150 do not delineate whether the plantings are woody. More information is needed to determine compliance.</p>
<p>GCC 8-4I-4(B) Landscaping Provisions for Multi-Family Dwelling Units</p>	<p>Pre-Application Staff Report Comments: The standards of this sections appear to have been met, as documented in Sheets L100 and L150.</p>
<p>GCC 8-4I-5 Perimeter Landscaping Provisions</p>	<p>Formal Application Staff Report Comments: According to Landscape Sheet L150, the mature width of the Japanese White Pine is 15', which appears to meet the minimum 6' width required by subsection C.2.</p> <p>According to Landscape Sheet L100, the typical minimum width between trees is 15', which appears to meet the minimum 15' spacing required.</p> <p>Pre-Application Staff Report Comments: Subsection A of this ordinance requires perimeter landscaping to:</p> <p>To provide a visual barrier between different land uses To enhance the streetscape To provide privacy To protect uses from wind, dust, noise, traffic, glare, visual disorder, and harmful or noxious effects</p> <p>As noted above, landscaping is proposed by the applicant to mitigate views between adjacent properties. Pursuant to Subsection B.3, perimeter landscaping is required along the south and west property lines shared by the proposed use and single-family residential uses. According to Sheets L100 and L150, a 15' wide landscape buffer is proposed along the south and west property lines and consisting of the following plantings:</p> <p>West Property Line:</p> <ul style="list-style-type: none"> • 33 Japanese White Pine Trees • 3 Black Cottonwood Trees

	<ul style="list-style-type: none"> • 1 Conifer Tree (12” caliper, species not identified) • Series of Shrubs – Varying Sizes <p>South Property Line:</p> <ul style="list-style-type: none"> • 17 Japanese White Pine Trees • 1 Heritage Birch • 1 Eastern Redbud Multi-Trunk • Series of Shrubs – Varying Sizes <p>Subsection C.2 requires a minimum of 6’ of tree canopy width. The landscape plans do not address the mature canopy width of the Japanese White Pine Tree.</p> <p>Subsection C.3 requires a minimum of 15’ between trees. The landscape plans do not contain spacing information.</p>
<p>GCC 8-4I-6 Parking Lot Landscaping Provisions</p>	<p>Formal Application Staff Report: According to Landscape Sheet L100, the typical minimum width between trees is 15’, which appears to meet the minimum 15’ spacing required.</p> <p>Pre-Application Staff Report Comments: Subsection C.2b requires a minimum 15’ distance between parking lot trees. The landscape plans do not contain spacing information.</p>
<p>GCC 8-4I-7 Tree Preservation Provisions</p>	<p>Formal Application Staff Report Comments: According to Landscape Sheets L000, L100, and L150, the applicant proposes to meet the required 266 caliper inches required for mitigation under this ordinance. This is based on providing 195 total trees, consisting of 94, 3” caliper trees and 85, 2” caliper trees.</p> <p>However, sheet L000 appears to contain discrepancy between the grand total number of 2” caliper trees proposed for the project (85) and the minimum number of 2” caliper trees required by 8-4I (92) that are proposed on site. The applicant has indicated in an e-mail to staff on November 12, 2019 that this is a typo and that the intent is to comply with tree mitigation requirements. A condition of approval</p>

STAFF REPORT: DSRFY2019-23 – Application materials can be found here: [Link](#)

	<p>requiring a corrected tree mitigation plan complying with the standards of this subsection must be submitted with the building permit application could be required. The Committee can choose to have the applicant return with this plan or allow it to be reviewed administratively.</p> <p>Pre-Application Staff Report Comments: Subsection C.5 requires caliper inch to caliper inch mitigation for all existing trees four-inch (4”) caliper or greater removed from the property unless the trees are certified by a certified arborist as dead, dying or diseased. According to sheet L000 Tree Mitigation, 302 caliper inches are proposed to be certified by an arborist and not required to be mitigated. 35 caliper inches have been proposed for removal without mitigation due to the applicant’s designation of it a prohibited tree within the street buffer. The Garden City Design and Construction Guide has not been drafted and would determine whether a tree is prohibited. The 35 caliper inches are required pursuant to this section.</p> <p>232 caliper inches are proposed to be removed without an arborist certification and require equal mitigation. Sheet L000, Tree Mitigation Calculations proposes mitigating 160 caliper inches. Note A.B within this plan notes that parking, perimeter and open space trees are not included. As noted above, the Garden City Design and Construction Guide has not been drafted and would determine whether a tree is prohibited. The additional 72 caliper inches are required pursuant to this section.</p>
--	---

