



CITY OF GARDEN CITY

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

File Number: DSRFY2022-0007
Application Scope: Subdivision Pre-Application Conference
Location: 8373 Chinden Blvd.
Applicant: Nicolette Womack
Pre-Application Report Date: April 18, 2022
Formal Hearing Date: TBD



Staff Report
Prepared by Hanna Veal

Table of Contents

Meeting Summary	3
Project Information	4
Discussion	6
Decision Process	7
Agency Comment	10
Public Comment	10
Code/Policy Analysis	11

A. Meeting Summary:

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

B. Project Information

Proposed Scope of Work:

This application is for a subdivision and a Planned Unit Development per Garden City Code 8-7A-2 Definition of Terms:

Subdivision: The result of an act of dividing an original lot, tract or parcel of land into two (2) or more parts for the purpose of transfer of ownership or development; which may also include easements and the dedication of a public street or designation of private lanes or rights-of-way, and the addition to, or creation of, a cemetery

Planned Unit Development: Property planned as a whole that demonstrates innovation in design to protect natural features or create public amenities through more flexible standards, such as lot sizes, densities and setbacks, than those restrictions that would normally apply under these regulations.

Review Process	Notes
8-5B-4 Combined Preliminary and Final Subdivision Process	
8-6B-7 Planned Unit Development	A Planned Unit Development and a Subdivision can be processed concurrently

Purpose of a Planned Unit Development

- 1) Purpose: The intent of this section is to provide for well planned developments which conform to the objectives of this title but may deviate in certain respects from the zoning map and the district regulations. It is not the intent that the planned unit development process be used solely for the purposes of deviation from the dimensional standards in the district unless the following objectives are also achieved:
 - a) Provide a maximum choice of living environments by allowing a variety of housing and building types and permitting an increased density per acre and a reduction in lot dimensions, yards, building setbacks and area requirements.
 - b) Create a more useful pattern of open space and recreation areas; and, if permitted as part of the project, more convenience in the location of accessory commercial uses, industrial uses, and services.
 - c) Establish a development pattern which preserves and utilizes natural topography and geologic features, scenic vistas, trees, and other vegetation and prevents the disruption of natural drainage patterns.
 - d) Use land more efficiently than is generally achieved through conventional development resulting in substantial savings through shorter utilities and streets.
 - e) Develop a land pattern in harmony with land use density, transportation, and community facilities objectives of the comprehensive plan.

Project Details: 82 Townhome Units, New Construction

- 1) Proposed development: New construction
- 2) Site Coverage: 7.17 acres

- a) Building: unknown % of the site
- b) Landscaping: 47% of the site
- c) Paved Areas: unknown % of the site
- 3) Number of Structures: 15
- 4) Number of residential units total: 82
 - a) One bedroom units: 0
 - b) More than one-bedroom units: 82
- 5) Total number of vehicular parking spaces: 220
 - a) Enclosed: #164
 - b) Surface: #40
 - i) 24 parking lot
 - ii) 16 parallel on-site
- 6) Total number of bicycle parking: Unknown
 - a) Enclosed: 0
 - b) Surface: 0
- 7) Trash Enclosure: Unknown
- 8) Fencing: No fence
- 9) Sidewalk:
 - a) None proposed, [see discussion](#)
- 10) Landscaping:
 - a) Street Trees:
 - i) W. Chinden: 21 Class II trees and 3 Class III trees
 - ii) Coffey Street: 1 Class I tree, 1 existing unknown class tree
 - b) Parameter Landscaping: N/A - adjacent use compatible with existing use; existing dense stream buffer exceeds perimeter screening intent.
- 11) Connections: Chinden is required to have a 12-foot-wide multi-use pathway along the frontage of the property. Plans to install a pedestrian hybrid beacon at Coffey Street, install Standard Bike Wayfinding Signs at Chinden & Coffey
- 12) Closest VRT Stop: Bus 12, N Glenwood St & W Chinden Blvd NEC

Site Conditions:

