



DEVELOPMENT SERVICES DEPARTMENT

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

DESIGN REVIEW REPORT AND DECISION

File Number: DSRFY2024 - 0002

Review Status: INITIAL REVIEW- NOT APPROVED

Plan Review Number: 1

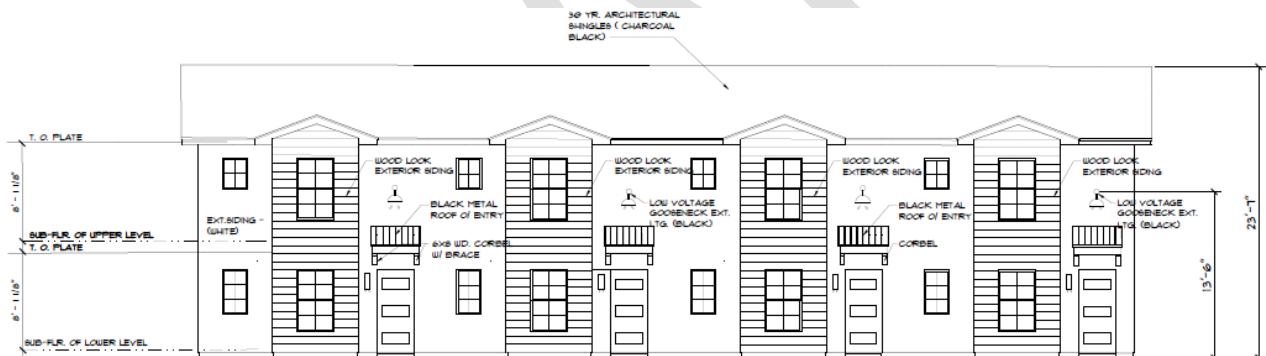
Reviewer: Hanna Veal and Mariia Antonova

Design Consultant: Brett Labrie

Design Consultant: Derek Hurd

Date: January 16, 2024

Applicant: Barbara A. Beier



NOTES:

1. ADDRESS NUMBERS TO BE POSTED IN 6" NUMBERS - ALIGNED VERTICALLY BY MAIN ENTRANCE OF EACH UNIT.
2. BOTTOM PORTION OF SIDE AND BACK ELEVATIONS TO BE OF BOARD AND BATTEN CONSTRUCTION.
3. MINIMUM GRADE FROM BUILDING 3/8" FOR FIRST 10' THEN MINIMUM GRADE THEREAFTER MINIMUM 2%.

FRONT ELEVATION - NORTH

SCALE 1/4" = 1'-0"



BACK ELEVATION - SOUTH

SCALE 1/4" = 1'-0"

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DRAFT

SITE INFORMATION¹

- 1) Owner: Omar Majdi
- 2) Street Address:
 - a) Previous Address: 205 & 209 W. 34th Street
 - b) New Addresses 211, 219, 227, and 235 W. 34th St.
- 3) Ada County Tax Parcel Number(s):
 - a) Previous Tax Parcel Number(s) for 2023: R2734531120 & R2734531110
 - b) New Tax Parcel Number(s) for 2024: R2734531115 &
- 4) Property Description:
 - a) Previous Property Description: LOT 32 BLK V FAIRVIEW ACRES SUB NO 4 & LOT 31 BLK V FAIRVIEW ACRES SUB NO 4
 - b) New Property Description: LOT 31 & 32 BLK V FAIRVIEW ACRES SUB NO 4 PAR A ROS 13922
- 5) Legal Lot of Record: Yes
- 6) Property Size: 0.375 acres
- 7) Zoning District: C-2
- 8) Zoning Overlay: Neighborhood Commercial Node
- 9) Comprehensive Plan Land Use Map Designation:
 - a) Activity Node: Neighborhood Destination
 - b) Live-Work-Create
- 10) The project is in the:
 - a) 500 Year of the Special Flood Hazard Area according to the 2020 adopted FIRM (the FIRM has adopted seclusion and utilizes the 2003 Flood Insurance Study).
 - b) 100 Year of the Special Flood Hazard Area according to FEMA's most recent model as adopted by resolution 1083-20.
- 11) Adjacent Uses:
 - a) Drinking establishment, limited services and food products, small scale processing
 - b) Vehicle Services
 - c) Warehouse and Storage Facility or Yard
 - d) Health Club
 - e) Artist Studio
 - f) Research and Development
 - g) Dwelling unit, single family detached
 - h) Industry, flex
- 12) Existing Use: Both properties contained Dangerous Buildings that have been removed. Existing shed and single-family dwelling remain.
- 13) Easements on site:
 - a) FAIRVIEW ACRES SUB 04 PLAT;
 - b) UTILITY, DRAINAGE, IRRIGATION EASEMENT; 200,600,048
- 14) Site Access:
 - a) Front: W. 34th St.
- 15) Sidewalks: No sidewalk
- 16) Wetlands on site: None identified

