



CITY OF GARDEN CITY

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

File Number: DSRFY2022 - 0019
Application Scope: Pre-Application Conference
Location: 4044 N. Adams Street
Applicant: Chad Weltzin
Pre-Application Report Date: August 16, 2022
Formal Hearing 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.

B. Project Information

Proposed Scope of Work:

Request	Review Process	Notes
Pre-application conference for a design review	8-6B-3 Design Review Committee	08/16/2022
Public Hearing	8-6B-3 Design Review Committee	TBD

Project Details:

- 1) Proposed development: New construction
- 2) Site Coverage:
 - a) Building: Unknown % of the site
 - b) Landscaping: Unknown % of the site
 - c) Paved Areas: Unknown % of the site
- 3) Number of residential units total:
 - a) One bedroom units: 11
 - b) More than one bedroom units: 5
- 4) Total number of vehicular parking spaces: 118
 - a) Automated Parking Garage: 107
 - b) Garage Surface Level: 11
 - c) On-Street: 0
- 5) Total number of bicycle parking: 23
 - a) Enclosed: 18
 - b) Surface: 5
- 6) Trash Enclosure: The refuse will be in a common location interior to the development
- 7) Fencing: Unknown
- 8) Sidewalk:
 - a) Existing attached sidewalk on Adams Street
- 9) Connections: Pedestrian pathway from site to 408 Place

Site Conditions:

- 1) Street Address: 4044 N Adams Street
- 2) Parcel Number(s): R2734520741
- 3) Property Description: NWLY 100' OF LOTS 1/2BLK 15 EXC R/W FAIRVIEW ACRES SUB NO 03 #0740-B
- 4) Legal Lot of Record: Unknown
- 5) Property Size: 0.454 acres
- 6) Zoning District: R-3
- 7) Zoning Overlay(s): None
- 8) Comprehensive Plan Land Use Map Designation:
 - a) Activity Node: Neighborhood Destination
 - b) Main Street Corridor
 - c) Mixed Use Residential
- 9) Floodplain Designation:
 - a) The project is not located in the floodplain according to the 2003 FIRM.

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- b) The project is in the floodplain according to FEMA's most recent modeling of the Lower Boise River, adopted by resolution 1083-20

10) Adjacent Uses:

- a) The Boardwalk Apartments and Condominiums
- b) Single Family Attached Dwelling Units
- c) Single Family Detached Dwelling Units
- d) Garage – Shop – Warehouse (Frontier Fence)
- e) Retail – Office (Mountain States Roofing)

11) Existing Use: Single Family Dwelling Unit

12) Easements on site : There are no records on file with Garden City of existing easements

13) Site Access:

- a) Front: N. Adams Street
- b) Rear: Adjacent Boardwalk Apartment called the "406 Place" for pedestrian access and trash services

14) Sidewalks: Sidewalks are installed and are in good repair.

15) Wetlands on site: none identified

C. Discussion

Please refer to the staff analysis for discussion points.

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: 08/16/2022 Design Review formal hearing: TBD

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.

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

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

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

Agency	Comment Date	Summary
Ada County Highway District		
Boise School District		
Central District Health		
COMPASS		
Garden City Engineer		
Idaho Transportation Department		
Irrigation: Fairview Acres		
North Ada County Fire and Rescue		
Meridian School District		

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		Complaint as Conditioned	Unknown if property is of legal record. Property deeds and lot descriptions will be required prior to construction to determine legal status.
8-1B-2 Nonconforming Structures		No compliance issues noted	
8-1B-3 Nonconforming Uses		No compliance issues noted	
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	Multifamily Dwellings are a permitted use.
8-2B-3 Form Standards	DC	No compliance issues noted	The required setbacks are: Front: 5'/20' Interior Side: 0'/5' Rear: 15' Street side: 5' The allowable maximum height is: n/a The minimum lot size is: n/a There are not encroachments All properties meet the minimum street frontage.
8-2C-15 Multi-Family		No compliance issues noted	All multi-family developments shall provide amenities. This proposal is compliant with this requirement.

			<p>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.</p> <ol style="list-style-type: none"> 1. Quality of life amenities provided: enclosed bike storage 2. Open space: plaza 3. Recreation amenities: none <p>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.</p>
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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	It appears that all outdoor service equipment is to be shielded from view. Further inspection will be performed at building permit review and prior to certificate of occupancy release.
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	<p>There appears to be a power pole within the Adams Street ROW that would conflict with the proposed location of the drive isle.</p> <p>A draft condition of approval is provided requiring that all utilities be underground.</p>
8-4B-4 Multi-family Residential Dwelling Units	DC	No compliance issues noted	<p>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.</p> <p>Entrances shall be adequately covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided.</p>

8-4C-5 Prohibitions	DC	No compliance issues noted	There are no visible false fronts, prefabricated structures or prohibited materials proposed with this application. There is not any crushed colored rock/crushed tumble glass utilized on the site. The material is found that it is insignificant in the design or provides significant creativity and uniqueness.
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8-4D Parking and Off Street Loading Provisions

