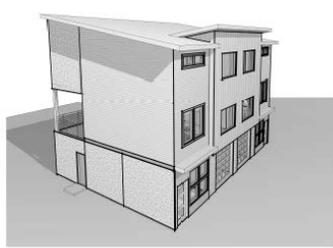


CITY OF GARDEN CITY

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File Number: DSRFY2021-01
Application Scope: Pre-Application Conference for a single family attached development
Location: 3947 Reed Street
Applicant: Richard Wilmont
Report Date: October 19, 2020
Revision Date: TBD



Staff Report
Prepared by Hanna Veal

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A. Meeting Summary:

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

- The Preapplication meeting was held on DATE. A summary of the items discussed includes:
 - Relevant points
- A hearing/ follow-up meeting was held on DATE. A summary of the items discussed includes:
 - Relevant points

B. Project Information

Proposed Scope of Work:

Request	Review Process	Notes
Pre-application conference for a design review	8-6B-3 Design Review Committee	October 19, 2020
Public Hearing	8-6B-3 Design Review Committee	TBD

Project Details:

- 1) Proposed development: New construction
- 2) Site Coverage:
 - a) Building: Unknown
 - b) Landscaping: Unknown
 - c) Paved Areas: Unknown
- 3) Total number of vehicular parking spaces: 2 car tandem garages proposed
 - a) Enclosed: unknown
 - b) Surface: unknown
 - c) On-Street: unknown
 - d) Off-site with a cross parking agreement: unknown
- 4) Total number of bicycle parking: unknown
 - a) Enclosed: unknown
 - b) Surface: unknown
- 5) Trash Enclosure: unknown
- 6) Fencing: No fence
- 7) Sidewalk:
 - a) attached proposed.
- 8) Landscaping:
 - a) Street Trees: unknown #, class [Tree Selection guide](#)
 - b) Parameter Landscaping: unknown
- 9) Closest VRT Stop: Adams and 40th, bus route 11.
- 10) PUD Waivers requested:
 - a) Applicant has not submitted for a PUD yet, however they will need to due to more than four units on a drive being proposed.

Site Conditions:

- 1) Street Address: 3945 & 3947 Reed Street
- 2) Parcel Number(s): R2734560070 & R2734560080
- 3) Property Description:
 - a.) LOT 8 EXC NE 10' FOR RD BLK 1 FAIRVIEW ACRES SUB 7
 - b.) LOT 9 EXC NE 10' FOR ROAD BLK 1 FAIRVIEW ACRES SUB 7
- 4) Legal Lot of Record: Yes/No
- 5) Property Size: 0.31 and 0.32 acres
- 6) Zoning District: R-3
- 7) Zoning Overlay(s): None
- 8) Comprehensive Plan Land Use Map Designation:

-
- a.) Mixed Use Residential
 - 9) Floodplain Designation:
 - a.) 2003 FIRM: 100 Year
 - b.) 2017 Draft FIRM: 100 Year
 - 10) Adjacent Uses:
 - a.) Single Family Dwelling Units
 - b.) Heron park
 - c.) Manufactured home/mobile home park
 - 11) Existing Use: It appears to be a manufactured home, however, record of the use has was identified in 1996.
 - 12) Easements on site :
 - a.) There are no records on file with Garden City of existing easements on the site.
 - b.) Easements adjacent to the property:
 - i) FA07 B1 L1-13 B2 L14-16 B3 L22-36 ROW
 - ii) Fairview Acres Sub 07 Plat: utility, drainage, irrigation easement
 - 13) Site Access:
 - a.) Front: Reed Street
 - b.) Side: n/a
 - c.) Rear: n/a
 - 14) Sidewalks: no sidewalk exist on the property
 - 15) Wetlands on site: none identified

C. Discussion

The Applicant has been informed that a Minor Planned Unit Development permit and the subdivision application shall occur at the same time. The applicant has submitted for a MPUD which will be required to go through the Design Review Public hearing process as well as the Planning and Zoning process.

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: October 19, 2020 Design Review formal hearing: To be scheduled

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.

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

The following agency comments were provided:

Agency	Comment Date	Summary
Ada County Highway District	None received to date	
Boise School District	None received to date	
Central District Health COMPASS	None received to date	
Garden City Engineer	None received to date	
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

The following public comments were provided: None provided as of the drafting of this document.