GCC 8-4L Open Space Provisions

<p>GCC 8-4L-3 General Open Space Standards</p>	<p>Formal Application Staff Report Comments: According to the Compliance Statement dated October 23, 2019 and Open Space Exhibit A0.1, both public and private open space have been provided that appears to meet the requirements of this section.</p> <p>Pre-Application Staff Report Comments: The application materials do not appear to identify all common open space areas. More information is needed to determine compliance with this section.</p>
---	--

**GCC 8-4L-5 Open Space Standards
for Multi-Family Developments**

Formal Application Staff Report Comments:
According to the Compliance Statement dated October 23, 2019 and Open Space Exhibit A0.1, both public and private open space have been provided that appears to meet the requirements of this section

Pre-Application Staff Report Comments:
Garden City Code uses both the terms “Common Area” and “Common Open Space” in the same context. However, only Common Area is defined. Common Area is defined in 8-7A (Definitions) as “Land, complementary structures and/or improvements designed and intended for the common use or enjoyment of the residents of the development. The area can include, but is not limited to: turf areas, playgrounds, patios, courtyards, barbecue and picnic areas, water areas, and community gardens.” For the purposes of this review, the term “Common Open Space” will be used.

Subsection A requires a minimum of 80 sq. ft. of private open space for each dwelling unit. According to Sheets A2.0 – A2.6, the minimum private open space has been proposed.

Subsection B.1 requires the following minimum common open space square footages:

- 150 sq. ft. for each unit containing 500 sq. ft. or less of living area
- 250 sq. ft. for each unit containing 500 sq. ft. to 1,200 sq. ft. of living area
- 350 sq. ft. for each unit exceeding 1,200 sq. ft. of living area

According to the Compliance Statement, Base Zoning Provisions, the applicant has noted there are 84 units containing 500 sq. ft. to 1,200 sq. ft. and 6 units exceeding 1,200 sq. ft. of living area. This is further verified per the unit square footage tables on Sheets A2.0 – A2.6. A total of 23,100 sq. ft. of common open space is required pursuant to this ordinance.

The Compliance Statement, Base Zoning Provisions notes a total of 31,238 sq. ft. of common open space has been provided. However, the application documents do not specifically document or label

	<p>these common open space areas.</p> <p>More information is needed concerning what is designated as a common open space. The Community Building depicted in the site plan C100 is proposed at 1,459 sq. ft and would qualify as a common open space. The plaza depicted in the application documents would also qualify as common open space, but more information is needed concerning its dimensions.</p>
<p><u>GCC 8-6B-3 Design Review</u></p>	
<p>GCC 8-6B-3D Required Findings</p>	<p>Pre-Application Staff Report Comments:</p> <p>Design Review approval may be granted by the Committee only if the applicant meets the required findings of this section. The findings are analyzed below.</p>
<p>Finding 1</p>	<p>Finding: The project conforms to all applicable standards and criteria as set forth in Title 8, Chapter 4.</p> <p>Analysis:</p> <p>Formal Application Staff Report Comments: Compliance with the following code sections cannot be determined:</p> <ul style="list-style-type: none"> • 8-4I-7 Tree Preservation Provisions: As noted above, there is a discrepancy in the record concerning the number of 2" caliper trees being provided. <p>Other than the code sections noted above, the outstanding code sections noted in the pre-application staff report have been addressed by the applicant in the formal application.</p> <p>Pre-Application Staff Report Comments: As noted in this review, more information is needed to determine compliance with this finding. Specifically, the following subsections of this Title:</p> <ul style="list-style-type: none"> • 8-4A-4 Outdoor Lighting • 8-4A-5 Outdoor Service and Equipment Areas

STAFF REPORT: DSRFY2019-23 – Application materials can be found here: [Link](#)

	<ul style="list-style-type: none"> • 8-4B-4A Multi-Family Dwelling Units • 8-4C-4(B) Multiple Nonresidential Structures on One Development Site • 8-4D-3 Parking Design and Improvement Standards • 8-4E-4 Internal Circulation Standards • 8-4E-7 Pedestrian and Bicycle Accessibility Standards • 8-4I-3 General Landscaping Standards and Irrigation Provisions • 8-4I-5 Perimeter Landscaping Provisions • 8-4I-6 Parking Lot Landscaping Provisions • 8-4I-7 Tree Preservation Provisions • 8-4L-3 General Open Space Standards • 8-4L-5 Open Space Standards for Multi-Family Developments
<p>Finding 2A</p>	<p>Finding: The proposed design is in accordance with the purpose of the zoning district and all dimensional regulations of that district;</p> <hr/> <p>Analysis: Pre-Application Staff Report Comments:</p> <p>The proposal appears to meet the purpose statement for the R-3 Medium Density Residential District as noted in 8-2B-1A.</p>
<p>Finding 2B</p>	<p>Finding: The proposed design adheres to standards for the protection of health, safety, and general welfare;</p> <hr/> <p>Analysis:</p> <p>Formal Application Staff Report Comments:</p> <p>Discussion of the following code sections should be considered by the Design Committee:</p> <ul style="list-style-type: none"> • 8-2C-15 Dwelling Unit, Multiple Family: As noted above, the City Code is silent as to whether off site amenities held in the same ownership can be utilized as amenities on a new development.

