



## CITY OF GARDEN CITY

6015 Glenwood Street  
Garden City, Idaho 83714

### **Agenda City Council**

Work Session – None.

Regular City Council Meeting–6:00 p.m.

**Monday, October 12, 2020**

City Hall – Council Chamber

6015 Glenwood Street, Garden City, Idaho

**To view the meeting remotely, please follow the link below:**

Join Zoom Meeting

<https://zoom.us/j/8188588340>

Meeting ID: 818 858 8340

Phone In # 301-715-8592

### **6:00 P.M. REGULAR COUNCIL MEETING**

#### **A. CALL TO ORDER**

Clerk Certifies Meeting

#### **B. ROLL CALL**

#### **C. CHANGES TO AGENDA – ACTION ITEM**

#### **D. CONSENT AGENDA (1) – ACTION ITEM**

1. Approval of Minutes September 28, 2020 (Page 1)
2. Ratification of Claims (Page 6)

#### **E. SPECIAL BUSINESS**

1. August 2020 Financial Statements (Page 20)

#### **F. ORDINANCES, RESOLUTIONS, CONTRACTS – ACTION ITEMS**

1. Continued deliberation from the 09/28/2020 council meeting for CPAFY2020-00005 Bob Taunton with Glass Creek LLC is requesting a code amendment to amend Garden City Code 8-6B-6 Specific Area Plan (SAP) to modify the existing code to correct deficiencies in the existing code section and to establish SAP as a base zoning district. Code sections 8-7A-2 Definitions of Terms; 8-2B-2 Allowed Uses; 8-2B-1 Purpose; and 8-2A-1 Base Zoning Districts Established are proposed to be updated accordingly.
2. **PUBLIC HEARING:** Perch Meadows Subdivision – To be continued to a date certain of November 9, 2020.

3. Award bids and authorize Mayor Evans to enter into an agreement with the following businesses for improvements to the Garden City Operations Center to be funded by the Urban Renewal Agency as follows:
  - Pro Tech Roofing–New Roof for an amount not to exceed \$60,000
  - C2 Construction–Exterior Painting for an amount not to exceed \$28,676
  - Alloway Electric–Re-lamp facility for an amount not to exceed \$22,000 (Page 25)
4. [DSRFY2020-18](#): Appeal by Earl Sullivan with Telaya Wine Co. of denial of a proposed 8' Fence to be located at 240 E 32<sup>nd</sup> St, Garden City, ID, 83714. (Page 28 and Hyperlink)
5. [SUBFY2020-01](#): David Hale with Hale Development is requesting approval recommendations for a proposed combined preliminary and final plat subdivision with a planned unit development for a proposed 61-unit townhome development. The property is located at Ada County Parcel # RS0536141980. (Page 35 and Hyperlink)

#### **G. UNFINISHED BUSINESS**

#### **H. NEW BUSINESS**

#### **I. EXECUTIVE SESSION for the following purposes:**

**In accordance with Idaho Code § 74-206(1)(f) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated after which the regular city council meeting will adjourn.**

#### **J. ADJOURNMENT**

*(1) Items in this agenda line are considered as consent items and will be approved without discussion, unless the Council requests the item be heard*

**CITY OF GARDEN CITY  
CITY COUNCIL MEETING MINUTES  
September 28, 2020  
6:00 P.M.**

**REGULAR COUNCIL MEETING CALL TO ORDER**

A. Mayor Evans called the meeting to order at 6:00 p.m.

**CLERK CERTIFIED MEETING NOTICE**

The meeting was noticed in accordance with Idaho Code 74-204.

**B. ROLL CALL**

Council members Beaumont, Jorgensen, Page and Souza were present.

**C. CHANGES TO AGENDA**

None

**D. PLEDGE OF ALLEGIANCE**

None – meeting was via Zoom

**E. CONSENT AGENDA**

1. **Approval of Minutes September 14, 2020**
2. **Approval of Minutes September 17, 2020**
3. **Ratification of Accounts Payable Claims**
4. **CUPFY2020-16: Regina Phipps and Will Calhoun are requesting a Conditional Use Permit to build an additional detached single-family home and a waiver to density standards at 401 E. 52nd Street, Garden City Idaho, 83714, Ada County Parcel #R7334160670.**
5. **CUPFY2020-14: Jeff Likes with ALC Architecture is requesting a drive-through establishment for an eating establishment and professional services located at 5219 Chinden Boulevard, Garden City, ID 83714; Ada County tax parcel R7334170125.**

Councilmember Beaumont requested to pull item E1, Approval of Minutes from September 14, 2020 due to her absence from the meeting and Councilmember Jorgensen’s appointment occurring after the 09/14/2020 meeting.

**Action:** Councilmember Page moved to approve the consent agenda as modified and Councilmember Souza seconded.

**ROLL CALL VOTE:**

|                         |     |
|-------------------------|-----|
| Councilmember Beaumont  | YES |
| Councilmember Jorgensen | YES |
| Councilmember Page      | YES |
| Councilmember Souza     | YES |

The motion passed.

## **F. SPECIAL BUSINESS**

1. Mayor Evans read the Domestic Violence Proclamation for the record.
2. Staff reports were submitted in writing

## **G. ORDINANCES, RESOLUTIONS, CONTRACTS**

1. **Request for reconsideration of city council's denial of an extension request on 09/14/2020 for DSRFY2019-23; River Pointe Multifamily at 6265 Strawberry Glenn Rd.**

**Action:** Councilmember Beaumont moved to grant the request for reconsideration. There was no second for the motion. ~~The motion failed~~  
~~The motion was not considered for a roll call vote.~~

2. **PUBLIC HEARING: CPAFY2020-00005: Bob Taunton with Glass Creek LLC is requesting a code amendment to amend Garden City Code 8-6B-6 Specific Area Plan (SAP) to modify the existing code to correct deficiencies in the existing code section and to establish SAP as a base zoning district. Code sections 8-7A-2 Definitions of Terms; 8-2B-2 Allowed Uses; 8-2B-1 Purpose; and 8-2A-1 Base Zoning Districts Established are proposed to be updated accordingly.**

Mayor Evans asked the council members if anyone had a conflict to declare with this request. There were none.

