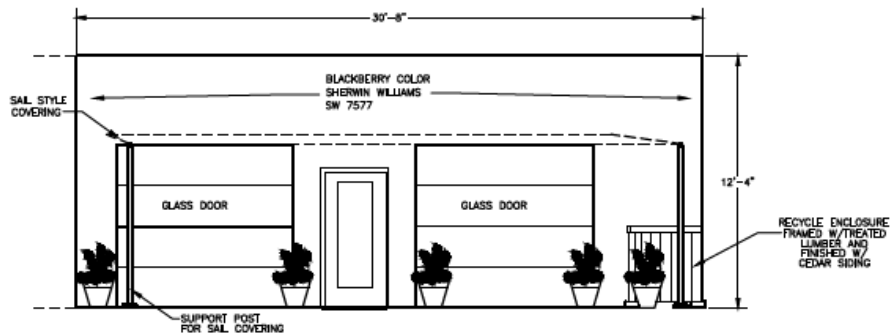




CITY OF GARDEN CITY

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File Number: DSRFY2021 - 0008
Application Scope: Pre-application Conference with a Request for a Public Hearing
Location: 108 W. 33rd Street Suite 106.
Applicant: Michael Leo
Report Date: March 15, 2021



SOUTHEAST ELEVATION – FRONT

1/4" = 1'

Staff Report
Prepared by Hanna Veal

Table of Contents

Meeting Summary	3
Project Information	4
Discussion	6
Decision Process	8
Agency Comment	10
Public Comment	10
Code/Policy Analysis	11

A. Meeting Summary:

- The Preapplication conference will be held in conjunction with the formal hearing on March 15, 2021.

B. Project Information

Proposed Scope of Work:

Request	Review Process	Notes
Pre-application conference for a design review	8-6B-3 Design Review Committee	Completed on March 15, 2021
Public Hearing	8-6B-3 Design Review Committee	Is scheduled for March 15, 2021

Project Details:

- 1) Proposed development: A façade change including an interior T.I.
- 2) Site Coverage: Unit 106 consists of 1,406sq.ft. of a 28,500sq.ft building. The overall site is 44,866 sq.ft.
 - a) Building: 63.5% of the site
 - b) Unit: 3% of the site
 - c) Landscaping: 0% of the site
 - d) Paved Areas: unknown
- 3) Total number of vehicular parking spaces: 2 through a shared parking agreement that which still needs approval.
 - a) Surface: 2
 - b) Off-site with a cross parking agreement: 2
- 4) Total number of bicycle parking: unknown
 - a) Enclosed: Unknown
 - b) Surface: Unknown
- 5) Trash Enclosure: Unknown.
- 6) Fencing: No fence
- 7) Sidewalk:
 - a) None proposed
 - b) A waiver has been requested to allow for a painted pathway
- 8) Landscaping:
 - a) Street Trees: 0. Potted plants proposed where street trees should be installed.
 - b) Parameter Landscaping: None
- 9) Closest VRT Stop: Route 11 Chinden & 33rd SWC

Site Conditions:

- 1) Street Address: 108 W. 33rd St. Suite 106
- 2) Parcel Number(s): R2734530320.
- 3) Property Description: LOTS 4 TO 7 INC LOTS 28/29 BLK N FAIRVIEW ACRES SUB 4
- 4) Legal Lot of Record: Yes
- 5) Property Size: 1.03 acres
- 6) Zoning District: C-2
- 7) Zoning Overlay(s): None
 - a) Surel Mitchel Live-Work-Create; Applicant has not requested to apply this overlay.
- 8) Comprehensive Plan Land Use Map Designation:
 - a) Activity Node: Transit Oriented Development

