



CITY OF GARDEN CITY

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File Number: DSRFY2020 - 09
Application Scope: Pre-Application Conference
Location: 4057 N. Adams Street
Applicant: Kevin Reed
Report Date: 3/31/2020



Staff Report
Report prepared by Chris Samples

Table of Contents

Report Summary	3
Project Information	4
Discussion	5
Decision Process	6
Code/Policy Checklist	8
Code/Policy Analysis	10

A. Report Summary

- Five-unit multi-family development (Four new units, one existing single-family home) proposed
- More information needed concerning parking, landscaping, open space, and elevations

B. Project Information

Proposed Scope of Work:

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

Project Details:

- 1) Proposed development: Five-unit multi-family development
- 2) Number of buildings: Three
 - a) Two new structures containing four units
 - b) One existing single-family home
- 3) Parking spaces:
 - a) Four garage spaces
 - b) Unknown number of outdoor resident and guest spaces
- 4) Bicycle parking: None depicted
- 5) Site Coverage: Unknown
- 6) Paved Areas: Unknown
- 7) Trash Enclosure: Not depicted
- 8) Fencing: Not depicted

Site Conditions:

- 1) Address: 4057 N. Adams Street, Garden City, ID 83714
- 2) Parcel Number: R2734501971
- 3) Property Size: 0.449 acres
- 4) Zoning District: C-2 General Commercial
- 5) Comprehensive Plan Land Use Map Designation: Activity Node – Neighborhood Destination
- 6) Legal Lot of Record: Unknown
- 7) Floodplain Designation:
 - a) 2003 FIRM: X
 - b) 2017 Draft FIRM: AE
- 8) Surrounding Uses:
 - a) Dwelling Unit, Single Family Detached
 - b) Manufactured Home Park
 - c) Commercial Uses
- 9) Existing Use: Dwelling Unit, Single Family Detached
- 10) Easements on site: None
- 11) Site Access: N. Adams Street
- 12) Sidewalks: in good repair adjacent to the site.

C. Discussion

The proposal's scope adds four multi-family dwelling units to a property containing a single-family detached home. The proposed design needs additional information to review, such as landscaping, parking, and amenities.

The driveway width of 15' is below the required 20' minimum width required for a driveway. The pavement of the driveway may need to be improved to meet fire department requirements.

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 1: General Regulations			
8-1A Purpose, Applicability and Interpretation	Design Committee	Compliance issues noted	8-1A-4: <ul style="list-style-type: none"> A deed showing the property created before August 9, 1988 is necessary to determine if the property was created lawfully.
8-1B Existing Nonconforming Properties, Structures, and Uses	Design Committee	Compliance issues noted	8-1B-1: <ul style="list-style-type: none"> A deed showing the property created before August 9, 1988 is necessary to determine if the property was created lawfully.
Title 8, Chapter 2: Base Zoning District Regulations			
8-2B Base Zoning District Provisions	Design Committee	Compliance issues noted	8-2B-3: <ul style="list-style-type: none"> Setbacks not shown.
8-2C Land Use Provisions	Design Committee	Compliance issues noted	8-2C-15: <ul style="list-style-type: none"> Setbacks between buildings not shown Amenities not shown
Title 8, Chapter 4: Design and Development Regulations			
8-4A General Provisions	Design Committee	Compliance issues noted	8-4A-5: <ul style="list-style-type: none"> Outdoor equipment not shown
8-4B Design Provisions for Residential Structures	Design Committee	Compliance issues noted	8-4B-3: <ul style="list-style-type: none"> Side elevations not shown; material wrap around unknown

8-4D Parking and Off Street Loading Provisions	Design Committee; Planning Official	Compliance issues noted	8-4D-5: <ul style="list-style-type: none"> Outdoor unit parking not shown Guest parking not shown
8-4E Transportation and Connectivity Provisions	Design Committee	Compliance issues noted	8-4E-4: <ul style="list-style-type: none"> Driveway width unknown
8-4I Landscaping and Tree Protection Provisions	Design Committee	Compliance issues noted	Landscaping plan not detailed enough to review
8-4L Open Space Provisions	Design Committee	Compliance issues noted	8-4L-5: <ul style="list-style-type: none"> Private open space not shown Common open space not shown
Title 8, Chapter 7: References			
8-7A Definitions	Design Committee	N/A	Defined terms referenced: <ul style="list-style-type: none"> Dwelling Unit, Multiple Family