Bob Taunton, Glass Creek LLC representative, presented the proposed code amendment.

JoAnn Butler, legal representation for the applicant, presented additional information on the proposed code amendment.

Jenah Thornborrow, Development Services Director, presented the staff report on the proposed code amendment.

Mayor Evans opened the public hearing at 6:30 p.m.

1 – Dan Hollar made a written comment via Zoom which the City Clerk read into record. "I would just like to go on record for my opposition as indicated in my email to the Council and Mayor".

There were no additional comments via Zoom nor in person

Mayor Evans closed the public hearing at 7:03 p.m.

The council deliberated.

**Action:** Councilmember Page moved to approve CPAFY2020-00005. There was no second for the motion. ~~The motion failed~~  
~~The motion was not considered for a roll call vote.~~

**Action:** Councilmember Souza moved to continue this item to a date certain for the October 12, 2020 council meeting and Councilmember Beaumont seconded.

ROLL CALL VOTE:

|                         |     |
|-------------------------|-----|
| Councilmember Beaumont  | YES |
| Councilmember Jorgensen | YES |
| Councilmember Page      | YES |
| Councilmember Souza     | YES |

The motion passed.

The subsequent agenda item, Ordinance 1018-20 was not considered due to the continuation of CPAFY2020-00005.

**3. PUBLIC HEARING: SUBFY2017-4 Garden Phoenix Final Plat: Briant Burke with Garden Phoenix LLC is requesting Final Plat approval for Garden Phoenix Subdivision. The proposed development consists of 9-lots (8 buildable and 1 common). The property is 0.677 acres with frontage on Adams St. The project location is N. Adams St. (Ada County Tax Parcel R2734500898). The plat received preliminary plat approval on September 11, 2017.**

Mayor Evans asked the council members if anyone had a conflict to declare with this request. There were none.

Marty Camberlango, application representative, presented the request for approval to the council.

Briant Burke, applicant representative, provided additional information regarding the request for approval.

Jenah Thornborrow, Development Services Director, presented the staff report on the request for approval.

Mayor Evans opened the public hearing at 7:23 p.m.

1 – Zoom participant identified as PVC questioned “When was the neighborhood meeting held?”

There were no additional comments via Zoom nor in person.

Mayor Evans closed the public hearing at 7:26 p.m.  
Mr. Burke address the question regarding the neighborhood meetings that were held for the preliminary plat.

**Action:** Councilmember Beaumont moved to approve the final plat for SUBFY2017-4 and Councilmember Jorgensen seconded.

ROLL CALL VOTE:  
Councilmember Jorgensen YES  
Councilmember Page YES  
Councilmember Souza YES  
Councilmember Beaumont YES

The motion passed.

**4. RESOLUTION 1087-20; A RESOLUTION APPROVING THE RENEWAL OF A SERVICE AGREEMENT FOR CANINE CARE AND MANAGEMENT SERVICES BETWEEN GARDEN CITY AND HOMEWARD BOUND LLC; AUTHORIZING THE MAYOR TO EXECUTE SAID SERVICE AGREEMENT ON BEHALF OF GARDEN CITY; AND PROVIDING AN EFFECTIVE DATE.**

**Action:** Councilmember Beaumont moved to approve Resolution 1087-20 and Councilmember Souza seconded.

ROLL CALL VOTE:  
Councilmember Page YES  
Councilmember Souza YES  
Councilmember Beaumont YES  
Councilmember Jorgensen YES

The motion passed.

**H. UNFINISHED BUSINESS**

**1. Approval of Minutes September 14, 2020.**

**Action:** Councilmember Souza moved to approve the September 14, 2020 minutes and Councilmember Page seconded.

ROLL CALL VOTE:  
Councilmember Beaumont Abstain  
Councilmember Jorgensen Abstain  
Councilmember Page YES

Councilmember Souza YES

The motion passed.

**I. NEW BUSINESS**

**J. EXECUTIVE SESSION for the following purposes:**

**In accordance with Idaho Code § 74-206(1)(f) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated after which the regular city council meeting will adjourn.**

**Action:** Councilmember Beaumont moved to enter into executive session at 7:41 p.m. after which the meeting will adjourn, and Councilmember Souza seconded.

**ROLL CALL VOTE:**

|                         |     |
|-------------------------|-----|
| Councilmember Jorgensen | YES |
| Councilmember Page      | YES |
| Councilmember Souza     | YES |
| Councilmember Beaumont  | YES |

The motion passed.

**K. ADJOURNMENT**

The meeting adjourned at 7:55 p.m.

ATTEST:

APPROVED:

\_\_\_\_\_  
Lisa M. Leiby, City Clerk

\_\_\_\_\_  
John G. Evans, Mayor



## TREASURY DEPARTMENT

6015 Glenwood Street ■ Garden City, Idaho 83714  
Phone 208/472-2907 ■ Fax 208/472-2931

Date: October 12, 2020  
To: Mayor and City Council Members  
From: Lisa Leiby, City Treasurer/Clerk  
Subject: Check Proof Runs for Ratification

In accordance with Treasury Policy, I am submitting the following claims for your ratification. Each of these proof runs were submitted to you via email and there were no objections raised by the mayor or council members to releasing any of the checks as listed.