-
- b) Live-Work-Create**
 - 9) Floodplain Designation:**
 - a) 2003 FIRM: outside of the Special Flood Hazard Area**
 - b) 2017 Draft FIRM: 100 Year**
 - 10) Adjacent Uses:**
 - a) Research and Development**
 - b) Drinking Establishment, Limited Service and Food Products, Small Scale Processing (Western Collective)**
 - c) Health Club**
 - d) Storage Facility or Yard, Warehouse**
 - e) Motorcycle Repair and Sales Facility**
 - 11) Existing Use: Vacant**
 - 12) Easements on site** There are no records on file with Garden City of existing easements on the site.
 - 13) Easements adjacent to the site:** Fairview Acres Sub 04 Plat, Utility Drainage, Irrigation easement along W 33rd. Street and Stockton
 - 14) Site Access:** List street(s) that the development will be accessed from
 - a) Front: West 33rd Street**
 - b) Side: Stockton and Brown Street**
 - c) Rear: W. 34th Street**
 - 15) Sidewalks:** There are no existing sidewalks
 - 16) Wetlands on site:** None identified

C. Discussion

Garden City Code 8-4E Transportation and Connectivity Provisions:

There are no existing sidewalks along W. 33rd Street or Stockton Street. With no existing adjacent sidewalks, code requires a 5' wide detached sidewalk to be installed at the site. *Garden City Sidewalk Policy* notes that sidewalks and pedestrian pathways shall be detached as required by GCC 8-4E-6 E and provide for a 6' wide landscaping buffer (with root barrier) or 8' wide landscaping buffer (without root barrier). The landscaping buffer is prescribed by ACHD's policy for Class II or Class II trees.

Sidewalks along Osage and Stockton are required; however, The Design Review Committee has not historically required sidewalks so long as the applications build with consideration of pedestrians and bicyclist. This includes the requirements of site modifications to be aesthetically pleasing by including architectural features, landscaping, murals, or other design methods to help decrease the "alleyway" visual. [Garden City Transportation Needs](#) speaks specifically to the desired outcome of Stockton and Osage, with their primary functions being that of vehicular access for businesses along W. Chinden and acting artisan pathway system for pedestrians and bicyclists.

This site presents significant challenges to meeting the requirements of the sidewalk ordinance and policy. The W. 33rd side of the property contains the designated parking location, facing the street. The setback between the building and the right of way on W. 33rd Street is 15'. If a 5' wide detached sidewalk with a 6' landscaping buffer is to be conditioned, it would consume about 11' of that front setback, effectively eliminating the existing parking area. This Design Review is for Unit 106 of the building located at 108 W. 33rd. The Committee has previously interpreted that the landscaping and sidewalk requirements are equal to the percentage of square footage occupied by the tenant compared to the entirety of the building. This would require the applicant to install approximately 14.8% of the required landscaping and sidewalk that is required of the whole building (presumably adjacent to their storefront). Having the applicant put in a sidewalk before the adjacent unit could result with a poorly connected sidewalk. A sidewalk alternative would be a painted pathway running along 33rd Street, as it would take the existing site conditions and future redevelopment into consideration.

The applicant has requested a waiver to the sidewalk policy. A waiver to these standards is recommended by staff. As staff believes that painted pathway and portable landscaping, such as potted plants and/or trees, would be appropriate to this location. The Planning and Zoning Commission has determined that a 5' wide painted pathway with portable plants would meet the intent of code and has made it a condition of approval for CUPFY2021-0004.

Alternative solutions to the painted pathway and portable landscaping would require a conversation with ACHD and compliance with any additional requirements they might request. Please see below:

1. The right of way along W. 33rd street appears to be about 50' wide. If this were the case, then parallel street parking might act as an alternative to on-site parking. This would allow for the 5' wide detached sidewalk with a 6' or 8' landscaping buffer to be installed between 33rd street and the building. However, the installation of a detached sidewalk would require the property owner giving up some of their property to the right of way.

2. If the on-street parking were still utilized, an attached sidewalk, with landscaping bulb outs could be a solution. This would meet code requirements and allow for the space between the street and the building to be available for customers in the form of a patio with landscaping.
3. Another alternative would allow for the painted pathway, the potable landscaping, the street parking and the patio area where the existing parking is located.

