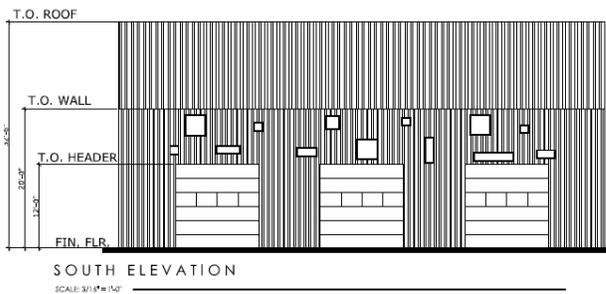
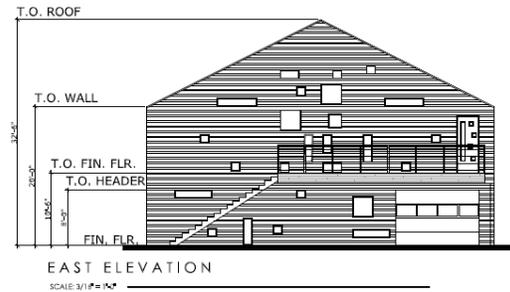
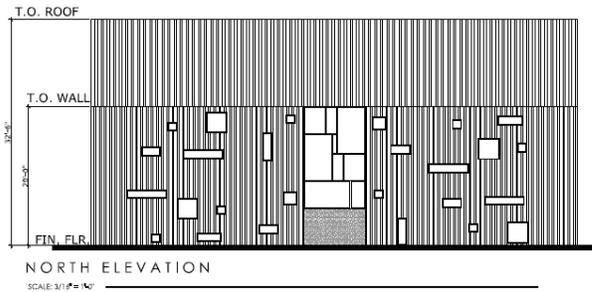


CITY OF GARDEN CITY

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

File Number: DSRFY2020 - 29
Application Scope: Pre-Application Conference
Location: W. Chinden Blvd.
Applicant: Jeff Hatch
Report Date: October 5, 2020
Revision Date: TBD



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.

- The Preapplication meeting was held on October 5, 2020. A summary of the items discussed includes:
 - Relevant points
- A hearing/ follow-up meeting was held on October 19, 2020. A summary of the items discussed includes:
 - Relevant points

B. 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 10/05/2020
Public Hearing	8-6B-3 Design Review Committee	10/19/2020

Project Details:

- 1) Proposed development: New commercial development for a service provider.
- 2) Site Coverage:
 - a) Building: 14% of the site
 - b) Landscaping: 25.1% of the site
 - c) Paved Areas: 51% of the site
- 3) Total number of vehicular parking spaces: 14
 - a) Surface: 14
 - b) ADA: 1
- 4) Total number of bicycle parking: 3
- 5) Trash Enclosure: Republic Services will pick up individual services internal to the development
- 6) Fencing: 6' High Security Fence
- 7) Sidewalk:
 - a) Existing sidewalk at the intersection of Chinden and Maple Grove but does not continue East on Chinden.
 - b) Existing sidewalk along Maple Grove
 - c) Proposed 5' wide interior sidewalks to connect existing sidewalks to buildings.
- 8) Landscaping:
 - a) Street Trees: class [Tree Selection guide](#)
 - i) 12 class I trees along the Maple Grove property line acting as landscape buffer
 - ii) 11 Class II trees along the Maple Grove property line acting as landscape buffer
- 9) Closest VRT Stop: Chinden & Garrett NEC/SWC bus route 8X,

Site Conditions:

- 1) Street Address: W. Chinden Blvd.
- 2) Parcel Number(s): S0526417340
- 3) Property Description: PAR #7340 OF NE4NSE4 SEC 26 4N 1E RS 6806
- 4) Legal Lot of Record: Yes
- 5) Property Size: 0.49 acres
- 6) Zoning District: C-2
- 7) Zoning Overlay(s):
 - a) Neighborhood Commercial Node
- 8) Comprehensive Plan Land Use Map Designation:
 - a) Activity Node: Neighborhood Destination
 - b) Green Boulevard Corridor

-
- c) Mixed Use Commercial
- 9) Floodplain Designation:
- a) 2003 FIRM: outside of the Special Flood Hazard Area
 - b) 2017 Draft FIRM: outside of the Special Flood Hazard Area
- 10) Adjacent Uses:
- a) Retail
 - b) Personal services
 - c) Professional services
 - d) Service provider
 - e) Fuel sales
 - f) Food store
 - g) Single Family Dwellings; attached
 - h) Sing Family Dwellings; Detached
- 11) Existing Use: Vacant land
- 12) Easements on site :
- a) Well 8 Power Easement; power line easement
- 13) Site Access:
- a) Front: Maple Grove
 - b) Side: n/a
 - c) Rear: n/a
- 14) Sidewalks:
- a) An attached sidewalk in good repair is installed along Maple Grove.
 - b) There is no existing sidewalk along Chinden, but there is a proposed sidewalk from the property to Chinden
- 15) Wetlands on site: none identified

C. Discussion

This staff review is based off the original materials that which were submitted between 09/08/2020 and 09/14/2020. There are additional documents that which were submitted by the applicant on 09/29/2020 for their formal hearing with Design Review, however, this staff report does not reflect any of those plans. The new material will be analyzed by their formal Design Review Hearing on 10/19/2020.