The proof runs we are asking that you ratify on October 12, 2020 are as follows:

|                              |               |
|------------------------------|---------------|
| Checks dated October 2, 2020 | 252,788.21    |
| Checks dated October 9, 2020 | 442,205.29    |
|                              | \$ 694,993.50 |

Attachments

# Accounts Payable

## Computer Check Proof List by Vendor

User: hhugg  
 Printed: 09/28/2020 - 11:51AM  
 Batch: 00701.09.2020



| Invoice No  | Description  | Amount                           | Payment Date   | Acct Number   | Reference          |
|---|--|----------------------------------|--|---|--------------------|
| Vendor: 200<br>0545599                              | ABC Stamp Co<br>Jorgensen - Name Plate                                   | 10.76                            | 10/02/2020   | Check Sequence: 1<br>100-41-0000-500-00   | ACH Enabled: False |
|   | Check Total:   | 10.76                            |  |   |                    |
| Vendor: 2275<br>209922                              | Allied Envelope - Boise<br>(1500) Check Stock                            | 240.30                           | 10/02/2020   | Check Sequence: 2<br>100-51-0000-500-00   | ACH Enabled: False |
|   | Check Total:   | 240.30                           |  |   |                    |
| Vendor: ALOHA<br>9372                               | Aloha Auto Repair, LLC<br>stabilizer bar unit 163                        | 217.25                           | 10/02/2020   | Check Sequence: 3<br>100-45-0000-565-00   | ACH Enabled: False |
|   | Check Total:   | 217.25                           |  |   |                    |
| Vendor: 4250<br>9986                                | Association Of Idaho Cities<br>FY2021 Dues                               | 4,787.60                         | 10/02/2020   | Check Sequence: 4<br>100-41-0000-683-00   | ACH Enabled: False |
|   | Check Total:   | 4,787.60                         |  |   |                    |
| Vendor: 6300<br>Oct2020                             | Blue Cross Of Idaho<br>Oct2020 Premiums                                  | 80,754.95                        | 10/02/2020   | Check Sequence: 5<br>100-00-0000-202-11   | ACH Enabled: False |
|   | Check Total:   | 80,754.95                        |  |   |                    |
| Vendor: 7350<br>134662<br>303701<br>320462<br>33967 | Boise Public Library<br>Lost Book<br>Lost Book<br>Lost Book<br>Lost Book | 48.50<br>14.79<br>81.48<br>58.98 | 10/02/2020<br>10/02/2020<br>10/02/2020<br>10/02/2020 | Check Sequence: 6<br>100-48-0000-800-01<br>100-48-0000-800-01<br>100-48-0000-800-01<br>100-48-0000-800-01 | ACH Enabled: False |
|   | Check Total:   | 203.75                           |  |   |                    |
| Vendor: CANON                                       | Canon Financial Services   |                                  |  | Check Sequence: 7   | ACH Enabled: False |

| Invoice No                    | Description  | Amount     | Payment Date | Acct Number        | Reference                                |
|-------------------------------|--|------------|--------------|--------------------|--|
| 21915033                      | copiers  | 419.19     | 10/02/2020   | 100-45-0000-581-00 |  |
|                               | Check Total:   | 419.19     |              |                    |  |
| Vendor: cen<br>72274544       | Cengage Learning Inc.<br>Books                                   | 91.49      | 10/02/2020   | 100-48-0000-800-00 | Check Sequence: 8<br>ACH Enabled: False  |
|                               | Check Total:   | 91.49      |              |                    |  |
| Vendor: DALTNDV<br>09/20/2020 | Dalton Veterinary Services<br>Food for K9 Ronin                  | 195.00     | 10/02/2020   | 100-45-0000-499-00 | Check Sequence: 9<br>ACH Enabled: False  |
|                               | Check Total:   | 195.00     |              |                    |  |
| Vendor: 14100<br>Oct2020      | Delta Dental Of Idaho<br>Oct2020 Premiums                        | 6,269.32   | 10/02/2020   | 100-00-0000-202-11 | Check Sequence: 10<br>ACH Enabled: False |
|                               | Check Total:   | 6,269.32   |              |                    |  |
| Vendor: DOZIER<br>GCPD0916    | Jayme Dozier<br>Reimbursement for extra clothing purchases for j | 500.00     | 10/02/2020   | 100-45-0000-469-00 | Check Sequence: 11<br>ACH Enabled: False |
|                               | Check Total:   | 500.00     |              |                    |  |
| Vendor: FIND<br>329569        | Findaway World LLC<br>Audio Books                                | 699.86     | 10/02/2020   | 100-48-0000-800-00 | Check Sequence: 12<br>ACH Enabled: False |
|                               | Check Total:   | 699.86     |              |                    |  |
| Vendor: HB<br>GC00012         | Homeward Bound LLC<br>Sept 2020 Services                         | 2,083.00   | 10/02/2020   | 100-45-0047-619-10 | Check Sequence: 13<br>ACH Enabled: False |
|                               | Check Total:   | 2,083.00   |              |                    |  |
| Vendor: 20750<br>02062-2021-1 | ICRMP<br>1st 1/2 FY2021 Premiums                                 | 110,766.00 | 10/02/2020   | 100-00-0000-140-00 | Check Sequence: 14<br>ACH Enabled: False |
|                               | Check Total:   | 110,766.00 |              |                    |  |
| Vendor: 21000<br>14029071     | Idaho Air Inc<br>emissions test unit 303                         | 20.00      | 10/02/2020   | 100-45-0000-565-00 | Check Sequence: 15<br>ACH Enabled: False |
|                               | Check Total:   | 20.00      |              |                    |  |
| Vendor: 20900                 | Idaho Correctional Industries                                    |            |              |                    | Check Sequence: 16<br>ACH Enabled: False |