The site currently does not have any painted striping for designated parking spots. Based off aerial imagery, it appears that there are two spots located in front of unit 106, however the stripes are very faded. The applicant has suggested and attempted to reach out to the property owner of the adjacent bank building along W. Chinden, to see if they would be willing to have a shared parking agreement. This could be a viable solution for meeting parking standards, however the property is currently for sale and there is no way of knowing if the future property owners would be willing to have a shared parking agreement.

As a note, staff would like to mention that there is a planned pedestrian crossing at Chinden and 33rd Street. Thus, pedestrian and bicycle access are highly anticipated and suggests that it should remain a priority along all of 33rd Street.

GCC 8-4I Landscaping and Tree Protection Provisions

Because this application is for a change of use, all landscaping standards shall be met. Required landscaping shall be installed in a proportional manner based on percentage of square footage of the strip mall, business park, or multi-tenant building.

The applicant has not provided a landscape plan demonstrating compliance with GCC 8-4I. The existing site configuration presents a significant challenge to meet this section, as most of the property is covered with an existing building and paved surfaces. Alternative landscaping solutions, such as potted plants, are recommended to help improve the look of the property.

If potted plants are a viable solution, the applicant would be required to:

- Plant at least two Class II or Class III trees (which might prove difficult to do in pots). One tree would be required along 33rd Street and the other along Stockton.
- 5% of the 1,400sqft unit equals about 70sqft of required landscaping.

There is a substitution policy in place that states "Class II or class III trees can be substituted at the rate of two (2) class I trees for every one class II or class III trees". Meaning the two required class II trees could be substituted for 4 Class I trees. Regardless of the Class of tree, staff has concerns with the potted plant solution as a tree might have difficulties surviving in a pot lot term. Creative discussion related to the longevity of the proposed landscaping is warranted.

D. Decision Process

General Provisions

A formal application will be processed per [GCC 8-6A-5 Administrative with Notice](#).

Required Decisions: The following decision processes are required for the project as governed by [GCC Table 8-6A-1](#):

Decision	Recommendation Authority	Decision Authority	Hearing Date
Design Review	N/A	Design Committee	Pre-application conference: 03/15/2021 Design Review formal hearing: 03/15/2021

Required Findings:

Findings are not required at a pre-application conference.

For the approval of a Design Review Application, the Design Review Committee must find the application meets the following findings, found in [GCC 8-6B-3](#):

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.
8. There has been no denial of any application on this property within one year.

Preapplication Conference Options:

Pursuant to [GCC 8-6B-3](#), a preapplication conference with the Design Review Committee is required. The purpose of the preapplication conference is threefold: to provide direction based on design objectives that are relevant to the application, determine the level of review process, and what application materials will be required.

It is appropriate for Committee to take of the following actions:

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

The direction provided by the committee at the preapplication meeting may be changed or reversed at any time during the process if the design or the scope of the project changes.

The applicant has requested that the Design Review Committee review this application and find it to be ready for a formal application concurrently with the preapplication conference.

Decision

Pursuant to [GCC 8-6B-3](#), if the Design Review Committee does not delegate the decision to the Planning Official for an administrative decision, based on the required findings, the Committee shall take one of several actions:

4. Approve the application;
5. Conditionally approve the application with the requirement that the committee review further design details; or
6. Deny the application.

Appeals of Decision:

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

Per Garden City Code [8-6A-5 Administrative Process with Notice](#), there is a 15-day period to file a written objection to the application. This period starts from the signed decision date. If a written objection is received within the 15-day period, a City Council hearing will be scheduled to decide the application. Written objections received after the 15-day objection period will not be accepted.

Pursuant to [8-6A-9 Appeals](#), there is a 15-day appeal period to appeal the decision to the City Council. This period starts from the signed decision date and runs concurrently with the 15-day objection period noted above. An appeal is \$210 and must be filed on the appeal application form provided by the City. Appeals received after the 15-day appeal period will not be accepted.

