



## CITY OF GARDEN CITY

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**File Number: DSRFY2020 - 25**  
**Application Scope: Mixed Use Shipping Containers Residential**  
**Location: 210 E 33<sup>rd</sup> St.**  
**Applicant: Jason Jones**  
**Report Date: September 21, 2020**  
**Revision Date: TBD**  
**Combined Pre-Application meeting in conjunction with Public Hearing**



Staff Report  
Prepared by Hanna Veal

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## A. Meeting Summary:

This summary will be updated to reflect the previous meetings as this application progresses.

## B. Project Information

### Proposed Scope of Work:

Request	Review Process	Notes
Pre-application conference for a design review	<a href="#">8-6B-3 Design Review Committee</a>	Applicant has requested a combined Pre-App with Public Hearing: September 21, 2020
Public Hearing	<a href="#">8-6B-3 Design Review Committee</a>	September 21, 2020

### Project Details:

- 1) Proposed development: New construction of a Live-Work-Create structure.
- 2) Site Coverage:
  - a) Building: 44% (6,600sqft) of the site
  - b) Landscaping: 30% of the site
  - c) Paved Areas: Unknown
- 3) Total number of vehicular parking spaces: 13
  - a) On Site Parking: 8
  - b) Street Parking: 5
- 4) Total number of bicycle parking: 14
- 5) Trash Enclosure: The refuse will be in a common location on the site.
- 6) Fencing:
  - a) 6' privacy fence proposed on NE property line
  - b) Existing 6' privacy fence to stay on SW property line.
- 7) Sidewalk:
  - a) 5' Detached proposed
- 8) Landscaping:
  - a) Street Trees: 2, class II
  - b) Parameter Landscaping:
    - i) Trees and shrubs proposed on SW perimeter between proposed buildings and lot line.
    - ii) Trees and shrubs proposed on NE perimeter between proposed buildings and lot line.
- 9) Closest VRT Stop: Chinden & 33<sup>rd</sup> of Valley Regional Transit route 11

### Site Conditions:

- 1) Street Address: 210 E 33<sup>rd</sup> St.
- 2) Parcel Number(s): R2734541364
- 3) Property Description: LOT 05 & 06 BLK 34 FAIRVIEW ACRES SUB NO 5 MH CONVERTED TO REAL PROPERTY #1360-C #1374-C
- 4) Legal Lot of Record: No
  - a) No record of property boundary adjustment on file.
- 5) Property Size: 0.344 acres
- 6) Zoning District: M
- 7) Zoning Overlay(s):
  - a) Surel Mitchel Live-Work-Create

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- 8) Comprehensive Plan Land Use Map Designation:**
    - a) Activity Node: Neighborhood Destination**
    - b) Live-Work-Create**
  - 9) Floodplain Designation:**
    - a) 2003 FIRM: Not in the regulatory floodplain**
    - b) 2017 FIS: AE**
  - 10) Adjacent Uses:**
    - a) Use Dwelling Unit**
    - b) Use Dwelling Unit Multi-Family**
    - c) Drinking establishment, limited services**
    - d) Eating establishment, limited services**
    - e) Eating establishment, full services**
    - f) Service Provider**
    - g) Lodging**
    - h) Farmer's Market**
  - 11) Existing Use: It appears to be Dwelling Unit, Detached**
  - 12) Easements on site: There are no records on file with Garden City of existing easements**
  - 13) Site Access: List street(s) that the development will be accessed from**
    - a) Front: 33<sup>rd</sup> St.**
    - b) Side: 33<sup>rd</sup> St.**
    - c) Rear: 33<sup>rd</sup> St.**
  - 14) Sidewalks: No sidewalk**
  - 15) Wetlands on site: none identified**

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## C. Discussion

### **Ada County Address:**

Application documents show variations of the proposed site's address. Staff would like to note that parcel # R2734541364 location is in fact, according to the Ada County Assessor's website, 210 E. 33<sup>rd</sup> Street, Garden City ID, 83714. It is described as LOT 05 & 06 BLK 34 FAIRVIEW ACRES SUB NO 5.