| Invoice No                  | Description   | Amount   | Payment Date | Acct Number        | Reference                                |
|-----------------------------|---|----------|--------------|--------------------|--|
| 34793                       | Furniture   | 5,752.50 | 10/02/2020   | 100-48-0000-581-00 |  |
|                             | Check Total:  | 5,752.50 |              |                    |  |
| Vendor: IDPOST<br>S21028794 | Idaho POST<br>Firearms instructor school - Pierce                     | 400.00   | 10/02/2020   | 100-45-0000-644-00 | Check Sequence: 17<br>ACH Enabled: False |
|                             | Check Total:  | 400.00   |              |                    |  |
| Vendor: 22000<br>FY2021     | Idaho Prosecuting Attorneys Association<br>Wadams - FY2021 Membership | 600.00   | 10/02/2020   | 100-49-0000-643-00 | Check Sequence: 18<br>ACH Enabled: False |
|                             | Check Total:  | 600.00   |              |                    |  |
| Vendor: 22850               | Ingram Library Service  |          |              | 100-48-0000-800-00 | Check Sequence: 19<br>ACH Enabled: False |
| 64231768                    | Books   | 14.58    | 10/02/2020   | 100-48-0000-800-00 |  |
| 64231769                    | Books   | 67.56    | 10/02/2020   | 100-48-0000-800-00 |  |
| 64231770                    | Books   | 10.27    | 10/02/2020   | 100-48-0000-800-00 |  |
| 64231844                    | Books   | 15.40    | 10/02/2020   | 100-48-0000-800-00 |  |
| 64231845                    | Books   | 7.29     | 10/02/2020   | 100-48-0000-800-00 |  |
| 64231846                    | Books   | 33.94    | 10/02/2020   | 100-48-0000-800-00 |  |
| 64231847                    | Books   | 11.52    | 10/02/2020   | 100-48-0000-800-00 |  |
| 64231848                    | Books   | 30.74    | 10/02/2020   | 100-48-0000-800-00 |  |
| 64231849                    | Books   | 9.71     | 10/02/2020   | 100-48-0000-800-00 |  |
| 64231918                    | Books   | 10.65    | 10/02/2020   | 100-48-0000-800-00 |  |
| 64231919                    | Books   | 8.43     | 10/02/2020   | 100-48-0000-800-00 |  |
| 64232031                    | Books   | 10.96    | 10/02/2020   | 100-48-0000-800-00 |  |
| 64232032                    | Books   | 10.96    | 10/02/2020   | 100-48-0000-800-00 |  |
| 64232174                    | Books   | 19.34    | 10/02/2020   | 100-48-0000-800-00 |  |
| 64232175                    | Books   | 16.01    | 10/02/2020   | 100-48-0000-800-00 |  |
| 64232176                    | Books   | 22.98    | 10/02/2020   | 100-48-0000-800-00 |  |
| 64232177                    | Books   | 10.81    | 10/02/2020   | 100-48-0000-800-00 |  |
|                             | Check Total:  | 311.15   |              |                    |  |
| Vendor: 23050               | Intermountain Gas Co  |          |              | 100-45-0000-771-03 | Check Sequence: 20<br>ACH Enabled: False |
| 22230430005                 | PD  | 15.08    | 10/02/2020   | 100-45-0000-771-03 |  |
| 22230430005                 | Well 10   | 9.50     | 10/02/2020   | 300-80-0081-771-03 |  |
| 22230430005                 | OPS   | 16.00    | 10/02/2020   | 320-80-0082-771-03 |  |
| 22230430005                 | PWSF  | 10.31    | 10/02/2020   | 320-80-0082-771-03 |  |
| 22230430005                 | PWSF  | 10.31    | 10/02/2020   | 300-80-0081-771-03 |  |
| 22230430005                 | City Hall   | 28.83    | 10/02/2020   | 100-80-0044-771-03 |  |
| 22230430005                 | Well 5  | 9.79     | 10/02/2020   | 300-80-0081-771-03 |  |
| 22230430005                 | OPS   | 16.00    | 10/02/2020   | 300-80-0081-771-03 |  |

| Invoice No  | Description  | Amount                            | Payment Date   | Acct Number  | Reference          |
|---|--|-----------------------------------|--|--|--------------------|
|   | Check Total:   | 115.82                            |  |  |                    |
| Vendor: INTERBA<br>1916801008363                              | Interstate All Battery Center<br>battery for fob unit 172                  | 3.75                              | 10/02/2020   | Check Sequence: 21<br>100-45-0000-500-00   | ACH Enabled: False |
|   | Check Total:   | 3.75                              |  |  |                    |
| Vendor: LIFELOC<br>342270                                     | Lifeloc Technologies<br>breathalyzer for DUI investigations                | 896.94                            | 10/02/2020   | Check Sequence: 22<br>100-45-0000-535-00   | ACH Enabled: False |
|   | Check Total:   | 896.94                            |  |  |                    |
| Vendor: 27475<br>40450  | Meridian Library District<br>Lost Book                                     | 13.99                             | 10/02/2020   | Check Sequence: 23<br>100-48-0000-800-01   | ACH Enabled: False |
|   | Check Total:   | 13.99                             |  |  |                    |
| Vendor: midwest<br>99400904<br>99425505                       | Midwest Tape<br>Movies/TV<br>Movies/TV                                     | 520.97<br>563.56                  | 10/02/2020<br>10/02/2020                             | Check Sequence: 24<br>100-48-0000-800-00<br>100-48-0000-800-00   | ACH Enabled: False |
|   | Check Total:   | 1,084.53                          |  |  |                    |
| Vendor: NEWS<br>RT546881                                      | NewsBank Inc<br>Annual Subscription 10/20 - 09-21                          | 1,475.00                          | 10/02/2020   | Check Sequence: 25<br>100-48-0000-800-00   | ACH Enabled: False |
|   | Check Total:   | 1,475.00                          |  |  |                    |
| Vendor: 29400<br>30263139<br>30263139<br>30263139<br>30263139 | Norco Inc<br>Jackets<br>Jackets<br>Jackets<br>Jackets                      | 101.90<br>87.58<br>63.16<br>68.31 | 10/02/2020<br>10/02/2020<br>10/02/2020<br>10/02/2020 | Check Sequence: 26<br>100-80-0050-469-00<br>320-80-0082-469-00<br>320-80-0085-469-00<br>300-80-0081-469-00 | ACH Enabled: False |
|   | Check Total:   | 320.95                            |  |  |                    |
| Vendor: 31200<br>Petty Cash                                   | Petty Cash<br>Reimburse for COVID cleaning wipes 09/18 Fre                 | 8.89                              | 10/02/2020   | Check Sequence: 27<br>100-41-0000-900-00   | ACH Enabled: False |
|   | Check Total:   | 8.89                              |  |  |                    |
| Vendor: 36700<br>Oct 2020<br>Oct 2020                         | SpringbrookHolding Company LLC<br>FY2021 Maintenance<br>FY2021 Maintenance | 18,983.00<br>8,985.00             | 10/02/2020<br>10/02/2020                             | Check Sequence: 28<br>100-51-0000-612-00<br>100-51-0010-612-00   | ACH Enabled: False |