E. Agency Comments

The following agency comments were provided:

Agency	Comment Date	Summary
Ada County Highway District	02/26/2021	<ul style="list-style-type: none"> • Site specific conditions include installation of improvements, payment of impact fees, and civil plan review. • Standard conditions required. • The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review. <p>Click Here</p>
Boise School District	None received to date	
Central District Health	None received to date	
COMPASS		
Garden City Engineer	02/27/2021	<ul style="list-style-type: none"> • Approval of the project by North Ada county Fire and Rescue District may be required. Should fire flow requirements exceed those available, the land use, off-site water lines or other efforts may be necessary. • The applicant is responsible to verify that adequate water system supply is available to provide fire suppression water needs. • The applicant is responsible to verify that adequate sewer capacity and depth is available to provide any new sewer connection. • Other general comments <p>Click Here</p>
Idaho Transportation Department	None received to date	
Irrigation: Fairview Acres	None received to date	
North Ada County Fire and Rescue	02/26/2021	<ul style="list-style-type: none"> • Approval only for the Design Review Hearing. There was no approval of a Certificate of Occupancy. <p>Click Here</p>
Meridian School District	None received to date	

F. Public Comment

There were no public comments received as of the drafting of this document.

Commenter	Comment Date	Summary

G. Code/Policy Review

The below serves as an analysis of applicable provisions Garden City Code, Title 8, Development Code and identified applicable policies, plans, and previous approvals.

Garden City Title 8 Code Sections			
Code Section	Review Authority	Compliance Issues	Analysis/ Discussion
Title 8, Chapter 1: General Regulations			
8-1A-4 Applicability			The regulations of Garden City Code, Title 8 Development Code of the City, shall apply and govern development and use of all properties within the corporate limits of the city.
8-1B-2 Nonconforming Structures		No compliance issues noted	The existing building is a legal nonconforming structure. The building currently lies on the northeastern property line along Stockton Street. This Conditional Use Permit is not proposing to enhance the nonconformity.
8-1B-3 Nonconforming Uses		No compliance issues noted	Food Products, small scale processing is a permitted use within the C-2 zoning district that would not require a conditional use permit. However, the installation and use of a coffee roaster as an accessory use is triggering the requirement of a conditional use permit. A conditional use permit, CUPFY2021-0004, has been approved with conditions.
Title 8, Chapter 2: Base Zoning District Regulations			
8-2B-1 Purpose		No compliance issues noted	The purpose of the two (2) commercial districts is to provide a full range of commercial uses and services for both the residents of Garden City and the region. Location determines the type and form of commercial uses. Activities which are more compatible with mixed use or residential uses and minimally disruptive to the neighborhood are to be located in the general commercial (C-2) district.
8-2B-2 Allowed Uses		No compliance issues noted	Garden City Code Table 8-2B-1 does not require a conditional use permit for food products, small scale processing. However, the accessory use of a coffee roaster does require a conditional use permit. See Discussion.
8-2B-3 Form Standards	DC	May not be complaint	<p>The building is currently a legal nonconforming structure. C-2 setbacks are: Front: 5' Rear: 5' Interior Side: 5' Street Side: 5'</p> <p>The allowable maximum height is: n/a</p> <p>The minimum lot size is: n/a</p> <p>There are pre-existing encroachments into the side setback along Stockton Street. The northeastern wall of the structure lies on the property line that faces Stockton St. It also appears that the painted pathway proposal is within the 33rd Street Right of Way. It appears that the proposed trash enclosure, bike rack, and potted plants encroach into the setback along Stockton. The painted crosswalk will need to be approved by</p>

