



CITY OF GARDEN CITY

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

File Number: DSRFY2021 -13
Application Scope: Public Hearing
Location: 108 E. 33rd St.
Applicant: Sam Clovis
Report Date: June 7, 2021



Staff Report
Prepared by Hanna Veal

Table of Contents

Meeting Summary	3
Project Information	4
Discussion	5
Decision Process	8
Agency Comment	9
Public Comment	10
Code/Policy Analysis	11

A. Meeting Summary:

This summary will be updated to reflect the previous meetings as this application progresses.

The Preapplication meeting was held on April 19, 2021. A summary of the items discussed includes:

1. Sam Clovis and Georgina presented the application.
2. Discussion included:
 - a. Fixed aluminum bench on streets cape supported by ACHD.
 - b. Mesh is 55% transparent.
 - c. Four to six bike parking spots provided.
 - d. Concerns with how the mesh fortifies the façade and hides the actual architecture.
 - e. Creates a unique development in the neighborhood.
 - f. Pedestrian walkway needs landscaping and lighting, other pedestrian elements.
 - g. Dumpster terminus needs rearrangement or readdressed.
 - h. Mechanical units need to be screened.
 - i. 5' perimeter landscaping required.
 - j. Overall support of the proposed development.

A public hearing will be held on June 7th, 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	April 19, 2021
Public Hearing	8-6B-3 Design Review Committee	Is scheduled for June 7, 2021

Project Details:

- 1) Proposed development: New construction
- 2) Site Coverage:
 - a) Building: 37% of the site
 - b) Landscaping: 27% of the site
 - c) Hardscape: 36% of the site, 78% which is permeable
- 3) Number of Structures: 1
- 4) Number of residential units total: 4
 - a) More than one-bedroom units: 4
- 5) Commercial Square Footage:
 - a) Storefront: 287sqft
 - b) Storage: 78sqft
 - c) Water closet: 51sqft
- 6) Total number of vehicular parking spaces: #
 - a) Enclosed: 8
 - b) Surface: 0
 - c) On-Street: 1
 - d) Off-site with a cross parking agreement: 0
- 7) Total number of bicycle parking: 4
 - a) Enclosed: 0
 - b) Surface: 4
- 8) Trash Enclosure: Republic Services will pick up individual services internal to the development
- 9) Fencing:
 - a) Greenscape fencing: Mini-mesh fence with climbing plants and 3' of additional vegetation.
 - b) Existing Fence: Unknown
- 10) Sidewalk: Detached proposed in accordance with the 34th Streetscape Plan.
- 11) Landscaping:
 - a) Street Trees: One class I tree and 1 Class II tree, class [Tree Selection guide](#)
 - b) Parameter Landscaping:
 - i) Perimeter landscaping along northern property boundary, waiver requested to allow from 6' to 3' in width depending on where along the driveway.
 - ii) Rear of property has pedestrian plaza/garden area.
- 12) Connections: Detached sidewalk to allow more connectivity to the Greenbelt
- 13) Closest VRT Stop: Route 11 will be terminated in September.

- a) Chinden and 33rd SWC, 345 ft from the site.

Site Conditions:

- 1) Street Address: 108 E. 33rd St.
- 2) Parcel Number(s): R2734541150
- 3) Property Description: LOT 5 BLK 33 FAIRVIEW ACRES SUB NO 5
- 4) Legal Lot of Record: Yes
- 5) Property Size: .17 Acres
- 6) Zoning District: C-2
- 7) Zoning Overlay(s): None
- 8) Comprehensive Plan Land Use Map Designation:
 - a) 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) Food Store
 - b) Vehicle Services
 - c) Artist Studio
 - d) Vacant Lots
- 11) Existing Use: Vacant
- 12) Easements on site: There are no records on file with Garden City of existing easements
- 13) Site Access:
 - a) Front: Chinden Blvd.
 - b) Side: N. Osage St.
 - c) Rear: n/a
- 14) Sidewalks: No sidewalk

C. Discussion

The Design Review Committee met with the applicant of DSRFY2021-0013 on April 19, 2021. During the pre-application conference, the Committee discussed their concerns regarding the architectural mesh that which seems to cover, or lay, over the top of the building. The Committee was worried that the mesh acts to fortify the façade and hides the actual architecture. However, the by the end of the discussion, there seems to be overall support for the design.