| Invoice No     | Description                      | Amount     | Payment Date | Acct Number        | Reference          |
|----------------|----------------------------------|------------|--------------|--------------------|--------------------|
| Oct 2020       | FY2021 Maintenance               | 2,012.00   | 10/02/2020   | 200-80-0084-612-00 |                    |
| Oct 2020       | FY2021 Maintenance               | 1,916.00   | 10/02/2020   | 200-80-0084-612-00 |                    |
| Oct 2020       | FY2021 Maintenance               | 887.50     | 10/02/2020   | 320-80-0082-612-00 |                    |
| Oct 2020       | FY2021 Maintenance               | 887.50     | 10/02/2020   | 300-80-0081-612-00 |                    |
|                | Check Total:                     | 33,671.00  |              |                    |                    |
| Vendor: 40550  | UPS Store #1767                  |            |              | Check Sequence: 29 | ACH Enabled: False |
| 7265 GCPD      | shipping to ISP lab DR 2020-1790 | 10.73      | 10/02/2020   | 100-45-0000-526-00 |                    |
|                | Check Total:                     | 10.73      |              |                    |                    |
| Vendor: 42480  | Waving At You                    |            |              | Check Sequence: 30 | ACH Enabled: False |
| 09142020       | US Flaggs                        | 242.00     | 10/02/2020   | 100-80-0044-561-00 |                    |
|                | Check Total:                     | 242.00     |              |                    |                    |
| Vendor: 43800  | Western States                   |            |              | Check Sequence: 31 | ACH Enabled: False |
| IN001423593    | Service                          | 472.49     | 10/02/2020   | 100-48-0055-581-00 |                    |
|                | Check Total:                     | 472.49     |              |                    |                    |
| Vendor: xiajun | Xiao Jun Liu                     |            |              | Check Sequence: 32 | ACH Enabled: False |
| 118            | Chinese Calligraphy              | 150.00     | 10/02/2020   | 100-48-0000-700-02 |                    |
|                | Check Total:                     | 150.00     |              |                    |                    |
|                | Total for Check Run:             | 252,788.21 |              |                    |                    |
|                | Total of Number of Checks:       | 32         |              |                    |                    |

# Accounts Payable

## Computer Check Proof List by Vendor

User: lleiby  
 Printed: 10/06/2020 - 9:25AM  
 Batch: 00709.10.2020



| Invoice No   | Description  | Amount   | Payment Date   | Acct Number   | Reference          |
|--|--|--|--|---|--------------------|
| Vendor: 200<br>0545670   | ABC Stamp Co<br>Photo Name Plare   | 7.32   | 10/09/2020   | Check Sequence: 1<br>100-41-0000-500-00   | ACH Enabled: False |
|  | Check Total:   | 7.32   |  |   |                    |
| Vendor: ACEM<br>50121.11   | Ada County Emergency Management<br>1st Qtr FY2021  | 1,028.00   | 10/09/2020   | Check Sequence: 2<br>100-41-0000-683-00   | ACH Enabled: False |
|  | Check Total:   | 1,028.00   |  |   |                    |
| Vendor: 1125<br>Oct2020  | Ada County Prosecutor<br>Oct2020 Services  | 11,587.00  | 10/09/2020   | Check Sequence: 3<br>100-49-0000-619-08   | ACH Enabled: False |
|  | Check Total:   | 11,587.00  |  |   |                    |
| Vendor: 2400<br>50720<br>50755   | Alloway Electric Co<br>Hoff Dr & Smokey Way 2 street lights repair<br>4881 N Lake Shore PL-B03556  | 217.13<br>106.66   | 10/09/2020<br>10/09/2020   | Check Sequence: 4<br>100-80-0060-568-00<br>100-80-0060-568-00   | ACH Enabled: False |
|  | Check Total:   | 323.79   |  |   |                    |
| Vendor: 4650<br>5469<br>5470<br>5470<br>5470<br>5470<br>5470<br>5470<br>5470<br>5470<br>5470<br>5471 | B & A Engineers Inc<br>Aug2020 Engineering<br>BLDFY2020-0113 REVIEWS 2 & 3<br>PWUFY2020-0020 REVIEW # 1<br>August Services<br>August Services<br>PWUFY2020-0007 REVIEWS # 3 & 4<br>ATSFY2020-25<br>PWUFY2020-0019 REVIEW # 1<br>PWUFY2020-0014 FPPFY2020-0005 REVIEW<br>ATSFY2020-26<br>MS 1 SEWER CAPACITY REVIEW | 531.25<br>187.50<br>312.50<br>218.75<br>218.75<br>125.00<br>62.50<br>406.25<br>781.25<br>62.50<br>1,950.00 | 10/09/2020<br>10/09/2020<br>10/09/2020<br>10/09/2020<br>10/09/2020<br>10/09/2020<br>10/09/2020<br>10/09/2020<br>10/09/2020<br>10/09/2020<br>10/09/2020 | Check Sequence: 5<br>220-80-0083-619-00<br>320-80-0082-619-00<br>320-80-0082-619-00<br>320-80-0082-619-00<br>300-80-0081-619-00<br>320-80-0082-619-00<br>320-80-0082-619-00<br>320-80-0082-619-00<br>320-80-0082-619-00<br>320-80-0082-619-00 | ACH Enabled: False |