### **34<sup>th</sup> St. Specific Area Plan Alleyway Access:**

Vehicular access is proposed at an alley at the rear of the property as identified in the 34th Street Specific Area Plan. This plan has expired and is not in effect. Prior to building permit issuance the alley will need to be constructed and easements must be secured from the adjacent properties for the construction and perpetual access. A condition of approval making this decision contingent upon securing access through this easement should be considered. An additional condition of approval requiring access not otherwise provided through the easement be reviewed by the Design Committee. This access has not been approved by ACHD. (Pg. 14 8-4E-3)

## D. Decision Process

### 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: 09/21/2020  Design Review formal hearing: 09/21/2020

### Required Findings:

Findings are not required at a pre-application conference.

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.

### 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.

The applicant has requested that the Design Review Committee review this application and find it to be ready for a formal application concurrently with the preapplication conference.

### **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.

### **Appeals of Decision:**

A pre-application conference is not a decision and cannot be appealed.

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

The following agency comments were provided:

<b>Agency</b>	<b>Comment Date</b>	<b>Summary</b>
Ada County Highway District	None received to date	
Boise School District	None received to date	
Central District Health	None received to date	
COMPASS		
Garden City Engineer	09/10/2020	Standard conditions required
Idaho Transportation Department	None received to date	
Irrigation: Fairview Acres	None received to date	
North Ada County Fire and Rescue	None received to date	
Meridian School District	None received to date	

## F. Public Comment

The following public comments were provided: None provided as of the drafting of this document.

<b>Commenter</b>	<b>Comment Date</b>	<b>Summary</b>
No Public Comment		

## 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.

<b>Garden City Title 8 Code Sections</b>			
Code Section	Review Authority	Compliance Issues	Analysis/ Discussion
<b>Title 8, Chapter 1: General Regulations</b>			
<a href="#">8-1A-4 Applicability</a>			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.
<a href="#">8-1B-1 Nonconforming Properties</a>		No compliance issues noted	Legal parcel of record as described: LOT 05 & 06 BLK 34 FAIRVIEW ACRES SUB NO 5 MH CONVERTED TO REAL PROPERTY #1360-C #1374-C
<a href="#">8-1B-2 Nonconforming Structures</a>		No compliance issues noted	The current use is a Dwelling Unit, Detached. It should noted that the approval of the application assumes the removal of the unit.
<b>Title 8, Chapter 2: Base Zoning District Regulations</b>			
8-2B-1 Purpose		NA	The mixed use (M) district allows for a mix of commercial and residential uses that are complementary of one another. The purpose is to accommodate and encourage further expansion and renewal in designated areas of the community. A variety of residential, office, and commercial uses are encouraged in an effort to provide a mix of activities necessary to establish a truly urban character. All densities of residential, professional offices, neighborhood services retail uses may be located within this designation.  The applicant has requested that the Surel Mitchell Live Work Create overlay be applied in stead of the provisions of the mixed use zoning district.
<a href="#">8-2B-2 Allowed Uses</a>		NA	The Surel Mitchell Live Work Overlay is applied to this review. As submitted the commercial uses are yet to be identified. There are no compliance issues if the section of code is to be applied.
<a href="#">8-2B-3 Form Standards</a>	DC	NA	The Surel Mitchell Live Work Overlay is applied to this review. However, it should be noted that the application is compliant with the form standards identified for the Mixed Use zoning district.
<b>Title 8, Chapter 3: Overlay Zoning District Regulations</b>			
<a href="#">8-3A Overlay Zoning District Regulations –</a>		No compliance issues noted	Pursuant to 8-3A and 8-3C (Surel Mitchell Work-Live-Create Overlay District), the provisions of the overlay district are utilized voluntarily at the request of an applicant. Also pursuant to the same code articles, the standards for an overlay district