- 1) Street Address: 8373 W Chinden Blvd, Garden City ID 83714
- 2) Parcel Number(s): R8191500522, R8191500605, R8191500595
- 3) Property Description:
 - a) PAR #0522 OF LOTS 1, 2 & 41 STRAWBERRY GLENN SUB IN TCA 06-7 #0520-0835-C
 - b) PAR #0605 OF LOTS 1, 2 & 41 STRAWBERRY GLENN SUB IN TCA 06-8 #0600-0820-C
 - c) PAR #0595 OF LOT 2 STRAWBERRY GLENN SUB #97064875
- 4) Legal Lot of Record: Yes
- 5) Property Size:
 - a) R8191500605: 4.378
 - b) R8191500605: 0.95
 - c) R8191500595: 0.5
- 6) Zoning District: C-2
- 7) Zoning Overlay(s): None
- 8) Comprehensive Plan Land Use Map Designation:
 - a) Mixed Use Commercial
 - b) Green Boulevard Corridor
- 9) Floodplain Designation:

-
- a) The project is not located in the floodplain according to the 2003 FIRM.
 - b) The project is not located in the floodplain according to FEMA's most recent modeling of the Lower Boise River, adopted by resolution 1083-20.

10) Adjacent Uses:

- a) Vehicle Rental Space
- b) Vehicle Washing Facility
- c) Transportation Authority
- d) Residential, single family detached

11) Existing Use: Vacant

12) Easements on site: 100' Easement for Thurman Drain

13) Site Access:

- a) Front: W Chinden Blvd
- b) Side: Coffey St

14) Sidewalks: No sidewalks

15) Wetlands on site: none identified

C. Discussion

This application will be associated with a future subdivision and planned unit development. The intent of this design review pre-application is to review preliminary plans and discuss design standards. The applicant also wishes to receive comments on the three different architectural and floor plan styles. As a planned unit development, the townhomes proposed will be required to provide a variety of floorplans to meet different demographic needs. Staff has already had this conversation with the applicant, but further discussion is encouraged.

Garden City Code 8-5A subdivision standards have not been analyzed as part of this report.

Sidewalk/Pathway Need

According to ITD, Average Annual Daily Traffic (AADT) ranges from approximately 30,000 to 31,500 vehicles per day along Chinden Boulevard. The roadway lacks sidewalks, making it difficult for recreational and bicycle/pedestrian use along the corridor. Currently, bicyclists and pedestrians are forced to travel along the roadway as an improved surface for all users is currently lacking.

There is currently a proposed project for a 10ft wide multi-use pathway along the south side of Chinden between Maple Grove and Glenwood. All three design proposals show a detached pathway, with a buffer zone being between 34ft and 5ft. [Refer to the Chinden Sidewalk Report](#)

Sidewalk Location Standards

All sidewalks or pathways should be installed in the public right of way when permitted by the transportation agency that controls the roadway. If the transportation agency who oversees the roadway will not permit detached sidewalk or pathway in right of way, the applicant must provide an easement for the use of the public for an onsite sidewalk or pathway.

Sidewalk/Pathway Requirements

The northern property boundary of W. Chinden Boulevard will require a 10ft wide multi-use pathway along the entire frontage of the property. Where the pathway terminates at the property boundary edge, a white stiped baracade will likely be required.

The eastern property boundary of Coffey Street will require a 5ft wide detached sidewalk with a 6ft or 8ft landscape buffer (dependent on if root barrier is provided). The development will be required to install the sidewalk along the portion of Coffey Street that which is adjacent to the property in accordance with ACHD standards for curb, gutter, and sidewalk.

The corner of W. Chinden and Coffey Street will require improvements per ACHD and ITD standards for curb, gutter, and sidewalk. The 10ft wide pathway shall seamlessly be integrated into the 5ft wide detached sidewalk along Coffey Street. This intersection is anticipated to have a pedestrian crossing installed so that pedestrians and bicyclist may cross Chinden. A design the meets the intent of the intersection will be required.

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/ Hearing Date	Decision Authority
Combined Preliminary/Final Plat Subdivision (assumed)	Planning and Zoning Commission Hearing: TBD	City Council Hearing: TBD
And Planned Unit Development	and Design Review Committee Pre-Application Conference: April 18, 2022 Design Review Committee Hearing: TBD	

Required Findings:

Findings are not required at a pre-application conference.