¹ A lot line consolidation was approved by the city and recorded by the county in 2023. Parcel details depend on which year is evaluated, with the addresses 205 & 209 W. 34th St. existing in 2023 but replaced by 211 W. 34th St. for the year 2024.

PROJECT INFORMATION

- 1) Proposed development: New construction
- 2) Noticing was completed on: December 1, 2023
- 3) The neighborhood meeting was held on: December 20, 2023
- 4) Associated Conditional Use Permit: None
- 5) Site Coverage: 16,254 SF
 - a) Building: 2,156 SF, 13% of the site
 - b) Landscaping: 7,001 SF, 43% of the site
 - c) Paved Areas: 7,097 SF, 44% of the site
- 6) Number of Structures: 1
- 7) Number of residential units total: 4
 - a) Two bedroom units: 4
- 8) Total number of vehicular parking spaces: 10
 - a) Covered: 10
 - b) ADA: 1
 - c) Compact: 1
- 9) Total number of bicycle parking: 3
 - a) Surface: 3
- 10) Trash Enclosure: The refuse will be in a common location;
- 11) Fencing: 6' tall chain-link fence along eastern property boundary line
- 12) Sidewalk:
 - a) Detached proposed
- 13) Landscaping:
 - a) Street Trees: 4 spruce trees
 - b) Perimeter Landscaping: none

AGENCY COMMENTS

The following agency comments were provided:

Agency	Comment Date	Summary
Garden City Engineer Link to Comment	11/22/2023	<ul style="list-style-type: none"> • We usually see townhouse/townhome projects as subdivisions. It appears in this case the project is a four-plex rental project. If this is the case, this review will suffice. If a new land subdivision is proposed, this review will not be adequate. • Approval of the project by the Ada County Highway District will be required. • Approval of the project by the North Ada County Fire and Rescue District will be required. • Project approval should not occur until the "will serve" letter has been completed. • New water and sewer services must be reviewed and approved by the city's Public Works Department. • The applicant is responsible to verify that adequate water system supply is available to provide any fire suppression water needs. • The applicant is responsible to confirm/verify that adequate sewer capacity is available, and that the existing system depth is adequate to serve the site.

		<ul style="list-style-type: none"> • Water lines need to be at least 25 feet from storm water seepage beds. • A site grading and drainage plan will be required. Said plan must be reviewed and approved by the city. • A storm water design report and a drainage system operation and maintenance manual for handling of storm water prepared by an Idaho licensed design professional will be required. • A site geotechnical report will be required for the design of the on-site storm water system prepared by a qualified license professional. • The landowner must enter into an agreement with the city that will be recorded addressing mandatory maintenance of the site's storm water system. The agreement must be fully executed, have conditionally approved plans attached and be recorded by the city with final plan approval. • The applicant should review the original FEMA work maps (not the current adopted maps) as the city has been placed in seclusion. The current maps (June 2020) do not display the possible future risk of the flooding potential of the Boise River. If the lowest floor building elevation is below the draft map BFE, a Flood Risk Acknowledgement form may be required from the landowner/developer.
Idaho Transportation Department Link to Comment	11/13/2023	<ul style="list-style-type: none"> • ITD does not object to the proposed application as presented at this time.
Republic Services Link to Comment	11/09/2023	<ul style="list-style-type: none"> • No concerns with the plan.
Boise Fire Link to Comment	11/30/2023	<ul style="list-style-type: none"> • Fire hydrants, capable of producing the required fire flow, shall be located so that no part of the structure is more than 600-feet from the hydrant. (IFC 507.3, IFC B104, IFC B105, IFC C105). 2 • Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105, IFC C105). • Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)
ACHD Link to Comment	12/08/2023	<ul style="list-style-type: none"> • Construct 34th Street as ½ of a 36-foot commercial street section with curb, gutter, and 5-foot detached concrete sidewalk abutting the site. • Dedicate right-of-way to 2-feet behind back of sidewalk, or for detached sidewalk the applicant may reduce the right-of-way width to 2-feet behind back of curb and provide a permanent right-of-way easement to extend from the right-of-way line to 2-feet behind back of sidewalk. • Close the existing driveways with curb, gutter, and sidewalk. • Construct a paved 24-foot-wide driveway onto 34th Street located 414-feet west of Brown Street