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: 10/05/2020 Design Review formal hearing: 10/19/2020

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.

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:

Agency	Comment Date	Summary
Ada County Highway District	None received to date	
Boise School District	None received to date	
Central District Health COMPASS	None received to date	
Garden City Engineer	None received to date	
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.

Commenter	Comment Date	Summary
None Provided		

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 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-3 Nonconforming Uses		May not be complaint	Specific commercial use not identified.
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. 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		May not be complaint	Exact commercial use not identified.
8-2B-3 Form Standards	DC	May not be complaint – Discussion needed	<p>The required setbacks are: Front: 5' Interior Side: 5' Rear: 5' Street side: 5'</p> <p>The allowable maximum height is: n/a</p> <p>The minimum lot size is: n/a</p> <p>There are not encroachments</p> <p>All improvements are more than 70' from the Boise River.</p> <p>The property doesn't appear to meet street frontage requirements. Staff would like to discuss what the "front" of the property is, and how the applicant can meet the required frontage.</p>
8-2C			No Comment
Title 8, Chapter 3: Overlay Zoning District Regulations			
8-3D Neighborhood Commercial Node		May not be complaint	The applicant has not requested to apply this overlay. Though code specifically states e NCN overlay district may be applied along Adams Street and Alworth Street from 36th Street to 51st Street; or any future expansion of Alworth west to Glenwood, the proposed site is within a NCN of the comprehensive plan's future land use designation map.
Title 8, Chapter 4: Design and Development Regulations			

8-4A-3 Fences and Walls	DC	May not be complaint	6' High Security Fence around the entire property. Materials not disclosed.
8-4A-4 Outdoor Lighting	DC	May not be complaint	Exterior lighting proposed, details not disclosed. Need more information.
8-4A-5 Outdoor Service and Equipment Areas	DC	No compliance issues noted	Site Plan A-1.0 states that all on site service areas shall be screened from view with a privacy walled trash enclosure.
8-4A-7 Stormwater Systems	DC	May not be complaint	More information is required to do a thorough review.
8-4A-8 Utilities	DC	May not be complaint	More information is required to do a thorough review.
8-4A-9 Waterways	DC	May not be complaint	More information is required to do a thorough review.
8-4C Design Provisions for Nonresidential Structures	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"> • Appears that street frontage requirements are not met. <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"> • Primary entrance needs to be clearly defined by the architectural design of the building. • The primary entrance of all buildings should provide a covered pedestrian open space such as a building recess, an awning, canopy or marquee. • Pedestrian amenities should be provided at the entrance including a minimum of one hundred (100) square feet of landscaping, outdoor seating, plazas, courtyards, public art, fountains, special paving, bicycle racks, transit stop. <p><i>Objective 3: Buildings shall be designed and constructed of quality materials.</i></p> <ul style="list-style-type: none"> • Building materials not disclosed. Need more information to review.

			<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"> No comment. It is a vacant lot. <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"> Not enough detail for a thorough review. <p><i>Objective 6: The site development should support and be consistent with the adopted streetscape.</i></p>
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8-4D Parking and Off Street Loading Provisions

8-4D-3 Parking Design and Improvement Standards	DC	No compliance issues noted	1 ADA parking spot proposed.
8-4D-4 Parking Use Standards	DC	No compliance issues noted	No Comment
8-4D-5 Required Number of Off-Street Parking Spaces	DC	No compliance issues noted	Number of bike parking spaces required = 2 Number of bike parking spaces provided = 3
8-4D-6 Standards for Alternatives to On Site Parking	DC	No compliance issues noted	No alternative to providing on site parking proposed.
8-4D-7 Off Street Loading Standards	DC	No compliance issues noted	No off street loading access proposed.

8-4E Transportation and Connectivity Provisions

8-4E-3 Public Street Connections	DC	May not be complaint	Clear vision triangle not shown.
8-4E-4 Internal Circulation Standards	DC	No compliance issues noted	No comment
8-4E-6 Sidewalk Standards	DC	No compliance issues noted	No comment
8-4E-7 Pedestrian and Bicycle Accessibility Standards	DC	May not be complaint	<p>Pedestrian pathways are proposed throughout the development, however, the pathway connecting to Chinden and Maple Grove intercept the 6' privacy fence. Site plans indicate that pedestrians must pass through a gate in the privacy fence to reach the streets.</p> <p>There is no proposed sidewalk along the parking lot spots to the west property boundary line, forcing pedestrians to cross the parking lot to get to the buildings. No pedestrian markings assist pedestrians from the parking lot to the proposed sidewalks.</p>