For the approval of a PRELIMINARY PLAT OR COMBINED PRELIMINARY/FINAL PLAT SUBDIVISION, the decision-making body must find the application meets the following findings, found in GCC 8-5B-5:

- A. The subdivision is in conformance with the comprehensive plan;
- B. The subdivision is in conformance with all applicable provisions of this title;
- C. Public services are available or can be made available; and are adequate to accommodate the proposed development;
- D. The subdivision is in conformance with scheduled public improvements in accord with the city's capital improvement program;
- E. There is public financial capability of supporting services for the proposed development;
- F. The development will not be detrimental to the public health, safety or general welfare; and
- G. The development preserves significant natural, scenic or historic features;
- H. There has been no denial of any application on this property within one year.

PLANNED UNIT DEVELOPMENT: To approve a planned unit development, the decision-making body must find the application meets the following findings, found in GCC 8-6B-7.E:

-
- A. The applicant has demonstrated that the proposed development can be initiated within two (2) years of the date of approval;
 - B. Each individual unit of the development, as well as the total development, can exist as an independent unit capable of creating an environment of sustained desirability and stability or that adequate assurance will be provided that such objective will be attained; the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which would not be achieved under standard district regulations;
 - C. The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic and increased densities will not generate traffic in such amounts as to overload the street network outside the PUD;
 - D. Any proposed commercial development can be justified at the locations proposed;
 - E. Any exception from standard district requirements is warranted by the design and other amenities incorporated in the final development plan, in accordance with the PUD and the adopted policy of the council;
 - F. The area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development;
 - G. The PUD is in general conformance with the comprehensive plan; and
 - H. The existing and proposed utility services are adequate for the population densities and nonresidential uses proposed.
 - I. There has been no denial of any application on this property within one year.

Because the application is a Planned Unit Development, the Decision Maker must also find compliance with Conditional Use Permit findings, found in GCC 8-6B-2. D:

- 1. The use is appropriate to the location, the lot, and the neighborhood, and is compatible with the uses permitted in the applicable zoning district;
- 2. The use will be supported by adequate public facilities or services to the surrounding area, or conditions can be established to mitigate adverse impacts
- 3. The use will not unreasonably diminish either the health, safety, or welfare of the community; and
- 4. The use is not in conflict with the comprehensive plan or other adopted plans, policies, or ordinances of the city.

Decision

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

After hearing the evidence and considering the application, the decision maker shall make their decision. The decision maker shall report the facts upon which it based its conclusion, the ordinance and standards used in evaluating the application, the actions, if any, that the applicant could take to obtain a permit, and whether a permit is granted, granted with conditions, or denied. The decision maker shall make its findings and decision no later than by the next regular scheduled meeting.

Pursuant to Garden City Code [Table 8-6A-1 Authorities and Processes](#), the Design Committee and Planning and Zoning Commission are recommending authorities and the City Council is the final decision maker for the requested application.

Recommendations

The Recommending Authority may take one of the following actions:

1. Recommend that the City Council grant the application as applied;
2. Recommend that the City Council grant the application with conditions as drafted or as amended;
3. Recommend that the City Council deny the application; or
4. Request the applicant return with revised materials for additional review.

The recommendations of the Design Committee and the Planning and Zoning Commission does not constitute a final decision on the application. Their recommendations cannot be appealed, as they will be heard by the City Council. The City Council is the final decision maker for this application.

City Council Decision

The City Council may take one of the following actions:

1. Sustain the recommendation as presented to the City Council;
2. Modify the recommendation;
3. Reject the recommendations; or
4. Remand the application to a recommending body for additional proceedings and findings.

A reconsideration request may be made within 14 days of the formal decision being rendered by the City Council. Final decisions are subject to a 28-day right to judicial review pursuant to The Idaho Administrative Procedures Act, Chapter 65 Title 67 Idaho Code. A takings analysis pursuant to Idaho Code may be requested on final decisions.

E. Agency Comments

This section will be completed during the report drafted in conjunction with the public hearing.

F. Public Comment

This section will be completed during the report drafted in conjunction with the public hearing.