		<ul style="list-style-type: none"> • A Traffic Impact Fee will be assessed by ACHD and will be due prior to issuance of a building permit. Please contact the ACHD Planner (see below) for information regarding impact fees. • Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD. • Comply with the Standard Conditions of Approval as noted below.
DEQ Link to Comment	11/17/2023	<ul style="list-style-type: none"> • General comments provided

PUBLIC COMMENT

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

Committer	Comment Date	Summary

MEETING SUMMARY

This is a summary of the discussions that occurred at the Design Review consultation meetings.

There have been no previous consultations on this project.

CODE AND POLICY REVIEW

Discussion

This application does not provide enough information to review thoroughly enough to render a decision. Additional information and changes to the proposed plans is required per the analysis below to meet the current Garden City Code standards. All highlighted areas of this report indicate the code compliance issues discovered during staff's analysis.

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 Applicable Code Sections		
Code Section	Compliance	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	No compliance issues noted	A lot line consolidation was performed in 2023 which was approved by the city and recorded by the county.

8-1B-2 Nonconforming Structures	No compliance issues noted	Existing structures on-site are to be demolished as part of this proposal.
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 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	Multifamily Dwellings are a permitted use.
8-2B-3 Form Standards	No compliance issues noted	The required setbacks are: Front: 5' Interior Side: 5' Rear: 5' Street side: 5' There are not encroachments All improvements are more than 70' from the Boise River. The property meets the minimum street frontage.
8-2C-15 Multi-Family	May not be compliant	All multi-family developments shall provide for quality of life, open space and recreation amenities to meet the particular needs of the residents. The number of amenities shall depend on the size of multi-family development. 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: None 2. Open space: open grassy area of at least fifty feet by one hundred feet (50' x 100') in size Not enough information 3. Recreation amenities: children's play structures It is unclear if more than one amenity is provided, as it is not identified in the plans. Staff can consider the open grassy area so long as it meets the minimum dimensional standards and is in fact lawn. 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 condition has been drafted to require this document prior to certificate of occupancy.
Title 8, Chapter 4: Design and Development Regulations		
8-4A-3 Fences and Walls	Not Compliant	6' tall privacy fence between each back patio: Unknown material Existing 6' high chain link fence on property: Prohibited fencing material – Required to be removed or replaced with code compliant fencing materials.

		Site plans show existing 6' chain link and exiting 6' wooden fence off-site/off property.
8-4A-4 Outdoor Lighting	Complaint as Conditioned	Outdoor Lighting plan was submitted. Further review will be performed at building permit review level, and prior to building permit being issued. 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	No compliance issues noted	All on site service areas for waste, recycling, or trash; and equipment areas for transformer and utility vaults shall be located in an area not visible from a public street or adjoining property, or shall be screened from view from a public street and adjoining property with a privacy fence. The trash enclosure is made of 4" thick concrete, screening it from the view of the public street and adjoining property. The trash enclosure is within the 5' setback on the south side.
8-4A-7 Stormwater Systems	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	Complaint as Conditioned	Another draft condition of approval is provided requiring that all existing and proposed utilities be underground.
8-4A-9 Waterways	Complaint as Conditioned	All landscape areas to be provided with an underground irrigation system. There does not appear to be Boise River irrigation facilities to the site.
8-4B-4 Multi-family Residential Dwelling Units	May not be compliant	Building setbacks shall consider windows, entrances, porches and patios, and how they impact adjacent properties. 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. All facades appear to be flat, without recesses or projections other than the black metal roof over the front entryway. 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. The "Wood Look" material highlights the window of each unit. While the black metal roof highlights the front door of each unit. Entrances shall be adequately covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided. 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. Sloped roof pitch is unknown. Roofline facing 34th might not be distinctive enough.