| Invoice No   | Description  | Amount   | Payment Date   | Acct Number  | Reference                                |
|--|--|--|--|--|--|
|  | Check Total:   | 4,856.25   |  |  |  |
| Vendor: 6300<br>Oct2020  | Blue Cross Of Idaho<br>Oct2020 COBRA   | 4,221.50   | 10/09/2020   | 100-00-0000-202-11   | Check Sequence: 6<br>ACH Enabled: False  |
|  | Check Total:   | 4,221.50   |  |  |  |
| Vendor: 7400<br>August 2020<br>August 2020<br>August 2020<br>IU2728<br>July 2020<br>July 2020<br>July 2020 | Boise Public Works Department<br>August 2020 Sewer Treatment Charges<br>August 2020 Sewer Treatment Charges<br>August 2020 Sewer Treatment Charges<br>Pretreatment Lab Services<br>July 2020 Sewer Treatment Charges<br>July 2020 Sewer Treatment Charges<br>July 2020 Sewer Treatment Charges | 15,847.98<br>140,772.98<br>5,545.98<br>1,000.00<br>-4,157.65<br>156,829.63<br>4,221.50 | 09/11/2020<br>09/11/2020<br>09/11/2020<br>10/09/2020<br>08/14/2020<br>08/14/2020<br>09/11/2020 | 320-80-0082-690-00<br>320-80-0082-690-00<br>320-80-0082-690-00<br>320-80-0082-568-00<br>320-80-0082-690-00<br>320-80-0082-690-00<br>320-80-0082-690-00 | Check Sequence: 7<br>ACH Enabled: False  |
|  | Check Total:   | 320,060.42   |  |  |  |
| Vendor: 32375<br>S49602  | Book Page<br>FY2020 Subscription   | 354.00   | 10/09/2020   | 100-48-0000-531-00   | Check Sequence: 8<br>ACH Enabled: False  |
|  | Check Total:   | 354.00   |  |  |  |
| Vendor: 8650<br>09302020   | Bureau of Occupational Licenses<br>Stanley Re-exam Fees DWT II   | 70.00  | 10/09/2020   | 300-80-0081-644-00   | Check Sequence: 9<br>ACH Enabled: False  |
|  | Check Total:   | 70.00  |  |  |  |
| Vendor: UB*02865   | DIANE CALEVRO<br>Refund Check  | 159.15   | 10/05/2020   | 320-00-0000-201-00   | Check Sequence: 10<br>ACH Enabled: False |
|  | Check Total:   | 159.15   |  |  |  |
| Vendor: UB*02863   | CANYON ELECTRIC<br>Refund Check  | 178.50   | 10/05/2020   | 340-00-0000-201-00   | Check Sequence: 11<br>ACH Enabled: False |
|  | Check Total:   | 178.50   |  |  |  |
| Vendor: 33100<br>801B<br>801B  | Century Link<br>OPS CENTER PHONE LINES<br>OPS CENTER PHONE LINES   | 125.15<br>125.15   | 10/09/2020<br>10/09/2020   | 320-80-0082-770-00<br>300-80-0081-770-00   | Check Sequence: 12<br>ACH Enabled: False |
|  | Check Total:   | 250.30   |  |  |  |

| Invoice No     | Description                         | Amount   | Payment Date | Acct Number        | Reference          |
|----------------|-------------------------------------|----------|--------------|--------------------|--------------------|
| Vendor: 5050   | Co-Energy A Connell Oil Inc Company |          |              | Check Sequence: 13 | ACH Enabled: False |
| CL69753        | FUEL                                | 165.19   | 10/09/2020   | 300-80-0081-540-00 |                    |
| CL69753        | FUEL                                | 262.42   | 10/09/2020   | 320-80-0082-540-00 |                    |
| CL69753        | FUEL                                | 183.74   | 10/09/2020   | 100-80-0050-540-00 |                    |
| CL69753        | FUEL                                | 41.96    | 10/09/2020   | 220-80-0083-642-00 |                    |
|                | Check Total:                        | 653.31   |              |                    |                    |
| Vendor: 11700  | Community Planning Association      |          |              | Check Sequence: 14 | ACH Enabled: False |
| 221008         | 1st Qtr FY2021                      | 1,373.50 | 10/09/2020   | 100-41-0000-683-00 |                    |
|                | Check Total:                        | 1,373.50 |              |                    |                    |
| Vendor: CCPS   | Custom Care Pest Services, Inc.     |          |              | Check Sequence: 15 | ACH Enabled: False |
| 76962          | SERVICE                             | 170.00   | 10/09/2020   | 100-80-0044-561-00 |                    |
|                | Check Total:                        | 170.00   |              |                    |                    |
| Vendor: 13100  | Custom Electric Inc.                |          |              | Check Sequence: 16 | ACH Enabled: False |
| 8504           | Duck Lake LS-Electrical Repair      | 377.80   | 10/09/2020   | 320-80-0082-568-00 |                    |
|                | Check Total:                        | 377.80   |              |                    |                    |
| Vendor: 13300  | D & B Supply                        |          |              | Check Sequence: 17 | ACH Enabled: False |
| 67035          | RColeman Clothing                   | 150.00   | 10/09/2020   | 300-80-0081-469-00 |                    |
|                | Check Total:                        | 150.00   |              |                    |                    |
| Vendor: 14100  | Delta Dental Of Idaho               |          |              | Check Sequence: 18 | ACH Enabled: False |
| Oct2020        | Oct2020 COBRA                       | 209.66   | 10/09/2020   | 100-00-0000-202-11 |                    |
|                | Check Total:                        | 209.66   |              |                    |                    |
| Vendor: DANDON | Daniel Donegan                      |          |              | Check Sequence: 19 | ACH Enabled: False |
|                | Refund overpayment PWUFY2020-23     | 150.00   | 10/09/2020   | 320-80-0082-355-01 |                    |
|                | Refund overpayment PWUFY2020-23     | 52.92    | 10/09/2020   | 320-80-0082-355-00 |                    |
|                | Refund overpayment PWUFY2020-23     | 52.92    | 10/09/2020   | 300-80-0081-355-06 |                    |
|                | Refund overpayment PWUFY2020-23     | 52.92    | 10/09/2020   | 300-80-0081-355-06 |                    |
|                | Refund overpayment PWUFY2020-23     | 105.84   | 10/09/2020   | 320-80-0085-355-08 |                    |
|                | Check Total:                        | 414.60   |              |                    |                    |
| Vendor: 16450  | Evergreen Sprinkler                 |          |              | Check Sequence: 20 | ACH Enabled: False |
| 20-13330       | Sprinkler Repairs                   | 25.80    | 10/09/2020   | 100-80-0050-560-00 |                    |
| 20-13773       | Sprinkler Repairs                   | 15.64    | 10/09/2020   | 100-80-0050-560-00 |                    |

