



## CITY OF GARDEN CITY

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**File Number: DSRFY2020 - 12**  
**Application Scope: Pre-Application Conference**  
**Location: 3801 W. Chinden Blvd.**  
**Applicant: Mark Wagner, Tamarack Grove Construction**  
**Report Date: 4/30/2020**



VIEW FROM CHINDEN



AERIAL VIEW FROM CHINDEN

Staff Report  
Report prepared by Chris Samples

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## A. Report Summary

- Proposed 5-unit commercial structure adjacent to an existing billboard
- Issues with site configuration, blank walls, and access

## B. Project Information

### Proposed Scope of Work:

Request	Review Process	Notes
Pre-application conference for a design review	8-6B-3 Design Review Committee	None

### Project Details:

- 1) Proposed development: 5 suite commercial structure
- 2) Number of buildings: 1
- 3) Parking spaces: 14
- 4) Bicycle parking: Not depicted
- 5) Site Coverage: Unknown
- 6) Paved Areas: Unknown
- 7) Trash Enclosure: 1 dumpster
- 8) Fencing: Unknown

### Site Conditions:

- 1) Address: 3801 W. Chinden Blvd., Garden City, ID 83714
- 2) Parcel Number: R2734511110
- 3) Property Size: 0.340 acres
- 4) Zoning District: C-1 Highway Commercial Zoning District
- 5) Comprehensive Plan Land Use Map Designation:
  - a) Green Boulevard Corridor
  - b) Mixed Use Commercial
- 6) Legal Lot of Record: Yes
- 7) Floodplain Designation:
  - a) 2003 FIRM: X
  - b) 2017 Draft FIRM: AE
- 8) Surrounding Uses:
  - a) Commercial Uses
  - b) Manufactured Home Park
  - c) Dwelling Unit, Single Family, Detached
- 9) Existing Use: None
- 10) Easements on site: There are no records on file with Garden City of existing easements
- 11) Site Access: W. Chinden Blvd, W. 38<sup>th</sup> St., Stockton St. (all proposed)
- 12) Sidewalks: in good repair on W. Chinden Blvd; none on W. 38<sup>th</sup> St.
- 13) Other: Existing billboard onsite

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## C. Discussion

The proposed structure does not appear to meet the design requirements of 8-4C, including blank walls along W. 38<sup>th</sup> Street, lack of information concerning materials, and nonconnected parking lots. The proposed structure's placement is centered around accommodating an existing billboard and protecting its viewshed.

The site design proposed to use an existing, but nonpermitted access point along W. Chinden Blvd. The City and ITD have been working toward closing access points along this street to mitigate traffic issues.

**D. Required Decisions; Required Findings; Decision Maker Actions; Appeals**

**Required Decisions:** The following decision processes are required for the project:

Decision	Recommendation Authority	Decision Authority	Hearing Date
Design Review	N/A	Design Committee	Pre-application conference: 5/4/2020  Design Review formal hearing: To be scheduled

**Required Findings:**

Findings are not required at a pre-application conference. For the Design Committee’s reference, the required findings for a formal design review application are below:

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.

**Conference Options:**

The Committee does not make a formal decision the application, but instead is to provide feedback and guidance on the proposal. The Committee can take of the following actions:

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

**Appeals:**

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

## G. Code/Policy Checklist

Sections with compliance issues noted will be analyzed in detail in section E: Code/Policy Analysis of this report. Sections without any compliance issues noted will not be further detailed in this report.