<a href="#">General Provisions</a>			<p>are in lieu of and/or in addition to the standards in the base zoning district. The base zoning standards are found in 8-2 Base Zoning District Regulations and include use, density, and form standards.</p> <p>However, 8-3C lists standards that are not applicable to the standards of 8-2 such as design, parking and landscaping standards. Those standards are found in 8-4 (Design and Development Regulations) and are not base zoning district standards. The intent of having these standards appears to create a unique design within the overlay.</p> <p>When a conflict in code occurs, 8-1A-5B (Interpretation – Conflicting Provisions) requires the more restrictive provision be used. In this instance, the more restrictive provision would require the specific provisions of 8-3C to be applicable and where 8-3C does not address a standard found in 8-4, the provisions of 8-4 would apply.</p>
<a href="#">8-3B Flood Hazard</a>		No compliance issues noted	<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 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.</p>
<a href="#">8-3C Surel Mitchell Live-Work-Create</a>		May not be compliant	<p>This subsection section supersedes 8-2B-3 (Form Standards).</p> <p>Subsection A.1 requires the front building setback to accommodate a five-foot (5') sidewalk and a two foot (2') building zone or be consistent with a streetscape plan adopted by the City. Resolutions 1062-19 and 1063-19 adopted a streetscape plan along E. 33rd Street. The front setback appears to be consistent with the adopted streetscape.</p> <p>Subsection A.6 allows a five-foot (5') and a zero foot (0') setback adjacent to other lots within the overlay district. However, pursuant to subsection F.5, buildings 24' in height or higher requires the building height to step back in a vertical plane ten feet (10') from the side property lines.</p> <p><b>Subsection F.5 applies to the stair tower components, as the other components are below 24' in height.</b></p> <p>Subsection A.8 requires the minimum development site area to be 3,000 sq. ft. or a legal lot of record. The property appears to have been created from a lot line adjustment not completed in accordance with 8-1A-4 and 8-5C-1.</p>
<a href="#">8-3C-3B General Provisions-Workspace Requirements</a>		No compliance issues noted	<p>Subsection B. requires a minimum of 250 sq. ft. for interior working spaces. Workspace units are proposed at 300 sq. ft. and 450sqft.</p>
<a href="#">8-3C-3C General Provisions –</a>		May not be compliant	<p>There is currently a living space (3Subsection C.4 requires living spaces to include a bedroom, closet, bathroom and kitchen. The floor plans do not provide enough detail to</p>

<a href="#">Living Space Requirements</a>			<p>evaluate these requirements. These requirements do not directly affect the exterior of the structures and can be evaluated administratively during the building permit process.</p> <p>Subsection C.5 requires a minimum of 80 sq. ft. of outdoor open space provided for each living space and is satisfied through porches, patios, decks, and/or yards. Required setbacks, landscaping, entryway and other accessways cannot count toward this minimum.</p> <ul style="list-style-type: none"> <li>• According to Cover Sheet G1, there is 5800sqft. of outdoor plaza.</li> <li>• According to Site Plans, there are multiple balconies, outdoor patios, and a pollinator garden, but the exact sqft is not disclosed.</li> <li>• There is an outdoor upper patio pop up space of 300sqft.</li> <li>• There is a picnic shelter of 150sqft.</li> <li>• Landscape plans indicate there is a courtyard, but it is not shown in the site plans.</li> </ul>
<a href="#">8-3C-3E General Provisions – Multiple work-Live Space Requirements</a>		No compliance issues noted	Subsection E.2 requires each work live space to have a clearly defined separate access from other work-live units. According to the site plan sheet A1, entrances appear to be provided to the residential/work live units along E. 33rd Street and interior within the property.
<a href="#">8-3C-3F General Provisions - Design</a>			Building design is determined based on the use of the structures (e.g. residential, nonresidential). As a mixed-use development, both residential and nonresidential provisions apply to this proposal.
<b>Title 8, Chapter 4: Design and Development Regulations</b>			
<a href="#">8-4A-3 Fences and Walls</a>	DC	May not be compliant	Proposed 6' privacy fence. Existing 6' privacy fence is proposed to remain. Materials not disclosed.
<a href="#">8-4A-4 Outdoor Lighting</a>	DC	Compliant as conditioned	Wavier submitted. Applicant stated "Standard lighting will be provided at entries and pathways. Complete lighting plan will be provided and approved through the construction documents"
<a href="#">8-4A-5 Outdoor Service and Equipment Areas</a>	DC	May not be compliant	<p>More information is needed to determine compliance.</p> <p>The main floor plan sheet A1 depicts a trash enclosure at the rear of the project. Elevations sheet E1 depicts the trash enclosure to be enclosed inside the proposed structure.</p> <p>Outdoor mechanical equipment shall be fully enclosed or meet the setback requirements based on the use. There is a draft general condition of approval requiring that outdoor equipment be compliant with code. However, generally, the committee requires demonstration that service equipment is compliant prior to approval.</p>
<a href="#">8-4A-7 Stormwater Systems</a>	DC	Compliant as conditioned	Not disclosed. There is a draft general condition of approval requiring that the stormwater systems are compliant with code.