Garden City Plans/Policies		
Plan/Policy	Compliance Issues	Staff Comments
Garden City Comprehensive Plan	No compliance issues noted	Comprehensive Plan analysis
Garden City Sidewalk Policy	No compliance issues noted	Sidewalk installed
Garden City Street Light Policy	No compliance issues noted	Streetlight installed

F. Code/Policy Analysis

Garden City Title 8 Code Section	
City Code	Analysis
<u>8-1A Purpose, Applicability and Interpretation</u>	
8-1A-4 Interpretation	This section requires a property to be compliant with Garden City Code, including whether the property was created legally in accordance with code in effect or created prior to August 9, 1988. The legal description consists of a portion of a lot and block. Either a deed describing the property in its current configuration dated prior to August 9, 1988 or documentation demonstrating the property was created in accordance with the ordinance in effect after August 9, 1988 must be provided. This is typically enforced at the time of building and/or public works permit issuance.
<u>8-1B Existing Nonconforming Properties, Structures, and Uses</u>	
8-1B-1 Nonconforming Properties	This section requires a property to be compliant with Garden City Code, including whether the property was created legally in accordance with code in effect or created prior to August 9, 1988. The legal description consists of a portion of a lot and block. Either a deed describing the property in its current configuration dated prior to August 9, 1988 or documentation demonstrating the property was created in accordance with the ordinance in effect after August 9, 1988 must be provided. This is typically enforced at the time of building and/or public works permit issuance.
<u>8-2B Base Zoning District Provisions</u>	
8-2B-3 Form Standards	The setbacks for the C-2 zone are 5' on all sides of the property. The pre-application documents do not list or depict the setbacks.

<u>8-2C Land Use Provisions</u>	
8-2C-15 Dwelling Unit, Multi-Family	<p>Two amenities are required by this section. Amenities are not depicted in the pre-application documents.</p> <p>A 10' setback is required between structures. The setbacks have not been depicted in the pre-application documents.</p>
<u>8-4A General Provisions</u>	
8-4A-5 Outdoor Service and Equipment Areas	The location and screening of HVAC areas is not depicted.
<u>8-4B Design Provisions for Residential Structures</u>	
8-4B-4 Multi-Family Residential Dwelling Units	<p>The side elevations and materials were not depicted in the application. More information is needed to review.</p> <p>The front elevation appears to comply with the provisions of this section.</p>
<u>8-4D Parking and Off Street Loading Provisions</u>	
8-4D-5 Required Number of Off Street Parking Spaces	<p>A four unit multi-family development requires the following parking spaces:</p> <ul style="list-style-type: none"> • 4 garage spaces • 4 outdoor spaces • 2 guest spaces • Total: 10 spaces <p>The site plan and elevation depicts 4 garage spaces, but does not depict the outdoor or guest spaces.</p>
<u>8-4E Transportation and Connectivity Provisions</u>	

8-4E-4 Internal Circulation Standards	The site plan appears to depict a driveway width of 15', but this measurement appears illegible. More information is needed to review.
<u>8-4I Landscaping and Tree Protection Provisions</u>	The landscaping plan does not provide enough detail to conduct an analysis.
<u>8-4L Open Space Provisions</u>	
8-4L-5 Open Space Standards for Multi-family Developments	Private and common open space square footage and location information was not provided in the application.
<u>8-7A References</u>	
8-7A-1 Definitions	<p>The following relevant defined terms were referenced in this report:</p> <p>Dwelling Unit, Multi-Family: A structure or property containing three (3) or more principal dwelling units. The term "multi-family dwelling unit" includes apartments and condominiums with varying arrangements of entrances and party walls.</p>

Garden City Plan/Policy Analysis	
<u>Plan/Policy</u>	<u>Analysis</u>
<u>Comprehensive Plan</u>	<p>The property is located in the Activity Node – Neighborhood Designation of the Comprehensive Plan Future Land Use Map:</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,</p>

	<p>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 nodes could be developed within the twenty-year period of the plan.</p> <p>Neighborhood and Destination Centers: 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><u>Garden City Sidewalk Policy</u></p>	<p>A sidewalk is installed along N. Adams street in accordance with this policy.</p>
<p><u>Garden City Street Light Policy</u></p>	<p>A streetlight is installed as recommended by this policy.</p>