Exterior building materials and finishes shall convey an impression of permanence and durability. Materials such as masonry, stone, stucco, wood, terra cotta, and tile are encouraged. **Provided.**

Windows are required to allow views to exterior activity areas or vistas. Windows shall be provided on any building facing any common area used for children's recreation. **Childrens playground is proposed at the rear of the property. Proposed glazing facing the playground is provided.**

[8-4C-5 Prohibitions](#) | 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.

8-4D Parking and Off Street Loading Provisions.
 New parking code per Ord. 1034-22 Adopted June 12, 2023

[8-4D-3 Parking Design and Improvement Standards](#) | **Not Compliant** | **Vehicle parking:**

Table 8-4D-1: MINIMAL DIMENSIONAL STANDARDS FOR MOTOR VEHICLE STALLS				
Parking Angle	Stall Width	Stall Depth	Length Per Car	Driveway Width* Must also meet fire requirements
Standard				
90°	9'0"	20'0"	9'0"	22'0"
Compact				
90°	7'6"	15'0"	7'6"	22'0"

Compliant Parking Provided:
8 regular parking spaces
 Stall Width: 9'
 Stall Depth: 22'
 Length per car: 20'

1 compact parking spaces
 Stall Width: 7.5' **not compliant**
 Stall Depth: 21'
 Length per car: 20'

1 accessible parking space
 Stall Width: None
 Stall Depth: None
 Length per car: 20'
 Accessible spaces shall be designed in accordance with current adopted building codes and current Americans With Disabilities Act (ADA) guidelines.

Parking areas shall not be located closer than four feet (4') to any established public street. **Compliant. Refer to discussion regarding ACHD ROW.**

Parking spaces shall not be placed between the public right-of-way and the main building entrance. **Not compliant.**

		<p>Parking lots shall be designed in compliance with the requirements as set forth in GCC 8-4C, Design Provisions for Nonresidential Structures.</p> <p>Parking lots shall be designed in accordance with GCC 8-4I, Landscaping and Tree Protection Provisions.</p> <p>Bicycle parking spaces shall:</p> <ul style="list-style-type: none"> • Be a minimum space six feet (6') long by two feet (2') wide; not enough information • On-site spaces shall be located within fifty feet (50') of the building entrance(s); Provided • Be properly illuminated to increase security and avoid accidents and adhere to GCC 8-4A-4, Outdoor Lighting. Not enough information 						
8-4D-4 Parking Use Standards	No compliance issues noted	No use shall provide less than the minimum spaces required.						
8-4D-5 Required Number of Off-Street Parking Spaces	Not Compliant	<p>Motor vehicle parking spaces required:</p> <table border="1" data-bbox="669 848 1391 1045"> <thead> <tr> <th>Dwelling Type</th> <th>Required Parking Spaces Per Each Dwelling Unit (including covered and uncovered)</th> <th>Required Covered Parking Per Each Dwelling Unit</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 parking spaces/unit provided for guest parking for the first 10 dwelling units. There shall be 0.1 parking spaces/unit provided for guest parking for every unit after the first 10 units.</p> <p><u>Residential parking:</u> Required: 8 with 4 covered Provided: 8 with 8 covered</p> <p><u>Guest vehicle parking space required:</u> Required: 2 (covered) Provided: 2 (covered)</p> <p>Total motor vehicle parking space provided: 10 (including 1 compact + 1 ADA accessible)</p> <p><u>Bicycle parking spaces required:</u> One covered 1 space for every dwelling unit/ or home: 4*1= 4 0.5 spaces/unit for the first 10 dwelling units: 4*0.5= 2</p> <p>Total bicycle parking space required: 6 with 4 covered Total bicycle parking space provided: 3 (Deficient 3 spaces, and lacks 4 covered spaces)</p>	Dwelling Type	Required Parking Spaces Per Each Dwelling Unit (including covered and uncovered)	Required Covered Parking Per Each Dwelling Unit	More than 1 bedroom	2* 4 Units= 8	1* 4 Units= 4
Dwelling Type	Required Parking Spaces Per Each Dwelling Unit (including covered and uncovered)	Required Covered Parking Per Each Dwelling Unit						
More than 1 bedroom	2* 4 Units= 8	1* 4 Units= 4						
8-4D-6 Standards for Equivalent	No compliance issues noted	Equivalent parking was not requested.						