8-4D-3 Parking Design and Improvement Standards	DC	May not be complaint	Parking areas shall be designed in such a manner that any vehicle leaving or entering the parking area from, or onto, a public or private street shall be traveling in a forward motion. Except for an alley and parallel spaces, driveway configurations which require backing in, from, or out onto the street, are not allowed. Staff has concerns regarding the turn around radius within the garage, especially for vehicles leaving and entering the automated parking lifts. The applicant has stated that the automated parking system includes the ability to rotate the vehicle while on the upper level shuttle so that when a resident retrieves their car, they are already facing forward in the direction of travel. No need to reverse or turn around.
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8-4D-4 Parking Use Standards	DC	No compliance issues noted	There is no on-street parking available.
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8-4D-5 Required Number of Off-Street Parking Spaces	DC	No compliance issues noted	Total number of vehicular parking spaces required: 29 Total provided: 118 Number of enclosed spaces required: 16 Total provided: 118 <table border="1" data-bbox="743 1150 1464 1291"> <thead> <tr> <th>Dwelling, multi-family</th> <th>Total Required Parking</th> <th>Required Within An Enclosed Garage</th> </tr> </thead> <tbody> <tr> <td>1 bedroom</td> <td>1 * 11 Units= 11</td> <td>1* 11 Units= 11</td> </tr> <tr> <td>More than 1 bedroom</td> <td>2* 5 Units= 10</td> <td>1* 5 Units= 5</td> </tr> </tbody> </table> For developments with more than 2 dwelling units there shall be 0.5 additional spaces/unit provided for guest parking. There is one bicycle space required for every 6 dwelling units necessitating 3 bicycle spaces.	Dwelling, multi-family	Total Required Parking	Required Within An Enclosed Garage	1 bedroom	1 * 11 Units= 11	1* 11 Units= 11	More than 1 bedroom	2* 5 Units= 10	1* 5 Units= 5
Dwelling, multi-family	Total Required Parking	Required Within An Enclosed Garage										
1 bedroom	1 * 11 Units= 11	1* 11 Units= 11										
More than 1 bedroom	2* 5 Units= 10	1* 5 Units= 5										

8-4D-6 Standards for Alternatives to On Site Parking	DC	No compliance issues noted	None requested.
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8-4E Transportation and Connectivity Provisions

8-4E-3 Public Street Connections	DC	Complaint as Conditioned	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.
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8-4E-4 Internal Circulation Standards	DC	No compliance issues noted	The drive is 20' or greater in width
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8-4E-6 Sidewalk Standards	DC	No compliance issues noted	Existing attached sidewalk along N. Adams Street.
8-4E-7 Pedestrian and Bicycle Accessibility Standards	DC	No compliance issues noted	
8-4F Sign Provisions			
8-4G Sustainable Development Provisions		May not be complaint	The development is required to provide 6 points. A sustainability checklist will be required at the time of the formal hearing 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	May not be complaint	A landscape plan was not submitted. Not enough information to review.
8-4I-4 Landscaping Provisions for Specific Uses	DC	May not be complaint	<p>A landscape plan was not submitted. Not enough information to review.</p> <p>A minimum of five percent (5%) of the gross site area shall be landscaped areas, excluding areas for setback or perimeter landscaping.</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.</p> <p>N. Adams Street (100LF): Trees Required: 1 Street + 2 Frontage = 3 trees Trees Provided: 1 Street + 2 Frontage = 3 trees <i>*Type of street trees is unknown. Trees shall be Class II or III, and have high and wide branching canopies to provide shade, environmental benefits, and pedestrian protection.</i></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.</p>
8-4I-5 Perimeter Landscaping Provisions	DC	No compliance issues noted	<p>Perimeter landscaping required along the common property line between a multi-family residential use and a single-family use or residentially zoned property.</p> <p>Perimeter landscaping has been provided along the eastern property boundary line consisting of a 10' setback with about 6' designated toward trees and other landscaping.</p>

8-4I-6 Parking Lot Landscaping Provisions	DC	No compliance issues noted	Not applicable.
8-4I-7 Tree Preservation Provisions	DC	Not Complaint	Existing trees on site. A certified arborist report is required for proper tree mitigation requirements. All healthy trees larger than 4' caliper that are removed would require a 1:1 tree mitigation.
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	May not be complaint	<p>For any new multi-family development: A minimum of eighty (80) square feet of private, usable open space shall be provided for each unit. Not enough information to review, the floor plans show balconies but do not show dimensions.</p> <p>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> <p>16 dwelling units x 250sqft = 4,000sqft common open space required.</p> <p>4,200sqft provided: 800sqft entry patio + 660sqft north patio + 2,740sqft amenity deck</p>
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>A notice of intent was sent to adjoining property owners within 300' and agencies with jurisdiction.</p> <p>If no objections are filed within 15 days, the Design Review Committee's decision shall be considered final.</p> <p>Objections will be heard by City Council following the public hearing provision set forth in section GCC 8-6A-7.</p> <p>Conditions of approval that are deemed necessary to protect the public health, safety, and welfare, and prevent undue adverse impacts on surrounding properties may be required.</p>

Other Items Reviewed	
Plan/Policy	Discussion/ Analysis
Previous entitlement that might affect this project	DSRFY2019-25: The Boardwalk Apartments
Garden City Comprehensive Plan	<p>This application is in future land use designations of the Comprehensive Plan:</p> <ul style="list-style-type: none"> a) Activity Node: Neighborhood Destination b) Main Street Corridor c) 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.) 2.3 Objective: Promote quality design and architecturally interesting buildings. b.) 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 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. <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.) 12.2 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>The application may not be supported by:</p> <p>Goal 7. Connect the City</p> <ul style="list-style-type: none"> a.) 6.3.2 Objective: Continue to explore opportunities that encourage mixed income housing in new developments.
Garden City Sidewalk Policy	Existing attached sidewalk.
Garden City Street Light Policy	A streetlight is installed along N. Adams Street in accordance with the policy.