| Invoice No       | Description                        | Amount    | Payment Date | Acct Number        | Reference          |
|------------------|------------------------------------|-----------|--------------|--------------------|--------------------|
|                  | Check Total:                       | 41.44     |              |                    |                    |
| Vendor: 17050    | Ferguson Waterworks #1701          |           |              | Check Sequence: 21 | ACH Enabled: False |
| 0758533          | Sewer Parts                        | 120.28    | 10/09/2020   | 320-80-0082-568-00 |                    |
| 0759681          | Sleepy Hollow PRJ W State st-parts | 91.21     | 10/09/2020   | 300-80-0081-568-00 |                    |
|                  | Check Total:                       | 211.49    |              |                    |                    |
| Vendor: 17265    | Fishers Document Systems, Inc.     |           |              | Check Sequence: 22 | ACH Enabled: False |
| 839721           | 10/2020 - 12/2020 Lease            | 94.16     | 10/09/2020   | 300-80-0081-581-00 |                    |
| 839721           | 10/2020 - 12/2020 Lease            | 94.16     | 10/09/2020   | 200-80-0084-581-00 |                    |
| 839721           | 10/2020 - 12/2020 Lease            | 94.16     | 10/09/2020   | 220-80-0083-581-00 |                    |
| 839721           | 10/2020 - 12/2020 Lease            | 94.15     | 10/09/2020   | 320-80-0082-581-00 |                    |
|                  | Check Total:                       | 376.63    |              |                    |                    |
| Vendor: GEMELEC  | Gem State Electric                 |           |              | Check Sequence: 23 | ACH Enabled: False |
| 115225           | Ruby LS-Backup Pump                | 6,394.05  | 10/09/2020   | 320-80-0082-568-00 |                    |
|                  | Check Total:                       | 6,394.05  |              |                    |                    |
| Vendor: UB*02857 | JULIA GROZIK                       |           |              | Check Sequence: 24 | ACH Enabled: False |
|                  | Refund Check                       | 40.75     | 10/05/2020   | 320-00-0000-201-00 |                    |
|                  | Check Total:                       | 40.75     |              |                    |                    |
| Vendor: HAWHAW   | Hawley Troxell Ennis & Hawley      |           |              | Check Sequence: 25 | ACH Enabled: False |
| 416530           | Aug2020 Services                   | 10,866.50 | 10/09/2020   | 100-49-0000-619-03 |                    |
|                  | Check Total:                       | 10,866.50 |              |                    |                    |
| Vendor: 20159    | Home Depot Credit Services         |           |              | Check Sequence: 26 | ACH Enabled: False |
| 4933             | WELL 7 PAINTING SUPPLIES           | 123.01    | 10/09/2020   | 300-80-0081-568-00 |                    |
|                  | Check Total:                       | 123.01    |              |                    |                    |
| Vendor: 22300    | Idaho Statesman-Advertising        |           |              | Check Sequence: 27 | ACH Enabled: False |
| 4743749          | Legal Notice                       | 70.92     | 10/09/2020   | 220-80-0083-640-00 |                    |
| 4743846          | Legal Notice                       | 72.44     | 10/09/2020   | 220-80-0083-640-00 |                    |
| 4749794          | Legal Notice                       | 60.28     | 10/09/2020   | 220-80-0083-640-00 |                    |
|                  | Check Total:                       | 203.64    |              |                    |                    |
| Vendor: 22850    | Ingram Library Service             |           |              | Check Sequence: 28 | ACH Enabled: False |

| Invoice No       | Description                   | Amount   | Payment Date | Acct Number        | Reference          |
|------------------|-------------------------------|----------|--------------|--------------------|--------------------|
| 64232307         | Books                         | 15.08    | 10/09/2020   | 100-48-0000-800-00 |                    |
| 64232308         | Books                         | 31.14    | 10/09/2020   | 100-48-0000-800-00 |                    |
| 64232309         | Books                         | 32.31    | 10/09/2020   | 100-48-0000-800-00 |                    |
| 64232718         | Books                         | 16.57    | 10/09/2020   | 100-48-0000-800-00 |                    |
| 64232719         | Books                         | 16.57    | 10/09/2020   | 100-48-0000-800-00 |                    |
|                  | Check Total:                  | 111.67   |              |                    |                    |
| Vendor: lfg      | Lincoln Financial Group       |          |              | Check Sequence: 29 | ACH Enabled: False |
| Oct2020          | Oct2020 Premiums              | 1,426.66 | 10/09/2020   | 100-00-0000-202-10 |                    |
|                  | Check Total:                  | 1,426.66 |              |                    |                    |
| Vendor: lfg2     | Lincoln Financial Group - Vol |          |              | Check Sequence: 30 | ACH Enabled: False |
| Oct2020          | Oct2020 Premiums              | 437.58   | 10/09/2020   | 100-00-0000-202-10 |                    |
|                  | Check Total:                  | 437.58   |              |                    |                    |
| Vendor: UB*02861 | JON AND TERRI MACDONALD       |          |              | Check Sequence: 31 | ACH Enabled: False |
|                  | Refund Check                  | 203.61   | 10/05/2020   | 320-00-0000-201-00 |                    |
|                  | Check Total:                  | 203.61   |              |                    |                    |
| Vendor: MAG      | Mag Small Engine, Inc.        |          |              | Check Sequence: 32 | ACH Enabled: False |
| 262551           | Scag repair                   | 677.55   | 10/09/2020   | 100-80-0050-560-00 |                    |
| 262726           | shipping fees Belt            | 10.50    | 10/09/2020   | 100-80-0050-560-00 |                    |
| 262877           | Belt                          | 111.58   | 10/09/2020   | 100-80-0050-560-00 |                    |
| 262896           | Scag repair                   | 14.39    | 10/09/2020   | 100-80-0050-560-00 |                    |
| 263186           | Parts                         | 58.53    | 10/09/2020   | 100-80-0050-560-00 |                    |
|                  | Check Total:                  | 872.55   |              |                    |                    |
| Vendor: UB*02867 | MIKAYLA MELCHERT              |          |              | Check Sequence: 33 | ACH Enabled: False |
|                  | Refund Check                  | 50.00    | 10/05/2020   | 320-00-0000-201-00 |                    |
|                  | Check Total:                  | 50.00    |              |                    |                    |
| Vendor: UB*02854 | MILTON MELZIAN                |          |              | Check Sequence: 34 | ACH Enabled: False |
|                  | Refund Check                  | 56.51    | 10/05/2020   | 320-00-0000-201-00 |                    |
|                  | Check Total:                  | 56.51    |              |                    |                    |
| Vendor: midwest  | Midwest Tape                  |          |              | Check Sequence: 35 | ACH Enabled: False |
| 99440693         | Movies/TV                     | 363.49   | 10/09/2020   | 100-48-0000-800-00 |                    |