Parking Adjustments						
8-4D-7 Off Street Loading Standards	No compliance issues noted	Loading zone is not provided.				
8-4E Transportation and Connectivity Provisions						
8-4E-3 Public Street Connections	Not Compliant	All streets and driveways shall adhere to the standards of a clear vision triangle. Not enough information				
8-4E-4 Internal Circulation Standards	No compliance issues noted	The drive is 24' in width.				
8-4E-6 Sidewalk Standards	Further discussion needed	Sidewalks shall be required along public rights-of-way intended for vehicular travel. The 5' detached sidewalk is proposed to be installed on-site. A sidewalk can be installed between the property line and the public right-of-way (ROW) if ACHD allows. Coordination with ACHD will be required for work within the ROW. ACHD has yet to provide comment.				
8-4G Sustainable Development Provisions						
8-4G Sustainable Development Provisions	No compliance issues noted	Not needed. Code only requires when development is 4 dwelling units or more.				
8-4H Flood Hazard	Complaint as Conditioned	The planning official is the decision maker on items regarding 8-4H. The applicant should review the original FEMA work maps (not the current adopted maps) as the city has been placed in seclusion. The current maps (June 2020) do not display the possible future risk of the flooding potential of the Boise River. If the lowest floor building elevation is below the draft map BFE, a Flood Risk Acknowledgement form will be required from the landowner/developer. 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	Not Compliant	When five (5) or more trees are to be planted to meet the requirements of any portion of this article (including street trees, perimeter landscaping, parking lot landscaping and other landscape guidelines) a mix of species shall be provided. <table border="1" data-bbox="586 1648 1481 1743"> <tr> <td>Required Number Of Class II Or Class III Trees</td> <td>Minimum Number Of Species</td> </tr> <tr> <td>5 to 10</td> <td>2</td> </tr> </table> Provided: Not enough information All required landscaping shall be provided with an automatically controlled irrigation system in conformance with the best management practices for automatic irrigation systems set forth in the "Garden City Design And Construction Guide".	Required Number Of Class II Or Class III Trees	Minimum Number Of Species	5 to 10	2
Required Number Of Class II Or Class III Trees	Minimum Number Of Species					
5 to 10	2					

8-4I-4 Landscaping Provisions for Specific Uses	May not be compliant	<p>A minimum of five percent (5%) of the gross site area shall be landscaped areas, excluding areas for setback or perimeter landscaping. Required: 16,254 SF x 0.05 = 812 SF Provided: 7,001 SF *It is unknown if the 7,001 SF of landscaping includes the setback/perimeter landscaping. Not enough information.</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. W. 34th St: (~140 LF) 1 Street tree + 3 Frontage trees = 4 trees Provided: 4 trees. The existing spruce tree appears to remain. In the frontage, instead of class III or II, new spruce trees are provided. Evergreen trees are not measure by class, instead by height. To be code compliant, deciduous trees are required.</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. Proposed Landscape: 7,001 SF</p> <p>Required trees: 7,0001 /1,000= 7 Provided trees: 8</p> <p>Required shrubs: 30 Provided shrubs: Unknown. The landscape plan needs to be revised. Clarification is needed regarding the designation of shrubs and trees.</p>
8-4I-5 Perimeter Landscaping Provisions	Not Compliant	<p>Required perimeter landscaping meeting the standards set forth in subsection "Standards" of this section is required in the following situations:</p> <ul style="list-style-type: none"> • Along the common property line between a multi-family residential use and a single-family or two-family residential use or vacant single-family or two-family zoned property. • Between a new or substantially altered nonresidential use and a residential use or vacant residentially zoned property where such uses are not separated by an arterial street <p>Perimeter landscape is not provided.</p>
8-4I-6 Parking Lot Landscaping Provisions	Not Compliant	<p>Internal shade trees shall be provided at a minimum ratio of one tree planted for every five (5) parking spaces supplied. Not provided.</p> <p>Include landscaped islands with at least one tree at the beginning and end of each parking row and to break up longer rows or highlight special features. Not provided.</p>
8-4I-7 Tree Preservation Provisions	Not Compliant	<p>Arborist certification report required.</p>
8-4L Open Space Provisions		