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	Undetermined at this point in time. Legal lot descriptions appear that they are portions of the same lots. If the application moves forward as a multi-family development, a lot line consolidation will be required. If the application moves forward as a subdivision, then any nonconforming lot will be rectified through the subdivision process.
8-1B-3 Nonconforming Uses		No compliance issues noted	Both multi-family dwelling units and single family attached dwelling units are permitted uses.
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	Single Family Detached Dwellings, Multifamily Dwellings are a permitted use.
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 no encroachments All properties meet the minimum street frontage.
Title 8, Chapter 4: Design and Development Regulations			
8-4A-3 Fences and Walls	DC	Complaint as Conditioned	This proposal does not identify any fence or wall. Any future fence or wall will be required to be in compliance with code at the time of development.

8-4A-4 Outdoor Lighting	DC	Complaint as Conditioned	This proposal does not identify any outdoor lighting. Any future outdoor lighting will be required to be in compliance with code at the time of development.
8-4A-5 Outdoor Service and Equipment Areas	DC	Complaint as Conditioned	This proposal does not identify any outdoor service equipment. Any future outdoor service equipment area will be required to be in compliance with code at the time of the formal review.
8-4A-7 Stormwater Systems	DC	Complaint as Conditioned	A draft condition of approval has been provided requiring that the stormwater systems be built in compliance with provisions of 8-4A-7.
8-4A-8 Utilities	DC	Complaint as Conditioned	All existing and new utilities shall be installed underground. For the purposes of this section, the term "utilities" shall include, but not be limited to, electric, natural gas, water, wastewater collection, storm drainage, telephone, and cable services. Another draft condition of approval is provided requiring that all utilities be underground.
8-4A-9 Waterways	DC	No compliance issues noted	<p>The Thurman Mill Canal is adjacent to this property, located near the southern property boundary line which then flows up to W. Chinden Blvd.</p> <p>The Thurman Mill Canal appears to remain untiled, which is compliant with code.</p> <p>If fencing were to be proposed, privacy fencing is not permitted, only open fencing. And it shall be approved by the irrigation or drainage district.</p>
8-4B-3 Single Family and Two-Family Attached and Detached Dwelling	DC	May not be complaint	<p>There are three elevation and floor plan options. The schematics included appear to be preliminary in nature. The applicant has requested discussion with the Design Review Committee for input on all three designs. Modulation, glazing, and fenestrations appear to be lacking on all three designs.</p> <p>1) The front entry of a residential structure shall be clearly defined and identifiable as demonstrated by the following:</p> <ol style="list-style-type: none"> a) Shall have a direct and permanent pathway that connects to the public sidewalk. There appears to be a sidewalk throughout the site that will connect to the front doors of the homes. But it is not shown in the site plans. b) Shall be clearly visible in the front elevation of the structure; and <ol style="list-style-type: none"> i) A front entry door with a covered porch, dormer, stoop, decorative posts or roof. Option one and three do not appear to have covered porches or dormers for protection.
8-4C-5 Prohibitions	DC	No compliance issues noted	There are no visible false fronts, prefabricated structures or prohibited materials proposed with this application.