8-4F Sign Provisions

8-4F-13 Master Sign Program	DC	May not be complaint	8-4F-13: All new development in the commercial, industrial and 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.
8-4H Flood Hazard-	Planning Official	No compliance issues noted	The proposed site is not located in either the 2003 or the 2017 FIRM special flood hazard zones 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.
8-4G Sustainable Development Provisions		May not be compliant	Did not submit a sustainability checklist.
8-4I Landscaping and Tree Protection Provisions			
8-4I-3 General Landscaping Standards and Irrigation Provisions	DRC	No compliance issues noted	No comment
8-4I-4 Landscaping Provisions for Specific Uses	DC	May not be complaint	Proposed landscape buffer between proposed storage buildings and Maple Grove consisting of Japanese Lilac (class I) and Turkish Filbert (Class II). Shrubs and 2 Turkish Filbert trees are proposed to face Chinden.
8-4I-5 Perimeter Landscaping Provisions	DC	May not be complaint	Proposed perimeter landscaping is not wide enough. The proposal is for 5' while code requires 10'. Required perimeter landscaping meeting the standards set forth in subsection C of this section is required in the following situations: Between other paved vehicular use areas, including driveways, and vehicle storage areas and all property lines. Standards: <ul style="list-style-type: none"> • A perimeter landscaping area shall be at least ten feet (10') wide measured from the property line to the interior of the lot; • A screen consisting of vegetation shall be at least six feet (6') wide and six feet (6') in height at maturity; • 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. • Additional standards for parking lots and carports are set forth in section 8-4I-6, "Parking Lot Landscaping Provisions", of this article. • Structures less than one hundred twenty (120) square feet, including, but not limited to, trash enclosures and

			<p>storage sheds may encroach into the perimeter landscape area.</p> <ul style="list-style-type: none"> Perimeter landscape areas shall provide for pedestrian access from residential development to abutting commercial districts and vice versa.
8-4I-6 Parking Lot Landscaping Provisions	DC	May not be complaint	<p>Perimeter Landscaping And Screening Standards:</p> <ul style="list-style-type: none"> Edge treatments along streets and other public spaces shall visually screen parked vehicles, but not completely obstruct views into and out of the parking lot for the purpose of supporting pedestrian safety and security. <p>Internal shade trees shall be provided at a minimum ratio of one tree planted for every five (5) parking spaces supplied. 14 parking spots are provided, 3 interior parking lot trees are required.</p>
8-4I-7 Tree Preservation Provisions	DC	No compliance issues noted	Existing 6' caliper Elm tree to remain.

8-4L Open Space Provisions

Title 8, Chapter 6, Article A: Administration

8-6A-3 General Application Process		No compliance issues noted	The application was reviewed and considered complete within 30 days of submittal, a notice of application acceptance was issued to the applicant, and staff started processing the application.
8-6A-4 Required Application Information			No waivers have been submitted.
8-6A-5 Administrative Process with Notice		<p>No compliance issues noted</p> <p>Not Complaint</p> <p>May not be complaint</p>	<p>To be completed with formal application</p> <p>A notice of intent was sent to adjoining property owners within 300' and agencies with jurisdiction.</p> <p>If no objections are filed within 15 days, the Design Review Committee's decision shall be considered final.</p> <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 hearth, safety, and welfare, and prevent undue adverse impacts on surrounding properties may be required.</p>

Other Items Reviewed

Plan/Policy	Discussion/ Analysis
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Garden City Comprehensive Plan	<p>This application is in future land use designations of the Comprehensive Plan:</p> <ul style="list-style-type: none"> b) Activity Node: Neighborhood Destination c) Green Boulevard Corridor d) Mixed Use Commercial <p>The application may be supported by: list goals or objectives e.g.</p> <p>Goal 1. Nurture the City</p> <ul style="list-style-type: none"> a.) 1.4 Objective: Create a premier destination place to live, work, and recreate. <p>Goal 2. Improve the City Image</p> <ul style="list-style-type: none"> a.) 2.3 Objective: Promote quality design and architecturally interesting buildings. <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. <p>Goal 7. Connect the City</p> <ul style="list-style-type: none"> a.) 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: list goals or objectives.</p> <p>Goal 3. Create a Heart for the City</p> <ul style="list-style-type: none"> a.) Create public gathering places at multiple locations throughout the city.
Garden City Sidewalk Policy	<p>Proposed detached sidewalks along Maple Grove ROW and connecting to the existing Maple Grove attached sidewalk.</p> <p>Proposed detached sidewalk from the N. Chinden ROW and connecting to the dirt pathway along Chinden.</p>
Garden City Street Light Policy	<p>4 streetlights are installed at the intersection of Maple Grove and Chinden. Street in accordance with the policy.</p>
Chinden- ITD Access Management Chinden Corridor Access Map	<p>No access proposed onto Chinden.</p>