8-4L-3 General Open Space Standards	May not be compliant	<p>Common open space shall be designed as an integral part of a residential development project by demonstrating adherence to the following standards:</p> <ol style="list-style-type: none"> 1. Areas on the site of mature landscaping, trees, and natural features have been incorporated into the common open space area; 2. The common open space area provides connectivity with other open areas, public spaces, trails, or water features within and off the site; and 3. The common open space area is located and designed to serve a passive or recreational function. <p>Not enough information to review.</p>
8-4L-5 Open Space Standards for Multi-family Developments	May not be compliant	<p>Private open space: Each unit is required to provide 80sqft of private open space. Each unit has a 90 sqft patio (9'x10'). Compliant.</p> <p>Common Open Space : Not enough information to review</p>
Title 8, Chapter 6, Article A: Administration		
8-6A-3 General Application Process	Compliant	The application was reviewed and considered complete within 30 days of submittal, a 300' radius notice list and neighborhood meeting letter template was issued to the applicant, agencies were noticed, and staff started processing the application.
8-6A-4 Required Application Information	N/A	No application waivers were requested pursuant to 8-6A-4A
8-6A-5 Administrative Process with Notice	Not Determined	<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 Planning Official'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
Garden City Comprehensive Plan	<p>This application is in future land use designations of the Comprehensive Plan:</p> <p>The land use map shows generalized designations for future land uses. The map also identifies unique possibilities for land use and areas for future studies. The following is an explanation for the designations shown in the legend on the land use map.</p> <ol style="list-style-type: none"> 1. LIVE-WORK-CREATE: The live-work-create district is in the Old Town Site generally between 32nd to 37th Streets with a possible expansion, based on further study. This designation reflects an opportunity to

create an Arts District within the city where artists, crafts persons, or others can live, work, exhibit and operate a business. A mix of uses, including residential, retail, office and small scale industrial are appropriate for this area. Regulation should be primarily through form not uses, including maintaining the existing subdivision pattern of small lots, and limiting the maximum building footprint or square footage of a building in relation to lot size. Large scale development that consolidates lots and allows for larger scale industrial or commercial uses should be restricted.

2. **ACTIVITY NODE:** Activity nodes are identified on the Land Use Map for neighborhood centers, local and regional destinations, and locations in proximity to existing and future transit stations and stops. Activity centers range in size depending on their function and location. Some nodes may be centered around the intersection of major streets or extend down a street to connect major community facilities. The common characteristics of the activity nodes are a mix of uses, public spaces, compatible transition to the uses surrounding the nodes and non-motorized connections to within a quarter mile walkable area of the node center. Some nodes, especially around transit stations, would have higher density (at least 14-20 units per acre) and multi-story development (three or more stories). It is not intended that all nodes could be developed within the twenty-year period of the plan. Activity Nodes by type shown on the Land Use Map are as follows: Neighborhood and Destination Centers: The centers should be focused on uses that facilitate making the location a destination. Uses may include small scale retail, art, office, and higher density residential.

Identified centers are:

- Adams and 50th Streets intersection to the Boise River
- Adams and 42nd street intersection to the Boise River.
- East city boundary to 36th street between the Boise River and Chinden Boulevard
- Glenwood and Marigold Streets intersection
- Chinden Boulevard and Garrett Street intersection
- Chinden Boulevard and 50th Street intersection
- State Street and Pierce Park Transit Oriented Development Nodes
- Chinden Boulevard and Glenwood Street intersection
- Chinden Boulevard and Veterans Parkway intersection
- State Street and Horseshoe Bend Road
- State Street and Glenwood Street

The application may be supported by:

Goal 1. Nurture the City

- a.) 1.4 Objective: Create a premier destination place to live, work, and recreate.

Goal 2. Improve the City Image

- a.) 2.4 Objective: Create a vision for the design of all streets and highways consistent with city's urban setting.

Goal 4. Emphasize the "Garden" in Garden City

- a.) 4.3 Objective: Beautify streets, sidewalks and gateways with landscaping, trees, and public art.

Goal 7. Connect the City

- a.) 7.4 Objective: Maintain and improve standards for sidewalks, curbs and gutters.