8-4D Parking and Off Street Loading Provisions

8-4D-3 Parking Design and Improvement Standards	DC	May not be complaint	<p>Parking space dimensions are required to be 10' x 20', the site plan shows them being 9' x 20'. As a future PUD application, a waiver to dimensional standards could be requested.</p> <p>It is unclear if there are any ADA accessible parking spaces.</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 complaint	<p>Dwelling Unit, Single Family Attached</p> <table border="1" data-bbox="743 541 1464 653"> <tr> <td data-bbox="743 541 984 600">Dwelling, single family attached</td> <td data-bbox="984 541 1224 600">Total Required Parking</td> <td data-bbox="1224 541 1464 600">Required Within An Enclosed Garage</td> </tr> <tr> <td data-bbox="743 600 984 653">More than 1 bedroom</td> <td data-bbox="984 600 1224 653">2* 82 Units= 164</td> <td data-bbox="1224 600 1464 653">2* 82 Units= 164</td> </tr> </table> <p>For developments with more than 2 dwelling units there shall be 0.5 additional spaces/unit provided for guest parking.</p> <p>Enclosed residential parking spaces required: 164 Total provided: 164</p> <p>Number of guest spaces required: 41 Total provided: 40 (Deficient 1)</p> <p>*There is conflict between the site plans and the data presented on the submitted documents. Staff has counted 40 vehicular guest parking spaces located on site. **As a PUD, a waiver to parking standards can be requested.</p> <p>There is one bicycle space required for every 6 dwelling units necessitating at least 14 bicycle spaces. Bicycle parking has not been identified.</p>	Dwelling, single family attached	Total Required Parking	Required Within An Enclosed Garage	More than 1 bedroom	2* 82 Units= 164	2* 82 Units= 164
Dwelling, single family attached	Total Required Parking	Required Within An Enclosed Garage							
More than 1 bedroom	2* 82 Units= 164	2* 82 Units= 164							
8-4D-6 Standards for Alternatives to On Site Parking	DC	No compliance issues noted	None identified.						
<p>8-4E Transportation and Connectivity Provisions</p>									
8-4E-3 Public Street Connections	DC	No compliance issues noted	There is a general condition of approval requiring that all streets and driveways shall adhere to the standards of a clear vision triangle at all times.						
8-4E-4 Internal Circulation Standards	DC	No compliance issues noted	The drive is 20' or greater in width						
8-4E-5 Private Street Standards	DC	May not be complaint	Unclear if the application is proposing a private street. If so, the private street shall be constructed within the easement and shall have a travel lane width of twenty six feet (26'). The private street name(s) shall obtain approval from the Ada County street name committee. And, a binding contract that establishes the party or parties responsible for the repair and maintenance of the private street including regulations for the funding shall be recorded with a final plat. No building permit shall be issued until the contract has been recorded.						
8-4E-6 Sidewalk Standards	DC	Not Complaint	<u>Coffey Street:</u>						

			<p>A 5' wide detached sidewalk with 6' or 8' landscape buffer is required along the entire frontage of Coffey Street. This sidewalk has not been proposed.</p> <p><u>W. Chinden Blvd.</u> In cooperation with ITD, Garden City requires a minimum 10ft wide detached multi-use pathway to be installed along the W. Chinden frontage. This pathway will be required on the subject property with a public access easement. The pathway will be required on the property, not within ITD's right-of-way. This pathway has not been proposed.</p>
8-4E-8 Transit Facilities	DC	No compliance issues noted	<p>Bus pullouts, shelter pads, shelters, and related right of way and easements may be required when a development is adjacent to an existing or planned bus stop or transit station. These facilities shall be integrated into the overall pedestrian plan of a project, and designed consistent with the requirements of the Valley Regional Transit authority.</p> <p>There does not appear to be a bus stop located at this site.</p>
8-4G Sustainable Development Provisions		May not be complaint	The development is required to provide 6 points. There was no submittal of a sustainability checklist to review. This will be required at the time of the application's formal submittal.
8-4H Flood Hazard	Planning Official	Complaint as Conditioned	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	No compliance issues noted	The application proposes more than 50 trees on site, thus at least 5 varieties of tree will be required. This appear to be met.
8-4I-4 Landscaping Provisions for Specific Uses	DC	May not be complaint	<p>A minimum of five percent (5%) of the gross site area shall be landscaped areas, excluding areas for setback or perimeter landscaping. Landscape Required (312,300sqft): 15,615 Landscape provided: 146,100 (47%)</p> <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. <u>W. Chinden Blvd. (1,227LF)</u> Trees Required: 1 Street + 25 Frontage = 26 Trees Trees Provided: 1 Street + 23 Frontage = 24 Trees (Deficient 2 Trees)</p> <p>Coffey Street (479LF) Trees Required: 1 Street + 10 Frontage = 11 Trees Trees Provided: 0 Street + 1 Frontage = 1 Tree (Deficient 10 trees)</p>

