



## CITY OF GARDEN CITY

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**File Number: DSRFY2020 - 16**  
**Application Scope: Pre-application Conference**  
**Location: Maple Grove and W. Chinden Blvd.**  
**Applicant: Jeff Hatch, Hatch Design Architecture**  
**Report Date: 4/30/2020**



Staff Report  
Report prepared by Chris Samples

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## A. Report Summary

- Proposed commercial development consisting of 2 shipping container structures
- Limited information concerning elevations
- Sidewalk along W. Chinden Blvd. proposed not to connect to adjacent property
- More information needed concerning landscaping, pedestrian pathways, and HVAC equipment

## 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: 2 structure commercial development
- 2) Number of buildings: 2
- 3) Parking spaces: 18
- 4) Bicycle parking: None depicted
- 5) Site Coverage: Unknown
- 6) Paved Areas: Unknown
- 7) Trash Enclosure: 1 dumpster
- 8) Fencing: None depicted

### Site Conditions:

- 1) Address: No address assigned
- 2) Parcel Number: S0526417340
- 3) Property Size: 0.491 acres
- 4) Zoning District: C-2 General Commercial Zoning District
- 5) Comprehensive Plan Land Use Map Designation:
  - a) Activity Node – Neighborhood Destination
  - b) Green Boulevard Corridor
- 6) Legal Lot of Record: Unknown
- 7) Floodplain Designation:
  - a) 2003 FIRM: X
  - b) 2017 Draft FIRM: X
- 8) Surrounding Uses:
  - a) Commercial Uses
  - b) Dwelling Unit, Single Family, Detached
  - c) Multi-Family Dwelling Units
- 9) Existing Use: None
- 10) Easements on site: There are no records on file with Garden City of existing easements
- 11) Site Access: Maple Grove Road
- 12) Sidewalks: Installed along Maple Grove Road, not installed along W. Chinden Blvd.

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## C. Discussion

The proposed shipping container development is lacking information concerning the elevations of the design, although conceptual designs has been provided. Internal connectivity is not displayed and the W. Chinden Blvd. sidewalk terminates internally, creating the potential for a disconnected sidewalk when the adjacent property develops.

## 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.

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- 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: Verification of legal property required to obtain entitlements
8-1B Existing Nonconforming Properties, Structures, and Uses	Design Committee	Compliance issues noted	8-1B-1: Verification of legal property required to obtain entitlements
<b>Title 8, Chapter 2: Base Zoning District Regulations</b>			
8-2B Base Zoning District Provisions	Design Committee	No compliance issues	No 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	8-4C-5: <ul style="list-style-type: none"> <li>The applicant has proposed shipping containers, but detailed elevations are not provided. More information needed to review against the prohibition on shipping containers that lack architectural detail</li> </ul>
8-4D Parking and Off-Street Loading Provisions	Design Committee; Planning Official	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-6: <ul style="list-style-type: none"> <li>The sidewalk proposed along W. Chinden Blvd. does not connect to an adjacent property.</li> </ul>

8-4F Sign Provisions	Design Committee	Compliance issues noted	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

<b>Garden City Plans/Policies</b>		
<b>Plan/Policy</b>	<b>Compliance Issues</b>	<b>Staff Comments</b>
Garden City Comprehensive Plan	No compliance issues noted	Comprehensive Plan designations provided.
Garden City Sidewalk Policy	Compliance issues noted	The proposed sidewalk along W. Chinden Blvd. does not extend to the adjacent property.
Garden City Street Light Policy	No compliance issues noted	A streetlight is installed within 400' of the subject property as recommended by the 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>8-1C Property Maintenance Provisions</u></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-5 Prohibitions	
<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	The proposed sidewalk on W. Chinden Blvd. does not extend to the adjacent property. This may result in a sidewalk gap when the adjacent property redevelops. Guidance on the sidewalk's termination should be discussed.
<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 Activity Node – Neighborhood Destination and Green Boulevard Corridor designations of the Comprehensive Plan.</p> <p>Activity Node – Neighborhood Destination:</p> <p>Activity nodes are identified on the Land Use Map for neighborhood centers, local and regional destinations, and locations in proximity to existing and future transit stations and stops. Activity centers range in size depending on their function and location. Some nodes may be centered around the intersection of major streets or extend down a street to connect major community facilities. The common characteristics of the activity nodes are a mix of uses, public spaces, compatible transition to the uses surrounding the nodes and non-motorized connections to within a quarter mile walkable area of the node center. Some nodes, especially around transit stations, would have higher density (at least 14-20 units per acre) and multi-story development (three or more stories). It is not intended that all</p>

	<p>nodes could be developed within the twenty-year period of the plan.</p> <p><b>Neighborhood and Destination Centers:</b> The centers should be focused on uses that facilitate making the location a destination. Uses may include small scale retail, art, office, and higher density residential.</p> <p><b>Green Boulevard Corridor:</b></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 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><b><u>Garden City Sidewalk Policy</u></b></p>	<p>The proposed sidewalk on W. Chinden Blvd. does not extend to the adjacent property. This may result in a sidewalk gap when the adjacent property redevelops. Guidance on the sidewalk's termination should be discussed.</p>

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**Garden City Street Light Policy**

A streetlight is installed within 400' of the property as recommended by the policy.