<a href="#">8-4A-8 Utilities</a>	DC	Compliant as conditioned	Not disclosed. There is a draft general condition of approval requiring that utilities must be underground.
<a href="#">8-4A-9 Waterways</a>	DC	Compliant as conditioned	There is a draft general condition of approval requiring that pressurized irrigation be provided in conformance with subsection <a href="#">8-5A-5H</a> of this title.
<a href="#">8-4B-3 Single Family and Two-Family Attached and Detached Dwelling</a>	DC	No compliance issues noted	
<a href="#">8-4C Design Provisions for Nonresidential Structures</a>	DC	May not be complaint	<p><i>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.</i></p> <ul style="list-style-type: none"> <li>The provisions of this subsection are superseded by 8-3C-3F as that section addresses setbacks and provides specific façade standards.</li> </ul> <p><i>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.</i></p> <ul style="list-style-type: none"> <li>The provisions of subsection B.1 are superseded by 8-3C-3G (Work/Live/Create Overlay – Parking) as the parking location and design are addressed in the overlay district requirements.</li> <li>The provisions of subsection B.3 apply to this proposal as the overlay district does not specifically regulate or waive pedestrian pathway requirements. The landscape color plan and perspective sheet E3 depicts a pedestrian pathway network.</li> </ul> <p><i>Objective 3: Buildings shall be designed and constructed of quality materials.</i></p> <ul style="list-style-type: none"> <li>The provisions of this subsection are superseded by 8-3C-F7, as the overlay addresses material requirements.</li> </ul> <p><i>Objective 4: The site design shall respect existing notable site features including existing buildings, landscaping, trees and water.</i></p> <ul style="list-style-type: none"> <li>Scraped sites are recommended to be in conformance with 8-4I (Landscaping and Tree Protection Provisions). Compliance with 8-4I is already required elsewhere in Title 8.</li> </ul> <p><i>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.</i></p>

			<ul style="list-style-type: none"> <li>The applicant has proposed what appears to be a white and brown color palette. Channel groove wood siding, western rib shape metal on their elevation plans. However, no more details were disclosed.</li> </ul> <p><i>Objective 6: The site development should support and be consistent with the adopted streetscape.</i></p> <ul style="list-style-type: none"> <li>City Council Resolutions 1062-19 and 1063-19 adopted the streetscape designs of the 34th Street Master Plan and applied them to E. 33rd Street.</li> </ul> <p><b>Multiple nonresidential structures on one site:</b></p> <ul style="list-style-type: none"> <li>The proposed pedestrian path system appears to provide both internal and external connectivity.</li> <li>The internal view within the site is focused toward a pedestrian plaza. Lighting plan has not been submitted and thus the security lighting details were not disclosed.</li> </ul> <p><b>Prohibited material 8-4C-5B:</b></p> <ul style="list-style-type: none"> <li>Pre-engineered metal buildings unless they contain architectural features and a variety of materials so that they lose the appearance of being a prefabricated structure. The proposal utilizes shipping containers as the primary building material. The applicant has provided a narrative discussing how the proposal complies with this subsection.</li> </ul>
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**8-4D Parking and Off Street Loading Provisions**

<a href="#">8-4D-3 Parking Design and Improvement Standards</a>	DC	No compliance issues noted	As this application is proposing work spaces, ADA regulations to apply. The proposal includes 1 ADA parking space and 14+ bicycle parking spaces.
<a href="#">8-4D-4 Parking Use Standards</a>	DC	No compliance issues noted	The provisions of the overlay district supersede this subsection.
<a href="#">8-4D-5 Required Number of Off-Street Parking Spaces</a>	DC	No compliance issues noted	The provisions of the overlay district supersede this subsection. Required parking counts are noted in the overlay district and are review in a previous section of this report.
<a href="#">8-4D-7 Off Street Loading Standards</a>	DC	May not be complaint	The provisions of this subsection apply in addition to the overlay district, as the overlay district does not address off street loading areas. The application materials appear to depict a loading area in the proposed alley at the rear of the property, but the application materials are not clear as to its extent within the alley.