	<p>Other than the code sections noted above, the outstanding code sections noted in the pre-application staff report have been addressed in this report.</p> <p>Pre-Application Staff Report Comments: As noted in this review, more information is needed to determine compliance with this finding. Specifically, the following subsections of this Title:</p> <ul style="list-style-type: none">• 8-2C-15 Dwelling Unit, Multiple Family• 8-4A-4 Outdoor Lighting• 8-4A-5 Outdoor Service and Equipment Areas• 8-4B-4A Multi-Family Dwelling Units• 8-4C-4(B) Multiple Nonresidential Structures on One Development Site• 8-4D-3 Parking Design and Improvement Standards• 8-4E-4 Internal Circulation Standards• 8-4E-7 Pedestrian and Bicycle Accessibility Standards• 8-4I-3 General Landscaping Standards and Irrigation Provisions• 8-4I-5 Perimeter Landscaping Provisions• 8-4I-6 Parking Lot Landscaping Provisions• 8-4I-7 Tree Preservation Provisions• 8-4L-3 General Open Space Standards• 8-4L-5 Open Space Standards for Multi-Family Developments
<p>Finding 2C</p>	<p>Finding: The proposed design creates a sense of place and contributes to the uniqueness of the different districts and neighborhoods in the city;</p> <p>Analysis:</p> <p>Formal Application Staff Report Comments: Discussion of the following code sections should be considered by the Design Committee:</p> <ul style="list-style-type: none">• 8-2C-15 Dwelling Unit, Multiple Family: As noted above, the City Code is silent as to whether off site amenities held in the same ownership can be utilized as amenities on a new development.

	<p>Other than the code sections noted above, the outstanding code sections noted in the pre-application staff report have been addressed in this report.</p> <p>Pre-Application Staff Report Comments: As noted in this review, more information is needed to determine compliance with this finding. Specifically, the following subsections of this Title:</p> <ul style="list-style-type: none"> • 8-2C-15 Dwelling Unit, Multiple Family • 8-4A-4 Outdoor Lighting • 8-4A-5 Outdoor Service and Equipment Areas • 8-4B-4A Multi-Family Dwelling Units • 8-4C-4(B) Multiple Nonresidential Structures on One Development Site • 8-4D-3 Parking Design and Improvement Standards • 8-4E-4 Internal Circulation Standards • 8-4E-7 Pedestrian and Bicycle Accessibility Standards • 8-4I-3 General Landscaping Standards and Irrigation Provisions • 8-4I-5 Perimeter Landscaping Provisions • 8-4I-6 Parking Lot Landscaping Provisions • 8-4I-7 Tree Preservation Provisions • 8-4L-3 General Open Space Standards • 8-4L-5 Open Space Standards for Multi-Family Developments
<p>Finding 2D</p>	<p>Finding: The proposed design improves the accessibility of development to non-motorized and public modes of transportation;</p> <p>Analysis:</p> <p>Formal Application Staff Report Comments: Discussion of the following code sections should be considered by the Design Committee:</p> <ul style="list-style-type: none"> • 8-2C-15 Dwelling Unit, Multiple Family: As noted above, the City Code is silent as to whether off site amenities held in the same ownership can be utilized as amenities on a new development.

	<p>Other than the code sections noted above, the outstanding code sections noted in the pre-application staff report have been addressed in this report.</p> <p>Pre-Application Staff Report Comments: As noted in this review, more information is needed to determine compliance with this finding. Specifically, the following subsections of this Title:</p> <ul style="list-style-type: none"> • 8-2C-15 Dwelling Unit, Multiple Family • 8-4C-4(B) Multiple Nonresidential Structures on One Development Site • 8-4E-4 Internal Circulation Standards • 8-4E-7 Pedestrian and Bicycle Accessibility Standards
<p>Finding 2E</p>	<p>Finding: The proposed design supports a development pattern in nodes rather than strip commercial along arterial corridors;</p> <hr/> <p>Analysis: Not applicable. The proposed design is not located along an arterial corridor.</p>
<p>Finding 2F</p>	<p>Finding: The proposed design supports a compact development pattern that enables intensification of development and changes over time; and</p> <hr/> <p>Analysis:</p> <p>Formal Application Staff Report Comments: Discussion of the following code sections should be considered by the Design Committee:</p> <ul style="list-style-type: none"> • 8-2C-15 Dwelling Unit, Multiple Family: As noted above, the City Code is silent as to whether off site amenities held in the same ownership can be utilized as amenities on a new development. <p>Other than the code sections noted above, the outstanding code sections noted in the pre-application staff report have been addressed in this report.</p> <p>Pre-Application Staff Report Comments:</p>