The application may not be supported by:

Goal 2. Improve the City Image

	a.) 2.3 Objective: Promote quality design and architecturally interesting buildings.
Garden City Sidewalk Policy	No waiver was requested.
Garden City Street Light Policy	A streetlight is installed along W. 34 th Street in accordance with the policy.

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](#). The Planning Official and City Council have decision authority once a Design Review Consultation has occurred.

Decision

Pursuant to GCC 8-6A-5, staff shall take one of several actions:

- a. Intent to approve as submitted;
- b. Intent to approve with changes;
- c. Request changes and resubmittal;
- d. Recommend denial; or
- e. Recommend public hearing.

Once the decision is rendered it will be sent to the applicant and interested parties. If the determination is a recommendation for a public hearing or if a person with standing objects, a hearing with City Council or Planning and Zoning Commission will be scheduled.

Appeals of Decision:

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. The objection shall be made on the appeal submittal form and must be accompanied by the appeal fee. 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. Verbal objections will not be accepted. Written objections received after the 15-day objection period will not be accepted.

When a design review consultation is required as part of an application that requires a public hearing, public testimony regarding design will be heard by the planning and zoning commission at the planning and zoning commission's scheduled hearing.

REQUIRED FINDINGS, CONCLUSIONS OF LAW AND DECISION

Required Findings

In order to approve a design review application after a recommendation by the design review consultant(s), the decision maker shall make a determination with written reasoned statements on the following findings:

GCC 8-6B-3_Required Findings	Determination	Reasoned Statements
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<ol style="list-style-type: none"> 1. The proposed design shall comply with all design standards in Garden City Code, Title 8. 2. The proposed design shall provide effective bicycle and pedestrian access and movement to, from, within, and across the site. 3. The proposed design shall be compatible with or improve the public's use of existing and planned public spaces, including but not limited to the greenbelt and pathways, sidewalks, parks, roadways, open space, public facilities, Boise river and waterways, canals, and other surface irrigation. 4. The proposed design shall be compatible with the neighborhood in scale and intensity. 5. The proposed design shall not create an adverse impact on the surrounding neighborhood. 6. The proposed architecture and site improvements shall have facades, features, materials and building form, and other physical improvements that are compatible with or enhance the neighborhood. 7. The proposed design and landscape shall improve the design and function of the site and be consistent with the southwest Idaho climatic conditions; and 8. The proposed design shall be compatible with applicable natural, scenic, and historic features, including but not limited to wetlands, the Boise River, waterways, and historic structures. 	<p>Not Determined: This will be completed in conjunction with the formal decision</p>	<p>TBD: This will be completed in conjunction with the formal decision</p>
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The Planning Official reviewed the application with regard to Garden City Code, Title 8, Chapter 4, and based on the conditions required herein, concludes the application **TBD** the standards of approval under **GCC 8-6B-3 Design Review**.

WHEREFORE, based upon the foregoing Findings of Fact and Conclusions of Law contained herein, the Planning Official hereby **TBD** the application, subject to the following conditions:

Potential Conditions are in grey

IN APPROVAL

Site Specific Requirements:

Scope of this permit:

1. The scope of this permit is to allow for the use of four multi-family dwelling units.
2. TBD

Prior to Occupancy:

1. 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.
2. TBD

Site Specific Requirements for the Duration of the Use:

1. All multi-family developments shall provide for quality of life, open space and recreation amenities to meet the particular needs of the residents in accordance with Garden City Code 8-2C-15 and as approved.
2. TBD

General Requirements:

1. This review and approval is specific to the design of the project. Final approval is subject to the approval of other reviewing agencies. Any more restrictive standards adopted and made applicable by any Transportation Authority, Fire Authority or other Federal, State or Local regulatory agencies shall prevail. This approval shall not annul any portion of Garden City Code or other applicable regulation unless specifically noted.
2. Any changes to the plans and specifications upon which this approval is based, other than those required by the above conditions, will require submittal of an application for modification and approval of that application prior to commencing any change.
3. All improvements and operations shall comply with applicable local, state and federal requirements and procedures whether specifically addressed in the analysis of this application or not. This shall include but not be limited to 8-4A General Provisions of Design and Development Regulations; 8-4I-3 and Landscape Maintenance Provisions 8-4I-9; and Standards for Transportation and Connectivity Provisions identified in 8-4E.
4. All utilities on the site, including telephone, cable television, and electrical systems shall be underground and in compliance with Garden City Code 8-4A-8.
5. Driveway openings in curbs shall comply with the requirements of the Transportation Authority. The driveway shall be straight or provide a 28-foot inside and 48-foot outside turning radius.
6. Plant materials which exhibit evidence of insect pests, disease, and/or damage shall be appropriately treated to correct the problem. Dead plant materials shall be replaced.
7. Where landscaping might impact motorist or pedestrian sight distance, shrubs shall be maintained below three feet (3') in height and trees shall be pruned so that the lowest branches will be at least seven feet (7') above the ground level.
8. A three-foot (3') clearance zone shall be maintained around the circumference of fire hydrants.