**8-4E Transportation and Connectivity Provisions**

<a href="#">8-4E-3 Public Street Connections</a>	DC	Compliant as conditioned	Vehicular access is proposed at an alley at the rear of the property as identified in the 34th Street Specific Area Plan. The Plan affects the rear access of the property. Easements must be secured and the rear access developed in accordance with The Plan. A condition of approval making this decision contingent upon securing access through this easement should be considered. A substitute condition of approval requiring access not otherwise demonstrated in this proposal could be required. The additional access would require ACHD approval.
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<a href="#">8-4E-4 Internal Circulation Standards</a>	DC	Compliant as conditioned.	Subsection A requires driveways, aisles, and turnaround areas to be 20' in width, have a 13'6" minimum vertical clearance, and be integrated into site design and adjacent properties. The 34th Street Specific Area Plan has an approved rear alley design that the applicant is relying on for access. However, the fire department can require more restrictive requirements for fire safety. A condition of approval requiring compliance with fire department access requirements is provided in the potential draft conditions of approval.
<a href="#">8-4E-6 Sidewalk Standards</a>	DC	May not be complaint	Sidewalk details not disclosed.  The provisions of this subsection apply in additions to the standards of the overlay district, as the overlay district does not address sidewalk standards. City Council Resolutions 1062-19 and 1063-19 require a streetscape design that includes sidewalk improvements
<a href="#">8-4E-7 Pedestrian and Bicycle Accessibility Standards</a>	DC	No compliance issues noted	The provisions of this subsection apply in additions to the standards of the overlay district, as pedestrian connectivity are not addressed by the overlay district. The application documents show a pathway system proposed throughout the development.
<b>8-4F Sign Provisions</b>			
<a href="#">8-4F-13 Master Sign Program</a>	DC	Complaint as conditioned	8-4F-13: All new development in the mixed use zoning districts, with more than one building or occupant shall include a master sign program as part of the application for design review;  The applicant has not submitted a master sign. A draft condition requires compliance with the master sign program requirement.
<a href="#">8-4H Flood Hazard-</a>	Planning Official	No compliance issues noted	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 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.
<a href="#">8-4G Sustainable Development Provisions</a>		NA	The application is exempt from these provisions.
<b>8-4I Landscaping and Tree Protection Provisions</b>			
<a href="#">8-4I-3 General Landscaping Standards and Irrigation Provisions</a>	DRC	No compliance issues noted	The provisions of this subsection apply in addition to the standards of the overlay district, as the overlay district does not address or waive landscaping standards.  The landscape plan sheet L1.00 appears to comply with the provisions of this subsection.

<a href="#">8-4I-4 Landscaping Provisions for Specific Uses</a>	DC	No compliance issues noted	The provisions of the overlay district supersede the required tree count provisions of this subsection. All other provisions of this subsection apply.  Subsection B.1 requires a minimum of five percent (5%) of the gross site area be landscaped (excluding setback and perimeter landscaping). The landscape plan sheet L1.00 and the letter of intent indicate that 30% of the site is landscaped.
<a href="#">8-4I-5 Perimeter Landscaping Provisions</a>	DC	No compliance issues noted	The provisions of the overlay district supersede the provisions of this subsection. The overlay district contains requirements for perimeter landscaping and are reviewed in a previous section of this report.
<a href="#">8-4I-7 Tree Preservation Provisions</a>	DC	No compliance issue noted.	The provisions of this subsection apply in addition to the standards of the overlay district, as the overlay district does not address or waive required tree mitigation.  According to the supplemental narrative dated August 25, 2020, a four-inch (4") caliper tree is in the location of the proposed sidewalk and proposed to be removed. Mitigation is required pursuant to this section unless the tree is certified to be dead, diseased or a hazard by an arborist. The applicant has noted intent to mitigate the tree with trees proposed in the landscape plan.
<b>8-4L Open Space Provisions</b>			
<a href="#">8-4L-3 General Open Space Standards</a>	DC	No compliance issues noted	
<a href="#">8-4L-4 Open Space Standards for Single-family, Townhouse, and Two-Family Duplex Developments</a>	DC	No compliance issues noted	The provisions of the overlay district supersede the provisions of this subsection. The overlay district contains requirements for perimeter landscaping and are reviewed in a previous section of this report.
Title 8, Chapter 6, Article A: Administration			
<a href="#">8-6A-3 General Application Process</a>		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.
<a href="#">8-6A-4 Required Application Information</a>			Application waivers requested pursuant to 8-6A-4A: <ul style="list-style-type: none"> <li>• Lighting Plan</li> <li>• Topo Survey</li> <li>• Grading Plan</li> <li>• Ada County Approved Address</li> <li>• Irrigation/Ditch Information</li> </ul>
<a href="#">8-6A-5 Administrative Process with Notice</a>		No compliance issues noted	A notice of intent was sent to adjoining property owners within 300' and agencies with jurisdiction.  If no objections are filed within 15 days, the Design Review Committee's decision shall be considered final.