<b>Garden City Title 8 Code Sections</b>			
<b>Code Section</b>	<b>Review Authority</b>	<b>Compliance Issues</b>	<b>Staff Comment</b>
Title 8, Chapter 1: General Regulations			
8-1A Purpose, Applicability and Interpretation	Design Committee	No compliance issues noted	Legal parcel of record as described
8-1B Existing Nonconforming Properties, Structures, and Uses	Design Committee	No compliance issues noted	Legal parcel of record as described
Title 8, Chapter 2: Base Zoning District Regulations			
8-2B Base Zoning District Provisions	Design Committee	No compliance issues noted	No comment
Title 8, Chapter 4: Design and Development Regulations			
8-4A General Provisions	Design Committee	Compliance issues noted	More information needed on fences and walls, trash enclosure screening, HVAC screening, and outdoor equipment screening
8-4C Design Provisions for Nonresidential Structures	Design Committee	Compliance issues noted	<p>Objective 1:</p> <ul style="list-style-type: none"> <li>The W. 38<sup>th</sup> St. elevation is a blank wall without windows</li> </ul> <p>Objective 2:</p> <ul style="list-style-type: none"> <li>Parking lot location along W. Chinden Blvd. does not appear to be integrated into the site</li> <li>Pedestrian connectivity from sidewalk not shown</li> </ul> <p>Objective 3:</p> <ul style="list-style-type: none"> <li>Siding material not provided</li> </ul> <p>Objective 5:</p> <ul style="list-style-type: none"> <li>The building is not oriented toward the corner of W. Chinden Blvd. and W. 38<sup>th</sup> St.</li> </ul>

			<ul style="list-style-type: none"> <li>The W. 38 St. elevation does not have articulation</li> <li>The building color is not provided</li> </ul>
8-4D Parking and Off-Street Loading Provisions	Design Committee	Compliance issues noted	8-4D-5: <ul style="list-style-type: none"> <li>A parking analysis is required for any use of the property</li> </ul>
8-4E Transportation and Connectivity Provisions	Design Committee	Compliance issues noted	8-4E-3: <ul style="list-style-type: none"> <li>The existing W. Chinden Blvd. access point is not a permitted access according to ITD</li> </ul> 8-4E-4: <ul style="list-style-type: none"> <li>Internal circulation does not appear to integrate into the overall site design</li> </ul> 8-4E-6: <ul style="list-style-type: none"> <li>A sidewalk is required by this section and the Garden City Sidewalk Policy. A sidewalk meeting these requirements is proposed in the application</li> </ul>
8-4F Sign Provisions	Design Committee	Compliance issues noted	8-4F-12B <ul style="list-style-type: none"> <li>Existing billboard relocated to its current location under CUP2013-6</li> </ul> 8-4F-13: <ul style="list-style-type: none"> <li>A master sign program is required for any new commercial building</li> </ul>
8-4I Landscaping and Tree Protection Provisions	Design Committee	Compliance issues noted	A landscape plan is needed to review this section

### Garden City Plans/Policies

Plan/Policy	Compliance Issues	Staff Comments
<b>Garden City Comprehensive Plan</b>	No compliance issues noted	Comprehensive Plan designation provided

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<b>Garden City Sidewalk Policy</b>	No compliance issues noted	A sidewalk is installed along W. Chinden Blvd. A sidewalk meeting the requirements of the policy is proposed along W. 38 <sup>th</sup> St.
<b>Garden City Street Light Policy</b>	No compliance issues noted	A streetlight is installed within 400' of the property as recommended by the policy

## H. Code/Policy Analysis

<b>Garden City Title 8 Code Section</b>	
<b>City Code</b>	<b>Analysis</b>
<b><u>8-4A General Provisions</u></b>	More information is needed to review this section.
<b><u>8-4C Design Provisions for Nonresidential Structures</u></b>	
8-4C-3 General Provisions for Nonresidential Development	<p>The proposal does not appear to meet objective 1 of this section due to:</p> <ul style="list-style-type: none"> <li>The elevation along W. 38<sup>th</sup> St. is a blank wall without windows, articulation or fenestration</li> </ul> <p>The proposal does not appear to meet objective 2 of this section due to:</p> <ul style="list-style-type: none"> <li>The parking lot along W. Chinden Blvd. is not integrated into the site. The parking lot is prominent along the street and is not a minor component of the site</li> </ul> <p>The proposal does not appear to meet objective 3 of this section due to:</p> <ul style="list-style-type: none"> <li>The siding material is named as "TBD". More information is needed to review</li> </ul> <p>The proposal does not appear to meet objective 5 of this section due to:</p> <ul style="list-style-type: none"> <li>The building is placed along W. 38<sup>th</sup> St. and not oriented toward the major intersection of W. Chinden Blvd. and W. 38<sup>th</sup> St.</li> </ul>
<b><u>8-4D Parking and Off-Street Loading Provisions</u></b>	A parking analysis is required pursuant to 8-4D-5 for commercial uses to determine their parking requirements. A parking analysis is conducted at the time of building permit by the Planning Official or designee. The applicant has not proposed a specific use.
<b><u>8-4E Transportation and Connectivity Provisions</u></b>	
8-4E-3 Public Street Connections	The applicant has proposed access from W. Chinden Blvd, W. 38 <sup>th</sup> St. and Stockton St.