			<p>ACHD and the encroachments proposed will need to be remedied (moved) so as to not encroach in the required setback.</p> <p>All improvements are more than 70' from the Boise River.</p> <p>The property does not meet the minimum street frontage. However, this is an existing building and the proposed changes are not significant enough to trigger a condition to trigger code compliance.</p> <p>There is an existing roll-up garage door adjacent to the main entrance to unit 106 and there a proposed garage door of similar design and function. It does not appear that the intent of the garage door is to be used as a garage entrance. The dimensions of the door are also not disclosed. Code states that garages facing a public street (W. 33rd) are to be set back at least 20' from the back of the sidewalk or property line if no sidewalk is present. The current garage door is setback 20' from the property line as shown in the Site Plan submitted.</p>
Title 8, Chapter 4: Design and Development Regulations			
8-4A-3 Fences and Walls	DC	No compliance issues noted	No fencing proposed.
8-4A-4 Outdoor Lighting	DC	Compliant as conditioned	1 proposed exterior light. 75 watts with a photometric value of 12. Design of light fixture not disclosed.
8-4A-5 Outdoor Service and Equipment Areas	DC	May not be complaint – compliant as conditioned	<p>Trash enclosure proposed along the Stockton property line, this is an encroachment that which will need to be remedied.</p> <p>Materials are made of lumber and finished cedar siding. Height of the enclosure was not provided. Need more information to review.</p>
8-4A-7 Stormwater Systems	DC	Compliant as generally conditioned	Need more information to review.
8-4A-8 Utilities	DC	Compliant as generally conditioned	Need more information to review.
8-4C Design Provisions for Nonresidential Structures	DC	No compliance issues noted	<p>Not applicable per code: The storefront renovations do not account for 25% or more of the unit, nor the entire building.</p> <p><i>Objective 1: The design of all structures shall have a scale, massing and urban form that has a relationship to the street, the pedestrian, and adjacent properties.</i></p> <ul style="list-style-type: none"> As a note, there is a blank wall facing Stockton Street and there appears to be a proposal to install a painted

			<p>sign for Khaos Coffee along the upper left portion of this blank wall. Code requires that no blank walls should front a public street and that blank wall shall be treaded either by installing vertical trellis for climbing vegetation, providing a landscape bed to obscure or screen the wall's surface, or provide artwork (mosaic, mural, sculpture, etc.) over at least 50% of the blank wall.</p> <p><i>Objective 2: 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.</i></p> <ul style="list-style-type: none"> Note: Pedestrian pathways should be designed to provide a direct connection between the main building entrance and the public sidewalk. There is currently no proposed connection to the proposed painted pathway along 33rd street. However, the applicant is proposing a crosswalk from the painted pathway to the proposed location of the shared parking agreement parking lot. <p><i>Objective 3: Buildings shall be designed and constructed of quality materials.</i></p> <p><i>Objective 4: The site design shall respect existing notable site features including existing buildings, landscaping, trees and water.</i></p> <p><i>Objective 5: The design of all buildings shall provide visual interest, support the vision for the area as articulated in the comprehensive plan and positively contribute to the overall urban fabric of the community.</i></p> <p><i>Objective 6: The site development should support and be consistent with the adopted streetscape.</i></p>
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8-4D Parking and Off Street Loading Provisions

8-4D-3 Parking Design and Improvement Standards	DC	May not be complaint – Discussion needed	<p>This design review application has been filed in conjunction with already approved CUPFY2021-0004, which asks for a new and more intense use of the property.</p> <p>CUPFY2021-0004 has a condition of approval for the use of a shared parking agreement with any of the adjacent properties along 33rd Street to meet any of the parking requirements.</p> <p>The current parking lot configuration is not code compliant in that it is within 40' of a corner and that it is designed in a manner that a vehicle leaving would be required to back-up on to a public street. Vehicles also are not able to turn around within the site boundaries.</p> <p>See Discussion</p>
8-4D-4 Parking Use Standards	DC	No compliance issues noted	

