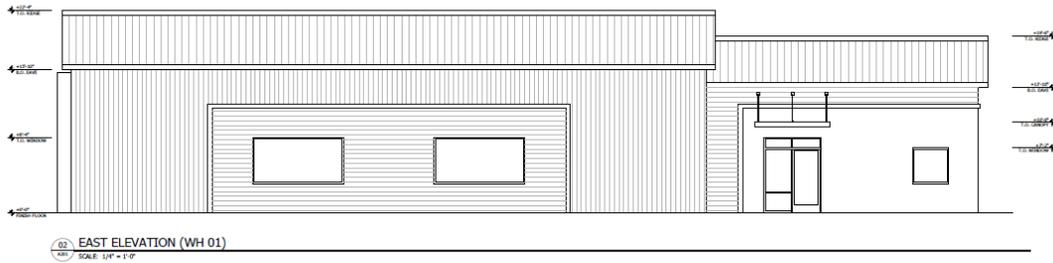
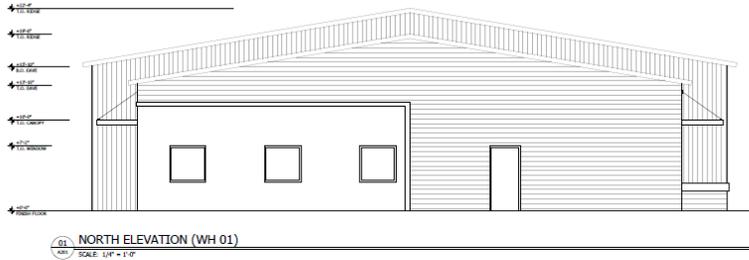


CITY OF GARDEN CITY

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

File Number: DSRFY2020 - 6
Application Scope: Pre-Application Conference
Location: 5320 N. Sawyer Ave
Applicant: Victor Ferral
Report Date: 2/13/2020



Staff Report
Report prepared by Chris Samples

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A. Report Summary

- Metal buildings proposed; Potential for conflict with design requirements
- Pedestrian connectivity and landscaping not shown

B. Project Information

Proposed Scope of Work:

Request	Review Process	Notes
Pre-Application Conference	8-6B-3 Design Review Committee	None

Project Details:

- 1) Proposed development: Light Industrial Uses
- 2) Number of buildings: 2
- 3) Parking spaces: 38
- 4) Trash Enclosure: Outdoor enclosure
- 5) Fencing: None shown

Site Conditions:

- 1) Address: 5320 N. Sawyer Ave, Garden City, ID 83714
- 2) Parcel Number: R1055420071
- 3) Property Size: 1.978 Acres
- 4) Zoning District: LI
- 5) Comprehensive Plan Land Use Map Designation: Light Industrial Bradley Technology District
- 6) Legal Lot of Record: Yes
- 7) Floodplain Designation:
 - a) 2003 FIRM: X
 - b) 2017 Draft FIRM: X
- 8) Surrounding Uses:
 - a) Service Provider
 - b) Commercial Uses
- 9) Existing Use: Commercial Laundry Facility
- 10) Easements on site:
 - a) 15' Public Utility, Irrigation, and Drainage Easement
- 11) Site Access: N. Alworth St., N. Sawyer Ave.
- 12) Sidewalks: in good repair on or adjacent to the site.

C. Discussion

Metal buildings are not prohibited by Garden City Code. However, 8-4C-5 requires a metal building to have architectural features and materials. The code is silent on whether the context of the Light Industrial zoning district can be considered.

Moving the buildings closer to N. Sawyer Ave. is directly impacted by the 15' Public Utility, Irrigation, and Drainage easement that runs the length of the property. The easement also impacts the placement of trees along the road, as a City water main runs along the easement.

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	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:

1. Determine the application is ready for a formal application.
2. Delegate the decision to the Planning Official as an administrative decision.
3. 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.

Garden City Title 8 Code Sections			
Code Section	Review Authority	Compliance Issues	Staff Comment
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 (if any to be proposed), outdoor service and equipment areas, and outdoor lighting.
8-4C Design Provisions for Nonresidential Structures	Design Committee	Compliance issues noted	Objective 2 may not be met due to lack of pedestrian pathways. Objective 3 may not be met due to use of metal siding as primary material. Objective 5 may not be met due to a lack of building details . 8-4C-4A may not be met due to not having enough façade relief and roofline variation. A pedestrian plaza is not shown. 8-4C-5 allows metal buildings to be approved if they contain architectural features and a variety of materials.
8-4D Parking and Off Street Loading Provisions	Design Committee, Planning Official	No compliance issues noted	The use has not been specified at this time.
8-4E Transportation and Connectivity Provisions	Design Committee	Compliance issues noted	Pedestrian interconnectivity not shown
8-4F Sign Provisions	Design Committee	Compliance issues noted	A master sign plan is required for new nonresidential development.
8-4I Landscaping and Tree Protection Provisions	Design Committee	Compliance issues noted	Not enough information to review landscaping currently.

Title 8, Chapter 7: References			
8-7A Definitions	Design Committee	N/A	No terms were referenced.

Garden City Plans/Policies		
Plan/Policy	Compliance Issues	Staff Comments
Garden City Comprehensive Plan	No compliance issues	None
Garden City Sidewalk Policy	No compliance issues	Sidewalks installed
Garden City Street Light Policy	No compliance issues	Streetlight installed

F. Code/Policy Analysis

Garden City Title 8 Code Section	
City Code	Analysis
<u>8-4A General Provisions</u>	
8-4A-3 Fences and Walls	The record is not clear as to whether any fences or walls are to be installed.
8-4A-4 Outdoor Lighting	A lighting plan was not provided and is not required at the pre-application conference.
8-4A-5 Outdoor Service and Equipment Areas	The location of outdoor service and equipment, such as HVAC equipment, is not shown in the record.
<u>8-4C Design Provisions for Nonresidential Structures</u>	
8-4C-3 General Provisions for Nonresidential Development	<p>Objective 2 requires “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” A pedestrian circulation plan was not provided or shown in the record.</p> <p>Objective 3 requires “Buildings shall be designed and constructed of quality materials”. Metal siding is listed as a discouraged material that should not be used as the primary building material. The primary material is metal. However, 8-4C-5 allows the Design Committee to approve pre-engineered metal buildings if they contain architectural features and a variety of materials.</p>
8-4C-4 Special Provisions for Specific Nonresidential Development	<p>The proposal does not appear to include façade relief such as wall projections or recesses, projecting windows, entrances or other visual relief.</p> <p>The proposal does not appear to include roofline variance as noted in this subsection.</p> <p>A pedestrian plaza is not shown in the plans.</p>
8-4C-5 Prohibitions	8-4C-5 allows the Design Committee to approve pre-engineered metal buildings if they contain architectural features and a variety of materials.

<u>8-4E Transportation and Connectivity Provisions</u>	
8-4E-7 Pedestrian and Bicycle Accessibility Standards	A pedestrian circulation plan was not provided for review.
<u>8-4F Sign Provisions</u>	
8-4F-13 Master Sign Program	A master sign program is required for new nonresidential development.
<u>8-4I Landscaping and Tree Protection Provisions</u>	A landscape plan was not provided for review.

Garden City Plan/Policy Analysis	
Plan/Policy	Analysis
<u>Comprehensive Plan</u>	<p>The property is located in the Light Industrial Bradley Technology District:</p> <p>The light industrial designation reflects 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>
<u>Garden City Sidewalk Policy</u>	Sidewalks are installed along N. Alworth St. and N. Sawyer Ave.

Garden City Street Light Policy

A streetlight is installed within 400' of the property.