[Garden City Code 8-4B](#) speaks to the architectural designs of multi-family structures. The application proposes a unique design that, while appearing to not meet 8-4B residential code standards, it does appear to meet goal two (Improve the City Image) of the Comprehensive Plan. Specific objectives that which the application meets include objectives 2.1 (encourage new and distinctive neighborhoods) and Objective 2.3 Objective (promote quality design and architecturally interesting buildings). Additionally, based off the Committee's support during the pre-application conference, this application was encouraged to move forward with their plans and drawings while addressing the minor comments made during the meeting.

[Garden City Code 8-4C](#) governs the design provisions for nonresidential structures. This section of code also proved difficult to analyze, as the mesh covers the entirety of the structure. Staff's points of concern are in regard to the possibility of the structure consisting of four blank walls, window treatments are non-existent in that the windows are not seen from the exterior because of the mesh, and the mesh covering itself. The building materials underneath the mesh appear to be code compliant. Staff recommended reading the submitted narrative and letter of intent to better understand the architectural features provided in this proposal.

This application is not in conformance with [Garden City Code 8-4D](#) Parking and Off Street Loading Provisions in that there is no on-site parking spot(s) for the commercial space. The application proposes to adequately park the residential units within their enclosed garages. However, the proposal is deficient one guest parking space, with one of the required two guest parking spaces being located on the street. As the commercial tenant is yet to be determined, it is difficult to determine the amount of traffic that will be generated from the future business, or the amount of parking it will require. A waiver to code standards has not been applied for, nor would it be applicable as this is not a planned unit development. A shared parking agreement with an adjacent property could be a solution for the under-parked site. **A shared parking agreement has been conditioned in the drafted decision document.**

Because Garden City Code does not speak to commercial parking minimums or maximums, staff has been referring to the City Boise Code for reference. Below is a breakdown of how many parking spots are required per square footage according to use:

- Restaurant: 1/ every 3 fixed seats
- Retail: .5/300sqft
- Office: .25/300sqft

The applicant has stated that an art gallery tenant is the tentative plan for the 400sqft commercial space. An art gallery, or artist studio, could be classified as an office space, requiring .25 parking spaces or a retail space requiring .50 parking spaces.

Staff has determined that an additional .5 parking space be provided to satisfy the commercial tenant's needs. Should the tenant occupancy change, a parking analysis shall be filed in conjunction with the Certificate of Occupancy application and a shared parking agreement meeting the minimum number of required parking spaces shall be achieved if it cannot be achieved on site. **This has been conditioned in the decision document under "for the duration of the use" conditions.**

In total, the development needs to have had provided 2.5 parking spots on-site or otherwise have provided a shared parking agreement. If the applicant cannot provide for the 2.5 parking spaces, the application shall be deferred to City Council for final approval.

[Garden City Code 8-4I](#) Landscaping and Tree Protection Provisions governs required perimeter landscaping. Perimeter landscaping is required along the common property line between an adjacent nonresidential use and a residential use. The site is currently surrounded by non-residential uses, requiring that every side of the development to have at least a 5' wide landscape buffer. There could be an exception towards the rear of the property as that parcel is currently vacant, but the proposal includes a community garden area towards the rear that

will act as a landscape buffer regardless. When the neighboring parcel to the rear develops, they will be responsible for at least 5' wide perimeter landscaping if not 10'.

The applicant has requested a waiver to this section of code standards due to the narrow width of the property.