8-4D-5 Required Number of Off- Street Parking Spaces	DC	May not be compliant – Compliant as conditioned	<p>The Planning Official determines the minimum and maximum number of required off street vehicle parking based on:</p> <ol style="list-style-type: none"> 1. The specific use(s) proposed and/or on the property; 2. Uses in the vicinity of the property; 3. A traffic study, if prepared, forecasting the expected traffic and parking needs expected from the use(s); 4. The availability of on street, shared, and/or public parking within the vicinity of the use; and 5. The availability of public transit, vanpooling or other alternative transportation to serve the use. <p>A CUPFY2021-0004 Condition of Approval includes the requirement of a shared parking agreement with an adjacent business. However, it does not include the number of spaces the agreement shall require.</p> <p>Bicycle parking is proposed; however the exact amount is unknown. More information is needed for a thorough review.</p>
8-4D-6 Standards for Alternatives to On Site Parking	DC	Compliant as conditioned	<p>Shared Parking Agreement:</p> <ol style="list-style-type: none"> 1. All parties involved with a joint use parking area shall submit a written agreement to the planning official, signed by the applicable parties involved. The agreement shall specify the following: <ol style="list-style-type: none"> a. Party or parties responsible for construction; and b. Party or parties responsible for maintenance. 2. The applicant or owner shall record such agreement with the Ada County recorder prior to issuance of any permits. 3. The shared use parking agreement may be terminated by the parties only if off street parking is provided in conformance with this article and approved by the planning official prior to the termination. <p>The requirement of a shared parking agreement has been drafted as a potential condition of approval.</p>
8-4E Transportation and Connectivity Provisions			
8-4E-3 Public Street Connections	DC	Compliant as conditioned	Clear vision triangle not depicted in the landscaping plans. There is currently no existing vegetation in the clear vision triangle, nor is there any proposed. Maintenance of the clear vision triangle has been drafted as a potential condition of approval.
8-4E-4 Internal Circulation Standards	DC	No compliance issues noted	
8-4E-6 Sidewalk Standards	DC	May not be complaint – discussion Needed	See Discussion
8-4E-7 Pedestrian and Bicycle Accessibility Standards	DC	May not be complaint	There is no existing sidewalk. However, there is a proposed painted pathway that which currently is proposed in the 33 rd Street Right of way. The pathway shall need to be located on site, within the property, not on ACHD right of way.

			<p>A pathway from the proposed sidewalk pathway needs to connect the primary entrance to the sidewalk.</p> <p>The pathway shall need to be 5' wide to be code compliant, and it shall be located on the other side of the potted street trees and other potted landscaping adjacent to 33rd street.</p>
8-4F Sign Provisions			
8-4H Flood Hazard-	Planning Official	No compliance issues noted	<p>This is a design review for a remodel and storefront renovations to less than 25% of the site.</p> <p>The City highly encourages that the applicant build to the best available data identified in the FIS study due to the potential cost of flood insurance and safety concerns for the property. Should the applicant choose not to build above the base flood elevations identified in the FIS, the City will request that the applicant record a Flood Acknowledgement on the property.</p>
8-4I Landscaping and Tree Protection Provisions			
8-4I-3 General Landscaping Standards and Irrigation Provisions	DRC	May not be compliant	Due to the change of use, all landscaping standards shall be met.
8-4I-4 Landscaping Provisions for Specific Uses	DC	May not be compliant	<p>A minimum of one class III or class II tree shall be planted in the frontage and every adjacent streetside. An additional class I tree shall be planted in the corresponding setback for every increment of fifty feet (50') of linear feet of frontage.</p> <p>Trees required: 2 Trees provided: 0</p> <p>There is a proposal for potted plants. However, at least two pots need to have either a class II or Class III tree in them. And they need to be between the street and the sidewalk to be code compliant. Class II or class III trees can be substituted at the rate of two (2) class I trees for every one class II or class III tree. This means that the applicant can propose 4 class I trees to meet the street tree requirements.</p>
8-4I-5 Perimeter Landscaping Provisions	DC	No compliance issues noted	
8-4I-6 Parking Lot Landscaping Provisions	DC	No compliance issues noted	
Title 8, Chapter 6, Article A: Administration			
8-6A-3 General Application Process		No compliance issues noted	The application was reviewed and considered complete within 30 days of submittal, a notice of application acceptance was issued to the applicant, and staff started processing the application.
8-6A-4 Required			Application waivers requested pursuant to 8-6A-4A: Irrigation Ditch waiver, Sidewalk waiver, Landscaping Plan waiver, Topographic survey waiver, Grading plan waiver