			<p>*There are a total of what looks like 10 trees between the property line and the proposed structures. However, the "Frontage" area is defined to be within 5ft and 15ft from the property line. This frontage is required to have a detached sidewalk with street trees, which is not currently shown. When the landscape buffer is shown on the plans, it will help accommodate for the required trees.</p> <p>** The proposal maintains a lot of the existing trees located along the southeastern property boundary line. These could potentially count towards the tree minimum, but the size and calipers have not been identified.</p> <p>A minimum of one tree per one thousand (1,000) square feet of landscaped area and one shrub per one hundred fifty (150) square feet of landscaped area shall be planted. Landscaping provided: 146,100 Trees required: 146 Trees provided: 94 (66 proposed and 28 existing) (Deficient 52 trees)</p> <p>*It appears that there is conflicting data in the submitted landscaping plans. Staff was unsure how this portion was calculated. It is mentioned that landscaping provided equals 146,100sqft, but elsewhere it states 49,642. Clarification will be required.</p>
8-4I-5 Perimeter Landscaping Provisions	DC	No compliance issues noted	N/A - adjacent use compatible with existing use; existing dense stream buffer exceeds perimeter screening intent.
8-4I-6 Parking Lot Landscaping Provisions	DC	No compliance issues noted	<p>The provisions of this section shall apply to all new or substantially altered parking lots of five (5) spaces or more.</p> <p>Internal shade trees shall be provided at a minimum ratio of one tree planted for every five (5) parking spaces supplied. Provided.</p> <p>Internal shade trees shall be planted such that no parking space is more than one hundred feet (100') from a tree. Provided.</p>
8-4I-7 Tree Preservation Provisions	DC	Not Complaint	A certified arborist report will be required to prove mitigation of trees being removed. Mitigation will be at a 1:1 ratio.
8-4L Open Space Provisions			
8-4L-3 General Open Space Standards	DC	No compliance issues noted	The common open space area is located and designed to serve a passive or recreational function.
8-4L-4 Open Space Standards for Single-family, Townhouse, and Two-Family Duplex Developments	DC	May not be complaint	<p>Common open space has not been specifically identified. A minimum of 10% of the site shall be common open space.</p> <p>Any open space, not less than four hundred (400) square feet in area, and with a minimum length and width dimension of twenty feet (20') that is active or passive in its intended use, and accessible by all residents of the development. It appears that the development has:</p>

			<ul style="list-style-type: none"> • Open grassy areas; • Existing vegetation areas to remain as dense vegetation
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.
8-6A-5 Administrative Process with Notice		No compliance issues noted	<p>To be completed with formal application: 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>
8-6B-7 Planned Unit Development	DC	No compliance issues noted	<p>Application will be required to apply for the Planned Unit Development as a Subdivision application.</p> <p>No waivers have been requested as of yet.</p>

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 Commercial b) 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. <p>Goal 2. Improve the City Image</p> <ul style="list-style-type: none"> a.) 2.3 Objective: Promote quality design and architecturally interesting buildings. <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>The application may not be supported by:</p> <p>Goal 2. Improve the City Image</p>

	<p>a.) 2.4 Objective: Create a vision for the design of all streets and highways consistent with city's urban setting.</p> <p>Goal 7. Connect the City</p> <p>a.) 7.4 Objective: Maintain and improve standards for sidewalks, curbs and gutters.</p>
Garden City Sidewalk Policy	No waiver requested. Sidewalks required.
Garden City Street Light Policy	A streetlight is installed along W. Chinden Blvd. in accordance with the policy.
Chinden- ITD Access Management Chinden Corridor Access Map	The existing access onto Chinden has been identified by ITD as an access that shall remain. Further comment from ITD might be required.
Garden City Transportation Needs List	<p>Install a pedestrian hybrid beacon at Coffey Street. This is a regional bike/ pedestrian corridor connecting the Boise Bench to the Greenbelt. There is significant pedestrian school traffic from Capital High School that utilizes the intersection of Glenwood and Chinden. A crossing at Chinden and Coffey would provide a safer and more comfortable alternative. This is a crossing identified in the Looking Glass Academy Garden City February 2019 recommendations.</p> <p>Standard Bike Wayfinding Signs Chinden & Coffey- East (North) noting: Marigold Street; City Hall, Library, Post Office, River Point Park</p> <p>Chinden Blvd. South Sidewalk Project Development Plan – Identifying the need for a 10ft multi-use pathway along the southside of W. Chinden Blvd.</p>