- Northern Property Boundary: They have requested that the 5' wide perimeter landscaping be reduced to 3' wide. They have also kept the 13 existing perimeter trees along this northern property edge and introduced a mini-mesh fence with climbing plants.
- Western Property Boundary: A 31' wide community garden and plaza-like area has been provided.
- Southern Property Boundary: A 1'-6" wide perimeter landscape buffer is provided between the property boundary and the 3' wide pedestrian pathway.

The applicant wishes for the variance to be applicable to the planting areas bordering the driveway to ensure the protection of the health of the existing trees along the northern property boundary. Per the arborist's recommendation, to ensure the ongoing viability of the trees, existing grade level should be maintained, and additional soil weight minimized in the area. A raised curb and garden bed would jeopardize the integrity of the existing trees' root systems.

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: 04/19/2021 Design Review formal hearing: 06/07/2021

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.

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:

1. Approve the application;
2. Conditionally approve the application with the requirement that the committee review further design details; or
3. 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

Agency Comments were provided as of the drafting of this report:

Agency	Comment Date	Summary
Ada County Highway District	None received to date	
Boise School District	None received to date	
Central District Health	None received to date	
COMPASS		
Garden City Engineer	05/28/2021	<ul style="list-style-type: none"> • Approval by North Ada County Fire and Rescue District will be required. • Review and approval by the city's Public Works Department will be required. • Site storm water design report and drainage system operation and maintenance manual will be required. • A site geotechnical report will be required. • The applicant must review the original FEMA work maps. If the proposed lowest floor is to be below the draft map BFE, a Flood Risk Acknowledgement for will be required from the landowner/developer.
Idaho Transportation Department	None received to date	
Irrigation: Fairview Acres	None received to date	
North Ada County Fire and Rescue	None received to date	
Meridian School District	None received to date	

F. Public Comment

No public comments were provided as of the drafting of this document.

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.
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		Complaint as Conditioned	Multifamily Dwellings are a permitted use. The non-residential components have not been identified. A Certificate of Occupancy for the specific commercial use will be required prior to the business moving into the space. If the use is a conditional use within the C-2 zoning district, then it shall receive the proper entitlements through the Planning and Zoning Commission.
8-2B-3 Form Standards	DC	No compliance issues noted	The required setbacks are: Front: 5' Interior Side: 5' Rear: 5' Street side: 5' The allowable maximum height is: n/a The minimum lot size is: n/a There are not encroachments. All improvements are more than 70' from the Boise River. All properties meet the minimum street frontage.
8-2C-15 Multi-Family		Complaint as Conditioned	All multi-family developments shall provide amenities. This proposal is complaint with this requirement. 1,236sqft of common open space is provided The number of amenities required for multi-family developments with less than twenty (20) units, two (2) amenities shall be provided from two (2) separate categories. 1. Quality of life amenities provided: a) public art visible or otherwise usable by the public; 2. Open space: a) community garden; b) plaza

			All multi-family developments shall record legally binding documents that state the maintenance and ownership responsibilities for the management of the development, including, but not limited to, structures, parking, common areas, and other development features. A draft potential condition of approval requiring that such documentation be provided to the City has been included.
--	--	--	---