	<p>According to the Chinden Corridor Map, the existing access from W. Chinden Blvd. is not identified by ITD as a documented, permitted access. The City and ITD have been working to reduce access points along W. Chinden Blvd.</p> <p>An access permit from ITD is required to obtain the W. Chinden Blvd. access.</p>
8-4E-4 Internal Circulation Standards	The proposal consists of two parking lots that are not interconnected. This does not appear to meet the requirements of this section.
8-4E-7 Pedestrian and Bicycle Accessibility Standards	The applicant has not provided information concerning required pedestrian circulation.
<b><u>8-4F Sign Provisions</u></b>	
8-4F-12B Billboards	The existing billboard was permitted by City Council under CUP2013-6 to allow for its relocation on the property to its current location. The Design Committee does not have the authority to compel the property owner to relocate the billboard.
8-4F-13 Master Sign Program	A master sign program is required for any new commercial structure. The applicant can apply for the plan concurrently with a Design Review or the Design Committee can condition a design review approval contingent upon submitting the plan with the structure's building permit.
<b><u>8-4I Landscaping and Tree Protection Provisions</u></b>	More information is needed to review this section.

<b>Garden City Plan/Policy Analysis</b>	
<b>Plan/Policy</b>	<b>Analysis</b>
<b><u>Comprehensive Plan</u></b>	<p>The property is in the Green Boulevard Corridor and Mixed-Use Commercial designations of the Comprehensive Plan Land Use Map:</p> <p>Green Boulevard Corridor:</p> <p>The state highways and arterials are identified as green boulevard corridors. This is a bold statement that these corridors should be dramatically changed from the current single purpose function for moving vehicles. The intent of this</p>

	<p>designation is to create more multi-modal characteristics on these corridors, including sidewalks with parkways, bus stops, landscape medians with pedestrian refuges and channelized left-turn lanes. Mobility for vehicles should be maintained, but improvements to the safety and convenience for transit and pedestrians is needed that will influence changes in the adjacent land uses. Existing uses, including commercial uses, are allowed in the corridors. New uses, including commercial uses, should be designed to encourage multi-modal over single occupancy vehicles. Uses which generate high volumes of single occupancy vehicular traffic should be restricted. Development regulations in the corridor should include access management including number and spacing of driveways, location of parking behind the buildings and maximum setback requirements from the street.</p> <p>Mixed Use Commercial:</p> <p>The mixed-use commercial designation is for the area south of Adams Street. The intent of this designation is to create an area for mixed uses, including residential, office, retail, and small scale industrial, that are more urban in character than in the mixed-use residential area. Three story buildings and 40%- 60% lot coverage, with aggregated open spaces for pocket parks should guide the development pattern in this area.</p>
<p><b><u>Garden City Sidewalk Policy</u></b></p>	<p>A sidewalk is installed along W. Chinden Blvd. A sidewalk meeting the requirements of the policy is proposed along W. 38<sup>th</sup> St.</p>
<p><b><u>Garden City Street Light Policy</u></b></p>	<p>A streetlight is installed within 400' of the property as recommended by the policy.</p>