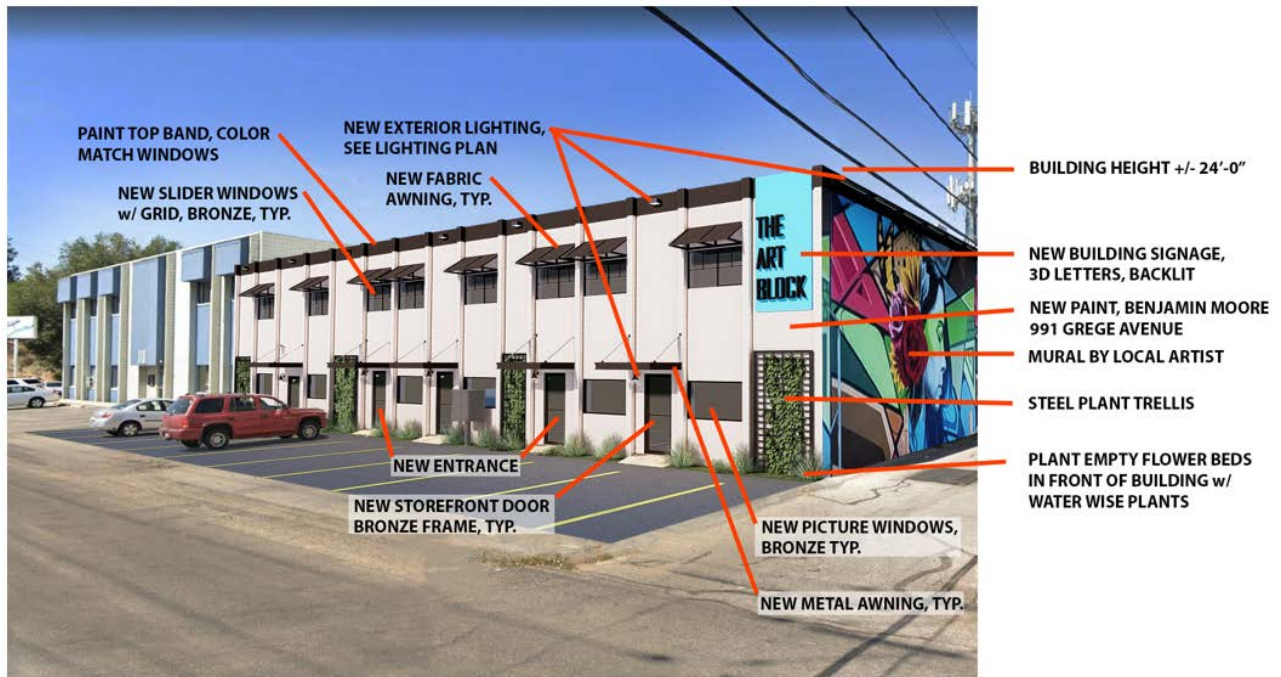




CITY OF GARDEN CITY

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

File Number: DSRFY2022 - 0010
Application Scope: Pre-Application Conference
Location: 104-108 31st St.
Applicant: Rebecca Kent
Pre-Application Report Date: April 18, 2022



Staff Report
 Prepared by Hanna Veal

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A. Project Information

Proposed Scope of Work:

Request	Review Process	Notes
Pre-application conference for a design review	8-6B-3 Design Review Committee	April 18, 2022
Public Hearing	8-6B-3 Design Review Committee	TBD or April 18, 2022

Project Details:

- 1) Proposed development: Facade change
- 2) Site Coverage:
 - a) Building: 61.4% of the site.
 - b) Landscaping: n/a
 - c) Paved Areas: n/a
- 3) Square footage dedicated to uses:
 - a) Commercial
- 4) Number of Structures: 1
- 5) Total number of vehicular parking spaces: 11
 - a) Enclosed: 0
 - b) Surface: 11
 - c) On-Street: 0
 - d) Off-site with a cross parking agreement: 0
- 6) Total number of bicycle parking: 0
 - a) Enclosed: 0
 - b) Surface: 0
- 7) Trash Enclosure: **Unknown**
- 8) Fencing: No fence
- 9) Sidewalk:
 - a) Proposed attached concrete sidewalk
- 10) Landscaping:
 - a) Street Trees: n/a
 - b) Parameter Landscaping: None
- 11) Connections: Replacements of waterlines along Stockton, Improve Stockton to function as vehicular access road for business on Chinden that is shared with bikes and pedestrians.
- 12) Closest VRT Stop: VRT Bus 8x W Chinden Blvd & E 39th St NEC

Site Conditions:

- 1) Street Address: 104-108 W 31st St Garden City, ID 83714
- 2) Parcel Number(s): a) R2734530587, b) R2734530592, c) R2734530597
- 3) Property Description:
 - a) N'LY 34' OF LOT 4 BLK P FAIRVIEW ACRES SUB NO 4 #0585 B
 - b) SLY 16' LOT 4 N'LY 15.50' LOT 5 BLK P FAIRVIEW ACRES SUB NO 4 #0585 S
 - c) SW'LY 34.50' OF LOT 5 BLK P FAIRVIEW ACRES SUB NO 4 #0585 S
- 4) Legal Lot of Record: Unknown
- 5) Property Size:
 - a) R2734530587: 0.120 acres
 - b) R2734530592: 0.110 acres
 - c) R2734530597: 0.120 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: 100 Year
 - b) 2017 Draft FIRM: 100 Year
- 10) Adjacent Uses:
 - a) Building Material, Garden & Equipment
 - b) Vehicle Sales
 - c) Service Provider
- 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: W 31st St
 - b) Side: Stockton St
- 14) Sidewalks: No sidewalks
- 15) Wetlands on site: none identified

B. Discussion

This is an application for a master sign program. The purpose of the master sign program is to encourage the integration of signs into the site and building design of new commercial and mixed-use development. Through this integration, the intent is to allow flexibility in the criteria as set forth in sections [8-4F-11](#) and [8-4F-12](#) and promote improved quality of design.

The property located at 104-108 W. 31st Street is located with Sign District 1 (SD1). The purpose of the SD1 is to maintain the areas that the comprehensive plan designates as areas that should be maintained residential in nature, while still allowing the properties whose base zoning or overlay zoning allows commercial uses to utilize signs to identify a business or service without disrupting the intended character of the area.

Garden City Code 8-4F-11 sets forth the regulations of SD1, those standards include:

- a)** Maximum number of signs shall be limited to one per building face. This number does not include exempt signs.
- b)** The sign must be a distinctive materials sign.
- c)** Illumination on all signs erected after the passing of this article must be external illumination.
- d)** Businesses must turn off lighting to signs that are internally illuminated or not fully shielded at ten o'clock (10:00) P.M. or close of business, whichever is later.
- e)** Lighting may be further limited to ensure compatibility with adjacent residential uses.

Additional code standards are set forth in 8-4F-12. The application's signs currently do not meet the SD1 provisions. However, as mentioned previously, the use of a master sign program allows flexibility in the criteria set forth in GCC 8-4F-11 and 8-4F-12. As a proposed Master Sign Program, the Design Review Committee must determine that the application meets the standards set forth in GCC 8-4F-13 for approval. The standards are:

- a)** Signs shall incorporate materials, colors and design that are compatible with and complement the scale and design of the building for which the sign identifies.
- b)** Multiple signs on the same parcel shall reflect common design elements including materials, color, letter style, illumination, sign type and sign style.
- c)** Sign height and placement of similar sign types shall be consistent throughout the development site.
- d)** Sign size, height or placement shall not impede pedestrian patterns.
- e)** Signs that exceed the standards set forth in sections [8-4F-11](#) and [8-4F-12](#) of this article shall demonstrate superior quality, creativity, or artistry and integration with the buildings and site.

- f) For wall signs on buildings with attached units, the building as a whole shall be used rather than the individual units in determining frontage. The total sign area of all wall signs on all units will be calculated from this frontage.
- g) After approval of a master sign program, no signs shall be constructed except in conformance with such plan. Upon approval, the sign program shall apply to all existing and future tenants.
- h) Where the master sign plan may conflict with this code, this code will supersede the applicant's master sign plan unless specifically conditioned in approval by the reviewing board in conformity with subsection C5 of this section.

The Design Review Committee is the final decision body for master sign programs. 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.

Staff has prepared a drafted decision document in association with this review.

C. Decision Process

General Provisions

A formal application will be processed per [GCC 8-6A-6 Administrative without 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: 04/18/2022 Design Review formal hearing: TBD

Required Findings:

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:

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

If there is a denial, state code requires that the decision maker identify what could be done to obtain approval.

Appeals of Decision:

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.

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) Live-Work-Create b) Mixed Use Commercial <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>Goal 12. Evolve as a Destination</p> <ul style="list-style-type: none"> a.) 12.1 Objective: Support a positive business environment b.) 12.2 Objective: Continue to support commercial and industrial land uses. c.) 12.3 Objective: Create a premier destination for work, recreation, entertainment, culture and commerce. <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>The application may not be supported by:</p> <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
Garden City Sidewalk Policy	<p>Sidewalks are not required per GCC 8-4E applicability.</p>
Garden City Transportation Needs List	<p>Stockton has been identified as an envisioned artisan pedestrian and bicycle pathway.</p> <p>Design Standards for Stockton include but are not limited to:</p> <ul style="list-style-type: none"> • A maximum speed limit of 10-15 miles an hour. This treatment is required to be approved by ACHD prior to implementation.

- **No curb, gutter or sidewalk within the right-of-way is required and limited or no parking is desirable. Sidewalk and connections may still be required on site. This treatment is considered adopted by Garden City for the purposes of redevelopment requirements through the adoption of this plan.**
- **Lighting**
- **Controlled access**
- **Adjacent landscaping and or art and street furniture**
- **Fencing > 3.5 not allowed on property line.**

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.

Phase I: Improve Stockton to function as vehicular access road for the businesses on Chinden that is shared with bikes and pedestrians from 30th-45th Streets; Phase II Connect and continue improvements to Stockton at 45th to Goodall Street (to be done concurrent with development).