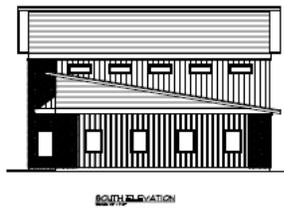
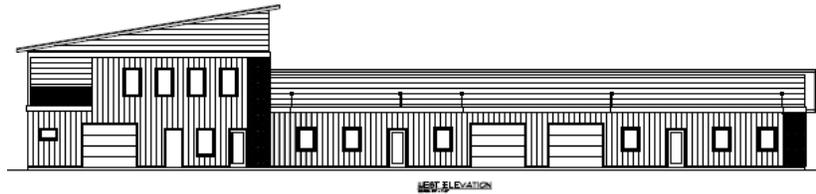


## CITY OF GARDEN CITY

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

**File Number: DSRFY2020 – 15**  
**Application Scope: Pre-Application Conference**  
**Location: 4844 Fenton St.**  
**Applicant: Dennis Sand**  
**Report Date: 4/30/2020**



Staff Report  
Report prepared by Chris Samples

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## A. Report Summary

- Commercial building proposed on existing property with manufactured home slated for removal
- More information needed on landscaping, outdoor equipment, pedestrian pathways, and sidewalks
- Design objectives do not appear to be met due to building placement, metal material usage, and lack of roofline variation (for façade exceeding 50')

## 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: Commercial building
- 2) Number of buildings: 1
- 3) Parking spaces: 12
- 4) Bicycle parking: Not depicted
- 5) Site Coverage: Unknown
- 6) Trash Enclosure: 1 dumpster
- 7) Fencing: Unknown

### Site Conditions:

- 1) Address: 4844 Fenton Street
- 2) Parcel Number: R7334150642.
- 3) Property Size: 0.37 acres
- 4) Zoning District: C-2 General Commercial
- 5) Comprehensive Plan Land Use Map Designation: Light Industrial Bradley Technology District
- 6) Legal Lot of Record: Unknown
- 7) Floodplain Designation:
  - a) 2003 FIRM: X
  - b) 2017 Draft FIRM: X
- 8) Surrounding Uses:
  - a) Commercial Uses
- 9) Existing Use: Manufactured Home
- 10) Easements on site: There are no records on file with Garden City of existing easements
- 11) Site Access: Fenton St.
- 12) Sidewalks: No sidewalks installed

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## C. Discussion

More information needed on the application to have a discussion.

**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:

- 
- 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.

## E. 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>
<b>Title 8, Chapter 1: General Regulations</b>			
8-1A Purpose, Applicability and Interpretation	Design Committee	Compliance issues noted	8-1A-4: <ul style="list-style-type: none"> <li>• Verification of legal property required to obtain entitlements</li> </ul>
8-1B Existing Nonconforming Properties, Structures, and Uses	Design Committee	Compliance issues noted	8-1B-1: <ul style="list-style-type: none"> <li>• Verification of legal property required to obtain entitlements</li> </ul>
<b>Title 8, Chapter 2: Base Zoning District Regulations</b>			
8-2B Base Zoning District Provisions	Design Committee	Compliance issues noted	No staff comment
<b>Title 8, Chapter 4: Design and Development Regulations</b>			
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	Objective 1: <ul style="list-style-type: none"> <li>• Building setback further than 15' from property line</li> </ul> Objective 2: <ul style="list-style-type: none"> <li>• Pedestrian pathways are not depicted</li> <li>• Primary entrance not along or adjacent to the street</li> </ul> Objective 3: <ul style="list-style-type: none"> <li>• Metal is the primary building material; additional quality materials may be needed</li> </ul> Objective 5:

			<ul style="list-style-type: none"> <li>Colors are not depicted</li> </ul> <p>8-4C-4:</p> <ul style="list-style-type: none"> <li>Additional roofline articulation may be needed for façade exceeding 50'</li> </ul> <p>8-4C-5:</p> <ul style="list-style-type: none"> <li>Additional materials may be needed, as metal is the primary material</li> </ul>
8-4D Parking and Off-Street Loading Provisions	Design Committee, Planning Official	Compliance issues noted	<p>8-4D-5:</p> <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	<p>8-4E-6:</p> <ul style="list-style-type: none"> <li>A sidewalk is required by this section and the Garden City Sidewalk Policy</li> </ul>
8-4F Sign Provisions	Design Committee	Compliance issues noted	<p>8-4F-13:</p> <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

<b>Garden City Plans/Policies</b>		
<b>Plan/Policy</b>	<b>Compliance Issues</b>	<b>Staff Comments</b>
<a href="#">Garden City Comprehensive Plan</a>	No compliance issues noted	Comprehensive Plan designation provided
<a href="#">Garden City Sidewalk Policy</a>	Compliance issues noted	No sidewalks installed along property
<a href="#">Garden City Street Light Policy</a>	No compliance issues noted	Streetlight installed within 400' of property as recommended by policy

## F. Code/Policy Analysis

<b>Garden City Title 8 Code Section</b>	
<b>City Code</b>	<b>Analysis</b>
<b><u>8-1A Purpose, Applicability and Interpretation</u></b>	
8-1A-4 Interpretation	The property is shown as two separate properties in the Ada County Assessor map. This appears to be the result of a section line going through the property. For the City to recognize the parcels, the applicant must provide a deed showing the properties described together that is dated prior to August 9, 1988.
<b><u>8-1B Existing Nonconforming Properties, Structures, and Uses</u></b>	
8-1B-1 Nonconforming Properties	The property is shown as two separate properties in the Ada County Assessor map. This appears to be the result of a section line going through the property. For the City to recognize the parcels, the applicant must provide a deed showing the properties described together that is dated prior to August 9, 1988.
<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 2 of this section due to:</p> <ul style="list-style-type: none"> <li>• Pedestrian pathways are not depicted.</li> <li>• The front door is not depicted in the front elevation</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 building is clad in a metal material. Metal is a discouraged material listed in this section.</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>• Colors are not depicted for review</li> </ul>
8-4C-4 Special Provisions for Specific Nonresidential Development	The proposal does not appear to meet this section. Roofline variation does not vary as noted by this section.
8-4C-5 Prohibitions	The proposal does not appear to meet this section. Metal buildings are prohibited unless they are clad in varied building materials. The primary building material proposed is metal.
<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-6 Sidewalk Standards	A detached sidewalk and landscape buffer are required by this section. These improvements are not depicted in the plans.
8-4E-7 Pedestrian and Bicycle Accessibility Standards	Pathways required by this section are not depicted in the plans.
<b><u>8-4F Sign Provisions</u></b>	
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 Light Industrial Bradley Technology District of the Comprehensive Plan Future Land Use Map:</p> <p style="text-align: center;">The light industrial designation reflects</p>

	<p>an intent to maintain the area of existing industrial uses, around Bradley Street and north of Chinden. Industrial development includes: materials processing and assembly, product manufacturing, storage of finished products, and truck terminals. Manufacturing support facilities such as offices and research related activities should also be allowed in this area, but other non-industrial uses should be limited. Major consideration in regulating industrial uses should be setbacks, buffering and landscaping from adjacent residential uses. Standards should also be directed toward control of light, glare, noise, vibration, water and air pollution; use and storage of toxic, hazardous or explosive materials; and outdoor storage and waste disposal.</p>
<p><b><u>Garden City Sidewalk Policy</u></b></p>	<p>A detached sidewalk and landscape buffer are required by the policy. These improvements are not depicted in the plans.</p>
<p><b><u>Garden City Street Light Policy</u></b></p>	<p>A streetlight is located within 400' of the property as recommended by the policy.</p>