Title 8, Chapter 4: Design and Development Regulations

8-4A-3 Fences and Walls	DC	No compliance issues noted	4ft tall greenscreen fencing consisting of climbing vegetation. There is a note that there is existing fencing, however, it does not appear that the intent is to use the existing fencing, but to replace it with the greenscreen fence.
8-4A-4 Outdoor Lighting	DC	No compliance issues noted	
8-4A-5 Outdoor Service and Equipment Areas	DC	May not be complaint - Complaint as Conditioned	4ft tall metal screened trash enclosure, open to above. Trash enclosure is within the terminus view from 33 rd Street. materials used might not be appropriate for the location of the enclosure. Suggestion to either move outside of terminus view, or to create an enclosure that which provides visual relief through the use of architectural styles and/or artwork.
8-4A-7 Stormwater Systems	DC	Complaint as Conditioned	
8-4A-8 Utilities	DC	Complaint as Conditioned	
8-4B-4 Multi-family Residential Dwelling Units	DC	See Discussion	All building elevations shall have a minimum portion of the elevation devoted to architectural features designed to provide articulation and variety. These features shall include, but are not limited to, windows, bays and offsetting walls that extend at least two feet (2'); recessed entrances; and changes in material types. Changes in material types shall have a minimum dimension of two feet (2') and minimum area of twenty-five (25) square feet. Main entrances, which are the primary point(s) of entry where the majority of building users will enter and leave, shall be designed as an obvious entrance and focal point of the building through architectural treatment, lighting, and address identification. Entrances shall be adequately covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided. Roof forms shall be distinctive and include variety and detail when viewed from the street. Sloped roofs shall have a significant pitch. Flat roofs should include distinctive cornice

			treatments.
8-4C-3 Design Provisions for Nonresidential Structures	DC	See Discussion	<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> <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> <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>

8-4D Parking and Off Street Loading Provisions

8-4D-3 Parking Design and Improvement Standards	DC	No compliance issues noted							
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 complaint – See Discussion	<p>Total number of vehicular parking spaces required: 10 Total provided: 9 (Deficient 1 guest parking) Number of enclosed spaces required: 4 Total provided: 4</p> <p>Commercial parking is not provided.</p> <table border="1"> <thead> <tr> <th>Dwelling, multi-family</th> <th>Total Required Parking</th> <th>Required Within An Enclosed Garage</th> </tr> </thead> <tbody> <tr> <td>More than 1 bedroom</td> <td>2* 4 Units= 8</td> <td>1* 4 Units= 4</td> </tr> </tbody> </table> <p>For developments with more than 2 dwelling units there shall be 0.5 additional spaces/unit provided for guest parking.</p> <p>There is one bicycle space required for every 20 vehicle spaces and 1 space per commercial tenant necessitating 1 bicycle spaces. Every 6 dwelling units necessitating 0 bicycle spaces. There are 4 bike parking spaces provided, for a surplus of 3 bike parking spots.</p>	Dwelling, multi-family	Total Required Parking	Required Within An Enclosed Garage	More than 1 bedroom	2* 4 Units= 8	1* 4 Units= 4
Dwelling, multi-family	Total Required Parking	Required Within An Enclosed Garage							
More than 1 bedroom	2* 4 Units= 8	1* 4 Units= 4							

8-4D-6 Standards for Alternatives to On Site Parking	DC	Not Complaint – See Discussion	<p>The applicant has not submitted a waiver to parking standards, nor a parking analysis. The applicant currently need to provide for 1 guest parking space and an unknown number of commercial parking spaces.</p> <p>A shared parking agreement with an adjacent property within ¼ mile of the development could be sufficient. 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:</p> <ol style="list-style-type: none"> a. Party or parties responsible for construction; and b. Party or parties responsible for maintenance. <p>The applicant or owner shall record such agreement with the Ada County recorder prior to issuance of any permits. 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>
8-4E Transportation and Connectivity Provisions			
8-4E-3 Public Street Connections	DC	Complaint as Conditioned	
8-4E-4 Internal Circulation Standards	DC	Compliant as conditioned	During the Pre-application meeting with staff, the proposed 10' wide drive isle was determined compatible with fire access as there is a hydrant nearby. North Ada County Fire and Rescue have not officially commented on this application. The applicant will need to comply with all comments made by North Ada County Fire and Rescue.
8-4E-6 Sidewalk Standards	DC	No compliance issues noted	A detached sidewalk is proposed in accordance with the 34 th Streetscape plan. A landscape bulb-out is provided as well as fixed pedestrian furniture and bicycle parking.
8-4E-7 Pedestrian and Bicycle Accessibility Standards	DC	Compliant as conditioned	The pedestrian pathways throughout the development are only 3ft wide. Code requires that they are 4ft wide. The 3ft allows for landscaping to be on both sides of the pathway. A condition to make this pathway has been drafted to require a 4ft wide pathway.
8-4F Sign Provisions			
8-4G Sustainable Development Provisions		No compliance issues noted	<p>The applicant has not submitted a sustainability checklist. The development is required to provide 12 points. The documentation provided indicates that 21 points have been provided.</p> <ul style="list-style-type: none"> - 4 of the points do not apply as the location of the bus stop will be terminated. - New total is 17 points. Still code compliant
8-4H Flood Hazard	Planning Official	No compliance issues noted	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.
8-4I Landscaping and Tree Protection Provisions			