			<p>Objections will be heard by City Council following the public hearing provision set forth in section GCC 8-6A-7.</p> <p>Conditions of approval that are deemed necessary to protect the public health, safety, and welfare, and prevent undue adverse impacts on surrounding properties may be required.</p>
<a href="#">8-7A-2 Definition of Terms</a>		Complaint as conditioned	<p>The definition of Work-Live-Create Property is: The use of a structure and/or site that combines a commercial or manufacturing activity allowed in the overlay district with a residential living space. The spaces may be combined within one (1) space, attached to one another, or separated but located on the same property.</p> <p>The application shows an equal number of live and work units. To achieve the intent of linking each live space its associated workspace, a draft condition of approval requiring a legal mechanism to link the use of the units be required for administrative review prior to certificate of occupancy.</p>

Other Items Reviewed	
Plan/Policy	Discussion/ Analysis
Previous entitlement that might affect this project	<a href="#">DSRFY2019-4</a>
34 <sup>th</sup> Street Specific Area Plan/Council Resolutions 1062-19 and 1063-19	<p>The Plan affects the rear access of the property. Easements must be secured and the rear access developed in accordance with The Plan. A condition of approval making this decision contingent upon securing access through this easement should be considered. An additional condition of approval requiring access not otherwise provided through the easement be reviewed by the Design Committee.</p> <p>Resolutions 1062-19 and 1063-19 require sidewalks installed in association with the adopted streetscape.</p>
<a href="#">Garden City Comprehensive Plan</a>	<p>This application is in future land use designations of the Comprehensive Plan:</p> <p style="padding-left: 20px;"><b>b)</b> Live-Work-Create</p> <p>The following provisions may relate to this application:</p> <p>Goal 1. Nurture the City</p> <p style="padding-left: 20px;"><b>a.)</b> 1.4 Objective: Create a premier destination place to live, work, and recreate.</p> <p>Goal 2. Improve the City Image</p> <p style="padding-left: 20px;"><b>a.)</b> 2.3 Objective: Promote quality design and architecturally interesting buildings.</p> <p style="padding-left: 20px;"><b>b.)</b> 2.4 Objective: Create a vision for the design of all streets and highways consistent with city's urban setting.</p> <p>Goal 4. Emphasize the "Garden" in Garden City</p> <p style="padding-left: 20px;"><b>a.)</b> 4.3 Objective: Beautify streets, sidewalks and gateways with landscaping, trees, and public art.</p> <p>Goal 6. Diversity in Housing</p> <p style="padding-left: 20px;"><b>a.)</b> Continue to be a leader and set an example for the region in creating a diversity of housing.</p> <p style="padding-left: 20px;"><b>b.)</b> Maintain the diversity of housing.</p> <p>Goal 7. Connect the City</p>

	<p><b>a.) 7.4 Objective:</b> Maintain and improve standards for sidewalks, curbs and gutters.</p> <p>Goal 12. Evolve as a Destination</p> <p><b>a.) 12.1 Objective:</b> Support a positive business environment</p> <p><b>b.) 12.2 Objective:</b> Continue to support commercial and industrial land uses.</p> <p><b>c.) 12.3 Objective:</b> Create a premier destination for work, recreation, entertainment, culture and commerce.</p>
<p><a href="#">Garden City Sidewalk Policy</a></p>	<p>The Policy was reviewed in association with this report. The Sidewalk Policy requires sidewalks installed with new development. Resolutions 1062-19 and 1063-19 require sidewalks installed in accordance with the adopted streetscape.</p>
<p><a href="#">Garden City Street Light Policy</a></p>	<p>The Streetlight Policy requires streetlights within a minimum of 400 ft. of a property. City records indicate that a streetlight is within 100 ft. of the property.</p>