Commenter	Comment Date	Summary
None provided		

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-1 Nonconforming Properties		May not be complaint	Staff has not been able to determine if lot is of legal record.
Title 8, Chapter 2: Base Zoning District Regulations			
8-2B-1 Purpose		No compliance issues noted	The purpose of the four (4) residential districts is to provide a full range of housing products within the city in areas that are exclusively for residential uses. The four (4) districts are contrasted by the density and housing products that are allowed within each district:
8-2B-2 Allowed Uses		No compliance issues noted	Single Family attached dwelling units are a permitted use in R-3 zoning
8-2B-3 Form Standards	DC	No compliance issues noted	<p>The required setbacks are: Front: 5/20* Interior Side: 0/5* Rear: 15' 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 not encroachments</p> <p>All improvements are more than 70' from the Boise River.</p> <p>All properties meet the minimum street frontage.</p>
Title 8, Chapter 4: Design and Development Regulations			
8-4A-3 Fences and Walls	DC	May not be compliant	Not enough information for thorough review.
8-4A-4 Outdoor Lighting	DC	May not be complaint	Not enough information for thorough review.
8-4A-5 Outdoor Service and	DC	May not be complaint	Not enough information for thorough review.

Equipment Areas			
8-4A-7 Stormwater Systems	DC	May not be complaint	Not enough information for thorough review.
8-4A-8 Utilities	DC	May not be complaint	Not enough information for thorough review.
8-4A-9 Waterways	DC	May not be complaint	Not enough information for thorough review.
8-4B-3 Single Family and Two-Family Attached and Detached Dwelling	DC	No compliance issues noted	
8-4D Parking and Off Street Loading Provisions			
8-4D-3 Parking Design and Improvement Standards	DC	May not be complaint	Bicycle Parking Facilities have not been disclosed. Need more information.
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	Note number of spaces required: Dwelling, Single-family attached requires 2 enclosed parking spaces for units with more than 1 bedroom. Bicycle parking information not disclosed.
8-4E Transportation and Connectivity Provisions			
8-4E-3 Public Street Connections	DC	May not be complaint	Clear vision triangle not depicted. Width of drive isles not depicted.
8-4E-4 Internal Circulation Standards	DC	May not be complaint	More information required for a thorough review.
8-4E-5 Private Street Standards	DC	May not be complaint	More information required for a thorough review.
8-4E-6 Sidewalk Standards	DC	Not Complaint	Detached sidewalks are required along public right-of-ways intended for vehicular travel. Attached sidewalks are proposed.
8-4E-7 Pedestrian and Bicycle Accessibility Standards	DC	Not Complaint	A pedestrian and bicycle pathway system is not proposed throughout the site.
8-4H Flood Hazard-	Planning Official	May not be complaint	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.
8-4G Sustainable Development Provisions		May not be compliant	All new development shall be required to provide for sustainable development practices based on a point system as follows: <ul style="list-style-type: none"> All new residential developments over four (4) dwelling units: six (6) points/units. Some projects are exempt from the provisions of this article. See code for exceptions. A sustainable development checklist has not been submitted.
8-4I Landscaping and Tree Protection Provisions			
8-4I-3 General Landscaping Standards and Irrigation Provisions	DRC	May not be compliant	Landscaping plan not submitted. Need more information for thorough review.
8-4I-4 Landscaping Provisions for Specific Uses	DC	May not be compliant	Landscaping plan not submitted. Need more information for thorough review.
8-4I-5 Perimeter Landscaping Provisions	DC	May not be compliant	Landscaping plan not submitted. Need more information for thorough review.
8-4I-6 Parking Lot Landscaping Provisions	DC	May not be compliant	Landscaping plan not submitted. Need more information for thorough review.
8-4I-7 Tree Preservation Provisions	DC	May not be compliant	Landscaping plan not submitted. Need more information for thorough review.
8-4L Open Space Provisions			
8-4L-3 General Open Space Standards	DC	May not be compliant	More information required for a thorough review.
8-4L-4 Open Space Standards for Single-family, Townhouse, and Two-Family Duplex Developments	DC	May not be compliant	More information required for a thorough review. A minimum of ten percent (10%) of the gross site area shall be in common open space.
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 Information			No application waivers requested pursuant to 8-6A-4A yet.
8-6A-5 Administrative Process with Notice		No compliance issues noted Not Complaint May not be complaint	To be completed with formal application A notice of intent was sent to adjoining property owners within 300' and agencies with jurisdiction. If no objections are filed within 15 days, the Design Review Committee's decision shall be considered final. Objections will be heard by City Council following the public hearing provision set forth in section GCC 8-6A-7. Conditions of approval that are deemed necessary to protect the public hearth, safety, and welfare, and prevent undue adverse impacts on surrounding properties may be required.
8-6B-7 Planned Unit Development	DC	May not be complaint	The application does not appear to be compliant with this provision.

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.) Mixed Use Residential <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. 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.) 4.3 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>The application may not be supported by:</p> <p>Goal 5. Focus on the River</p> <ul style="list-style-type: none"> a.) 5.5 Objective: Create more accessibility to the Boise River and Greenbelt. b.) 5.8 Objective: Plan for the Future of the Greenbelt Pathway and the Boise River.
Garden City Sidewalk Policy	No waiver was submitted.

[Garden City Street Light Policy](#)

At least 2 streetlights are installed along Reed Street in accordance with the policy.