8-4I-3 General Landscaping Standards and Irrigation Provisions	DRC	May not be complaint – Compliant as conditioned	<p>All planting areas that border driveways, parking lots, and other vehicle use areas shall be protected by curbing, wheel stops, or other approved protective devices.</p> <ol style="list-style-type: none"> 1. Trees shall be planted at least three feet (3') from curbs, sidewalks, driveways and other hard surfaces to buffer from stress caused by vehicle overhang and compacted soils, or planted with sufficient space to provide for the full maturity of the particular tree species. 2. All other plant material, except sod or ground cover, shall be set back a minimum of one foot (1') from any curb edge to protect from vehicle overhang and mechanical damage <p>The applicant has requested a variance to these standards, as justified in their letter of intent. They wish for the variance to be applicable to the planting areas bordering the driveway to ensure the protection of the health of the existing trees along the northern property boundary. Per the arborist's recommendation, to ensure the ongoing viability of the trees, existing grade level should be maintained, and additional soil weight minimized in the area. A raised curb and garden bed would jeopardize the integrity of the existing trees' root systems.</p> <p>This issue does not have to be resolved at this point in time. As this application will require a building permit, public works will need to have a discussion with the applicant to address the curb, gutter, and drainage plan. It has been drafted to get approval from public works prior to the issuance of a building permit (this is already required, but staff directly mentions in in the decision document)</p>
8-4I-4 Landscaping Provisions for Specific Uses	DC	No compliance issues noted	
8-4I-5 Perimeter Landscaping Provisions	DC	May not be complaint	<p>Perimeter landscaping is required along the common property line between an adjacent nonresidential use and a residential use. The site is currently surrounded by non-residential uses, requiring that every side of the development is to have at least 5' wide landscape buffer.</p> <p>The applicant has requested a waiver to this standard due to the narrow width of the property.</p> <ul style="list-style-type: none"> - Northern Property Boundary: They have requested that the 5' wide perimeter landscaping be reduced to 3' wide. They have also kept the 13 existing perimeter trees along this northern property edge and introduced a mini-mesh fence with climbing plants. - Western Property Boundary: A 31' wide community garden and plaza-like area has been provided. - Southern Property Boundary: A 1'-6" wide perimeter landscape buffer is provided between the property boundary and the 3' wide pedestrian pathway.
8-4I-6 Parking	DC	No	