Application Information			
8-6A-5 Administrative Process with Notice		No compliance issues noted	<p>A notice of intent was sent to adjoining property owners within 300' and agencies with jurisdiction.</p> <p>If no objections are filed within 15 days, the Design Review Committee's decision shall be considered final.</p> <p>Objections will be heard by City Council following the public hearing provision set forth in section GCC 8-6A-7.</p> <p>Conditions of approval that are deemed necessary to protect the public health, safety, and welfare, and prevent undue adverse impacts on surrounding properties may be required.</p>

Other Items Reviewed	
Plan/Policy	Discussion/ Analysis
Previous entitlement that might affect this project	<p>DSRFY2018-28: A Design Review application for Simply LED's Expansion. The proposal was for an addition that was less than 25% of the gross floor area of the existing building. Under the applicability section, only the addition has to meet the standards of code. The entire structure does not have to be brought to conformance with code.</p> <p>Staff noted that "the proposed addition's scale would only trigger a negligible amount of sidewalk on the site. Waiting for a redevelopment of the entire site would result in a complete sidewalk."</p> <p>CUPFY2021-0004: This conditional use permit application was for the use of a Food Products Small Scale Processing with the accessory use of a coffee roaster. The coffee roaster is what triggered the conditional use permit. The Planning and Zoning Commission determined that a painted pathway was a viable replacement to the required detached sidewalk given the nature of this particular site. The Commission also determined that potted plants could replace the required street trees and landscaping due to the site being fully covered in asphalt.</p>
Garden City Comprehensive Plan	<p>This application is in future land use designations of the Comprehensive Plan:</p> <ul style="list-style-type: none"> a) Activity Node: Transit Oriented Development b) Live-Work-Create <p>The application may be supported by:</p> <p>Goal 1. Nurture the City</p> <ul style="list-style-type: none"> a.) 1.4 Objective: Create a premier destination place to live, work, and recreate. <p>Goal 2. Improve the City Image</p> <ul style="list-style-type: none"> a.) 2.1 Objective: Encourage new and distinctive neighborhoods. <p>Goal 7. Connect the City</p> <ul style="list-style-type: none"> a.) 7.1.5 Re-develop Osage and Stockton streets as shared mobility corridors that are attractive for pedestrians and bicyclists while maintaining access to local businesses. Consider the opportunities for an art pathway and one-way direction for each street. (See also Action Steps 2.4.1 and 2.4.2 <p>Goal 12. Evolve as a Destination</p>

	<p>a.) 12.1 Objective: Support a positive business environment b.) 12.2 Objective: Continue to support commercial and industrial land uses.</p> <p>The application may not be supported by:</p> <p>Goal 2 Improve the City Image a.) 2.4 Objective: Create a vision for the design of all streets and highways consistent with city’s urban setting.</p> <p>Goal 4. Emphasize the “Garden” in Garden City a.) 4.1 Objective: Beautify the Landscape c.) 4.3 Objective: Beautify streets, sidewalks, and gateways with landscaping, trees, and public art.</p>
Garden City Sidewalk Policy	A sidewalk waiver was submitted given the current site conditions, and the Planning and Zoning condition of approval for CUPFY2021-0004.
Garden City Street Light Policy	A streetlight is installed along w 33rd Street in accordance with the policy.
Garden City Transportation Needs List	<p>Stockton improvements: The improvements to Stockton are imperative to the City due to the waterline replacement that will be done in conjunction with the project. Until the waterlines are replaced water supply will remain inadequate in much of the eastern portion of the City to meet necessary fire flows. There are also additional compelling outcomes of these improvements. Stockton will assist in safety and improved business viability as traffic counts increase on Chinden.</p> <p>The City has a clear and strong vision that Stockton and Osage should remain narrow and function as the access for adjacent businesses while also being utilized to further the pedestrian orientation of the City.</p>