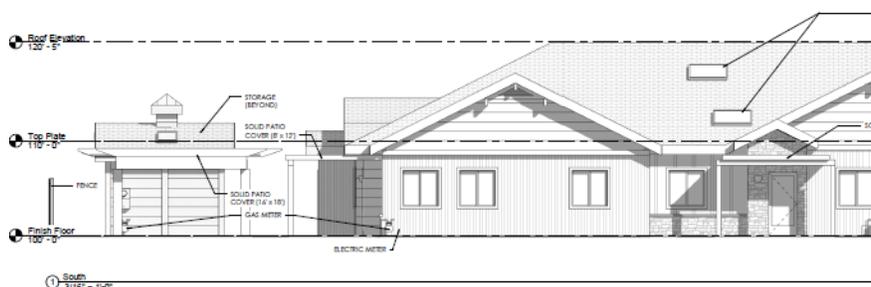




## CITY OF GARDEN CITY

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

**File Number: MPUDFY2019-1**  
**For: Design Review Modification**  
**Location: 322 E. 44th St., Garden City, Idaho**  
**Applicant: Susan Samson**  
**Design Review Meeting Date: June 17, 2019**



Garden City Design Review Committee  
Staff Contact: Christian Samples

**City of Garden City**  
**Design Review Staff Report**

**Background:** Sue Samson is requesting approval of a modification to an approved Design Review to be located at 322 E. 44th Street; Ada County Parcel R2734500512, S 170' Lot 16 Blk 2 Fairview Acres Sub No. 1. The property is zoned R-3 and located in the Mixed Use Residential designation of the Comprehensive Plan.

**Scope of Application**

Application: Modification to Design Review  
Original Design Review Approval Date:  
Proposed Use: Dwelling Unit, Multiple Family  
Proposed Modifications:

1. Riser room added
2. Garages enlarged by 2'
3. Windows removed from south side of shed
4. Redistribution of windows on unit D
5. Relocation of fence along 44<sup>th</sup> Street
6. Curb reduction/entry enhancement
7. Plant types/locations changes
8. Patio covers changed to solid instead of lattice
9. Patio covers extended 1-2' past posts
10. Additional landscaping added

**Hearing Information**

1. Design Review Formal Hearing

**Attachments:**

1. Letter of Amendment
2. A.101 Site Plan
3. A.211 Elevations
4. L1.00 Landscape Plan
5. Previously approved documents

**Purpose:** The design review process is intended to involve the city at the earliest possible time in the development and design of a project and to work with the applicant in an iterative process of review and design. The review process is intended to be flexible and tailored to the needs of the project and the applicant.

**Analysis:** Staff has conducted a preliminary analysis on behalf of the Design Review Committee. Because the Committee ultimately interprets Development Code and determines whether a proposal is compliant, the following comments by staff are intended solely to assist  
STAFF REPORT: MPUDFY2019 - 1

the Committee in reviewing the application. Staff's interpretation of Development Code and whether an application is compliant is *not* binding on the Committee.

<b>STANDARDS FOR REVIEW</b>	
<b>City Code</b>	<b>City Standards/Staff Comments</b>
<b><u>GCC 8-4A Design and Development Provision – General Standards</u></b>	
<b><u>GCC 8-4A-3 Fences and Walls</u></b>	<p><b><u>The proposed modification to the fence placement does not appear to comply with the following standards:</u></b></p> <p><i>D. Setbacks:</i></p> <p><i>1. Fences greater than three and one-half feet (3.5') shall be set back to be flush or behind the building frontage. Where there is no buildings frontage, fences greater than three and one-half feet (3.5') shall be set back minimally ten feet (10') from the back of sidewalk so as to allow for street trees and landscaping between the fence and the sidewalk.</i></p> <p>The applicant has proposed moving the fence up to 1'6" away from the sidewalk along 44<sup>th</sup> Street to both enlarge the yard and accommodate pedestrians. However, the fence is proposed to 6' in height and not flush against the building frontage.</p> <p>A possible solution would be to reduce the height of the fence to 3.5'.</p>
<b><u>GCC 8-4B Design Provisions for Residential Structures</u></b>	
<b><u>GCC 8-4B-4 Multi-Family Residential Dwelling Units</u></b>	The proposed changes to comply with this section.
<b><u>GCC 8-4I Landscaping and Tree Protection Provisions</u></b>	
<b><u>GCC 8-4I-4(B) Landscaping Provisions for Multi-Family Dwelling Units</u></b>	The proposed landscape changes appear to comply this section.

**Committee Options:** The Committee may take one of the following actions:

1. Approve the application as presented;
2. Conditionally approve the application;

3. Request the applicant return with revised materials for additional review;
4. Deny the application.

**Required Findings:** Design Review approval of the modification may be granted by the Committee only if the applicant demonstrates that:

1. The project conforms to all applicable standards and criteria as set forth in Title 8, Chapter 4.
2. Pursuant to Garden City Code 8-6B-3(D), the Design Committee must make the following findings to approve a design review application:
  - A. The proposed design is in accordance with the purpose of the zoning district and all dimensional regulations of that district;
  - B. The proposed design adheres to standards for the protection of health, safety, and general welfare;
  - C. The proposed design creates a sense of place and contributes to the uniqueness of the different districts and neighborhoods in the city;
  - D. The proposed design improves the accessibility of development to non-motorized and public modes of transportation;
  - E. The proposed design supports a development pattern in nodes rather than strip commercial along arterial corridors;
  - F. The proposed design supports a compact development pattern that enables intensification of development and changes over time; and
  - G. The proposed design provides outdoor spaces and landscaping compatible with the southwest Idaho climatic conditions and that encourage pedestrian activity.