Lot Landscaping Provisions		compliance issues noted	
8-4I-7 Tree Preservation Provisions	DC	No compliance issues noted	<p>3 trees of unknown caliper were removed from the property. The applicant has predicted that 8" is acceptable for mitigation. 4 trees have been added to the site to allow for this mitigation.</p> <p>14 trees are to stay, for a total of 226" calipers preserved.</p> <p>Any future removal of trees will require a mitigation plan and certified arborist letter.</p>
8-4L Open Space Provisions			
8-4L-3 General Open Space Standards	DC	No compliance issues noted	
8-4L-5 Open Space Standards for Multi-family Developments	DC	No compliance issues noted	<p>Private Open Space Requirements: For any new multi-family development: A minimum of eighty (80) square feet of private, usable open space shall be provided for each unit.</p> <ul style="list-style-type: none"> - Each unit has a 104sqft balcony and a 344sqft rooftop terrace. <p>For any new multi-family development: A minimum area of outdoor common open space shall be provided as follows: two hundred fifty (250) square feet for each unit containing more than five hundred (500) square feet and up to one thousand two hundred (1,200) square feet of living area.</p> <ul style="list-style-type: none"> - (4) 1,015sqft units require 1,000sqft common open space. - 1,236sqft is provided.
Title Chapter Article Administration	8, 6, A:		
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 Information			<p>Application waivers requested pursuant to 8-6A-4A:</p> <ul style="list-style-type: none"> - Will Serve & Fire Flow Letters. At the time of the application submittal these reviews were not complete. The applicant has since received the reports back. - Ada County Approved Address.
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</p>

			the public health, safety, and welfare, and prevent undue adverse impacts on surrounding properties may be required.
--	--	--	--

Other Items Reviewed	
Plan/Policy	Discussion/ Analysis
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) Green Boulevard Corridor <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. b.) 1.5.5 Promote and support the artisan community as a defining character of Garden City <p>Goal 2. Improve the City Image</p> <ul style="list-style-type: none"> a.) 2.1 Objective: Encourage new and distinctive neighborhoods. b.) 2.3 Objective: Promote quality design and architecturally interesting buildings. c.) 2.4 Objective: Create a vision for the design of all streets and highways consistent with city's urban setting. <p>Goal 4. Emphasize the "Garden" in Garden City</p> <ul style="list-style-type: none"> a.) 4.1 Objective: Beautify and landscape b.) 4.3 Objective: Beautify streets, sidewalks and gateways with landscaping, trees, and public art. <p>Goal 7. Connect the City</p> <ul style="list-style-type: none"> a.) 7.4 Objective: Maintain and improve standards for sidewalks, curbs and gutters. <p>Goal 12. Evolve as a Destination</p> <ul style="list-style-type: none"> a.) 12.1 Objective: Support a positive business environment b.) 12.3 Objective: Create a premier destination for work, recreation, entertainment, culture and commerce. c.) 12.3.3 Objective: Support the evolving east end of the city as a gateway destination for resort accommodations; recreation-oriented businesses; arts, entertainment and cultural venues; and craft beverage hub. Encourage non-residential uses that are compatible with the surrounding residential neighborhood. <p>The application may not be supported by:</p> <p>Goal 6. Diversity in Housing</p> <ul style="list-style-type: none"> a.) 6.3.2 Objective: Continue to explore opportunities that encourage mixed income housing in new developments. <p>Goal 10. Plan for the Future</p> <ul style="list-style-type: none"> a.) 10.4.3 Objective: Provide a transition in the height and scale of development that is compatible with the existing surrounding neighborhoods.
Garden City Sidewalk Policy	Application follows the 34 th Street Streetscape Plan.
Garden City Street Light Policy	A streetlight is installed along E. 33 rd Street in accordance with the policy.
Garden City Transportation Needs List	<p>33rd Street: Greenbelt to Brown:</p> <ul style="list-style-type: none"> - Provide a road section that matches the improvements being on 36th Street with bulbouts meeting the detached sidewalk

	<p>requirement. This will tie into the requested crossing of Chinden at 33rd Street. This road contains several properties that have already redeveloped in the manner that will encourage redevelopment. As seen on 36th Street, street improvements act as a public private partnership making infill more probable.</p>
--	--

Bus Shelters: Top Priority Shelters:

- 33rd at Chinden Riverside Hotel, Surel's Place, Requested Crossing of Chinden.

Safety Crossing on Chinden at 33rd Street:

- Provide a safe and comfortable crossing at Chinden to connect the City in the heart of its Live Work Create hub.