9. Retain and protect existing trees, vegetation, and native soils and integrate these features into the overall landscape plan as required by or exempted from Garden City Code 8-4I and as shown in the approved landscape plans.
10. Required landscape areas shall be at least seventy percent (70%) covered with vegetation at maturity, with mulch used under and around the plants. Use of mulch, organic or rock as the only ground cover in required planting areas is prohibited.
11. If trees are staked, the stakes shall be removed within twelve (12) months to prevent damage to the tree.
12. 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.
13. 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.
14. 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.
15. The landscape installation shall stabilize all soil and slopes.
16. All required landscaping shall be provided with an automatically controlled irrigation system in conformance with the best management practices for automatic irrigation systems.
17. Demonstrate compliance with or an exemption from Garden City Code 8-4G prior to certificate of occupancies.
18. This approval is for this application only. Additional permits, licenses and approvals may be necessary. All other applicable permits must be obtained prior to a Certificate of Occupancy.
19. Property Maintenance Standards shall be maintained as required by Garden City Code.
20. The property owner is responsible for the maintenance of all landscaping and screening devices required.
21. All outdoor living spaces must comply with Garden City Code 8-3C General Provisions-Living Space Requirements.
22. All outdoor service and equipment areas shall comply with Garden City Code 8-4A-5 Outdoor Service and Equipment Areas.
23. All stormwater systems must comply with Garden City Code 8-4A-7.
24. System Installation Required: Each and every lot within the subdivision shall have underground pressurized irrigation water. The pressurized irrigation system shall be constructed and installed at the same time as the domestic water lines but shall not necessarily be in the same trenches.
25. Materials submitted after the decision shall not be considered part of the record for this decision. If additional materials or information is submitted after the decision the application may be remanded to the decision-making body during which time the decision shall be stayed provided that there is no immediate threat to life or safety.
26. Any changes in the design, construction, operation or use shall be brought to the immediate attention of the Planning Official for determination if the changes are in substantial conformance with the City's action. Any modification to approved plans shall require submittal and approval of these modifications prior to construction. Final approval is based on substantial conformance with the plans reviewed and approved.
27. Any substantial changes to the design shall be reviewed by the Design Review Committee for compliance with Garden City Code 8-4. Any other changes that are not in substantial conformance with the approval shall be remanded to the decision-making body.
28. Occupying the site prior to Certificate of Occupancy is a criminal offense.

29. The date of action is the date the decision body formalizes their decision. The decision body may formalize their decision by approving a draft decision or a draft decision with noted changes at the hearing. The date of action may be a different date than the applicant is provided with a signed copy of the decision.
30. Pursuant to 8-6A-9 Appeals, those with standing may appeal a decision within fifteen days from the date of action.
31. This approval shall expire one (1) year from its approval, unless otherwise extended as allowed by Garden City Code.
32. If any term or provision of this decision, to any extent, is held invalid or unenforceable, the remaining terms and provisions hereof shall not be affected thereby, but each such remaining term and provision shall be valid and enforced to the fullest extent permitted by law.

IN DENIAL

1. The date of action is the date the decision body formalizes their decision. The decision body may formalize their decision by approving a draft decision or a draft decision with noted changes at the hearing. The date of action may be a different date than the applicant is provided with a signed copy of the decision.
2. Pursuant to 8-6A-9 Appeals, those with standing may appeal a decision within fifteen days from the date of action.
3. If any term or provision of this decision, to any extent, is held invalid or unenforceable, the remaining terms and provisions hereof shall not be affected thereby, but each such remaining term and provision shall be valid and enforced to the fullest extent permitted by law.

TBD

Development Service Staff

Date

IMAGES

None