	<p>As noted in this review, more information is needed to determine compliance with this finding. Specifically, the following subsections of this Title:</p> <ul style="list-style-type: none">• 8-2C-15 Dwelling Unit, Multiple Family• 8-4B-4A Multi-Family Dwelling Units• 8-4C-4(B) Multiple Nonresidential Structures on One Development Site• 8-4D-3 Parking Design and Improvement Standards• 8-4E-4 Internal Circulation Standards• 8-4E-7 Pedestrian and Bicycle Accessibility Standards• 8-4I-3 General Landscaping Standards and Irrigation Provisions• 8-4I-5 Perimeter Landscaping Provisions• 8-4I-6 Parking Lot Landscaping Provisions• 8-4I-7 Tree Preservation Provisions• 8-4L-3 General Open Space Standards• 8-4L-5 Open Space Standards for Multi-Family Developments
<p>Finding 2G:</p>	<p>Finding: The proposed design provides outdoor spaces and landscaping compatible with the southwest Idaho climatic conditions and that encourage pedestrian activity.</p> <p>Analysis:</p> <p>Formal Application Staff Report Comments: The outstanding code sections noted in the pre-application staff report have been addressed in this report.</p> <p>Pre-Application Staff Report Comments: As noted in this review, more information is needed to determine compliance with this finding. Specifically, the following subsections of this Title:</p> <ul style="list-style-type: none">• 8-4E-7 Pedestrian and Bicycle Accessibility Standards• 8-4I-3 General Landscaping Standards and Irrigation Provisions• 8-4I-5 Perimeter Landscaping Provisions• 8-4I-6 Parking Lot Landscaping Provisions• 8-4I-7 Tree Preservation Provisions

--	--

C. Agency and Public Comments

Agency Comments: The following agency comments were provided:

Agency	Comment Summary
City Engineer	<ul style="list-style-type: none"> • Army Corp of Engineer 404 permit may be required; • Other agency approvals are required; • Strawberry Glenn Road sewer extension may be required; • Parcel originality needs to be confirmed;

Public Comments: The following public comments were provided:

Commenter	Comment Summary
Wendy Carver-Herbert	<ul style="list-style-type: none"> • Request for clarification of website application materials location and content; • Request to testify for 15 minutes at 11/18/2019 hearing;

D. Policy and Study Analysis

POLICIES AND STUDIES	
Document	Staff Comments
<u>Garden City Sidewalk Policy</u>	Pre-Application Staff Report Comments: The sidewalk policy allows an attached sidewalk when a property is bordered on both sides by an existing attached sidewalk.
<u>Garden City Street Light Policy</u>	Formal Application Staff Report: Pursuant to the Street Light Policy, a streetlight is required every 400' from another streetlight. The provided photometric plans do not identify public streetlight locations. According to available City data, there does not appear to be a streetlight within 400' of the property. A condition of approval requiring the installation of streetlights in accordance with the policy can be required.

STAFF REPORT: DSRFY2019-23 – Application materials can be found here: [Link](#)

	Pre-Application Staff Report Comments: Streetlight locations pursuant to this policy were not identified. Additional information is needed to review this policy.
<u>Greenbelt Easements</u>	Pre-Application Staff Report Comments: The property contains an installed Greenbelt improvement at the northeast corner. A written easement has not been found on file for this improvement. A prescriptive easement is apparent by the location, duration, and use of the Greenbelt improvement.

E. Decision

Decision Options:

The Design Committee may take one of the following actions:

1. Approve the application as presented;
2. Approve the application with conditions;
3. Request the applicant return with revised materials for additional review;
4. Deny the application.

Decision Noticing and Appeal:

At the hearing, the Design Committee may make a motion to decide the application. If such a motion is made and following this hearing, a 2nd Notice of Intent to Approve/Deny the application will be sent to property owners within 300' and to interested parties, giving ten (10) calendar days to respond with a written objection to the design of the project. If no written objection is received within ten (10) calendar days of the notice, the Design Committee will accept the legal findings at the next scheduled hearing and a decision will be formally rendered. If a written objection is received from the notice within the ten (10) calendar day period, a City Council hearing will be scheduled to decide the application. Written objections received after this period will not be accepted.

Pursuant to 8-6A-9 (Appeals), there is a 15-calendar day appeal period to appeal the decision to the City Council. This period starts from the date the Design Committee accepts the legal findings and not from the date of the motion to decide the application. The appeal period follows the ten (10) calendar day period of the 2nd Notice of Intent to Approve/Deny and does not run concurrently.