| Invoice No   | Description  | Amount   | Payment Date   | Acct Number  | Reference                                |
|--|--|--|--|--|--|
|  | Check Total:   | 363.49   |  |  |  |
| Vendor: ncpers<br>Oct2020  | NCPERS Group Life Ins.<br>Oct2020 Premiums   | 16.00  | 10/09/2020   | 100-00-0000-202-25   | Check Sequence: 36<br>ACH Enabled: False |
|  | Check Total:   | 16.00  |  |  |  |
| Vendor: UB*02860   | NHS COMMUNITY SERVICES<br>Refund Check   | 42.47  | 10/05/2020   | 320-00-0000-201-00   | Check Sequence: 37<br>ACH Enabled: False |
|  | Check Total:   | 42.47  |  |  |  |
| Vendor: 29400<br>4354.2116.6148<br>4354.2116.6148<br>4354.2116.6148  | Norco Inc<br>PPE<br>PPE<br>PPE   | 83.73<br>443.64<br>443.64  | 10/09/2020<br>10/09/2020<br>10/09/2020   | 100-80-0050-469-00<br>300-80-0081-469-00<br>320-80-0082-469-00   | Check Sequence: 38<br>ACH Enabled: False |
|  | Check Total:   | 971.01   |  |  |  |
| Vendor: 29850<br>123102002001<br>124143349001<br>125136070001<br>125740661001<br>125740661001<br>125767672001<br>125767672001<br>12581128001<br>125849357001<br>126364756001<br>126366350001 | Office Depot Inc<br>Supplies<br>Supplies<br>Supplies<br>breakroom supplies<br>breakroom supplies<br>breakroom supplies<br>breakroom supplies<br>Supplies<br>Supplies<br>office supplies<br>office supplies | 258.14<br>12.20<br>173.17<br>12.06<br>12.07<br>19.84<br>19.83<br>8.56<br>49.98<br>24.69<br>42.42 | 10/09/2020<br>10/09/2020<br>10/09/2020<br>10/09/2020<br>10/09/2020<br>10/09/2020<br>10/09/2020<br>10/09/2020<br>10/09/2020<br>10/09/2020<br>10/09/2020 | 100-48-0000-500-00<br>100-48-0000-500-00<br>100-48-0000-500-00<br>320-80-0082-500-00<br>300-80-0081-500-00<br>320-80-0082-500-00<br>300-80-0081-500-00<br>100-48-0000-500-00<br>100-48-0000-500-00<br>100-52-0000-500-00<br>100-52-0000-500-00 | Check Sequence: 39<br>ACH Enabled: False |
|  | Check Total:   | 632.96   |  |  |  |
| Vendor: 1500<br>91354  | Peak1 Administration<br>Sept2020 Services  | 181.00   | 10/09/2020   | 100-41-0000-679-00   | Check Sequence: 40<br>ACH Enabled: False |
|  | Check Total:   | 181.00   |  |  |  |
| Vendor: UB*02858   | MARY RENNICKE<br>Refund Check  | 110.84   | 10/05/2020   | 320-00-0000-201-00   | Check Sequence: 41<br>ACH Enabled: False |
|  | Check Total:   | 110.84   |  |  |  |

| Invoice No                               | Description  | Amount                    | Payment Date                           | Acct Number  | Reference          |
|--|--|---------------------------|--|--|--------------------|
| Vendor: RIVERINC<br>PRI4927              | Riverside, Inc.<br>WELL 8 PUMP REPAIR  | 10,021.00                 | 10/09/2020                             | Check Sequence: 42<br>300-80-0081-568-00   | ACH Enabled: False |
|  | Check Total:   | 10,021.00                 |  |  |                    |
| Vendor: 33960<br>233051                  | RJM, Incorporated<br>SD CARD READER  | 45.00                     | 10/09/2020                             | Check Sequence: 43<br>100-52-0000-585-00   | ACH Enabled: False |
|  | Check Total:   | 45.00                     |  |  |                    |
| Vendor: ROGMAC<br>1239173<br>1239173     | Rogers Machinery Company, Inc<br>AIR COMPRESSOR MAINTENANCE<br>AIR COMPRESSOR MAINTENANCE                  | 92.50<br>92.50            | 10/09/2020<br>10/09/2020               | Check Sequence: 44<br>320-80-0082-568-00<br>300-80-0081-568-00                       | ACH Enabled: False |
|  | Check Total:   | 185.00                    |  |  |                    |
| Vendor: 35610<br>52817<br>52817<br>52825 | Shadow Embroidery and Screenprinting, Inc<br>K Wallis Jacket & Vest<br>CVaughn Jacket<br>Garden City Masks | 125.28<br>77.63<br>476.55 | 10/09/2020<br>10/09/2020<br>10/09/2020 | Check Sequence: 45<br>320-80-0085-469-00<br>300-80-0081-469-00<br>100-41-0000-900-00 | ACH Enabled: False |
|  | Check Total:   | 679.46                    |  |  |                    |
| Vendor: UB*02859                         | HARRY SMITH<br>Refund Check  | 264.12                    | 10/05/2020                             | Check Sequence: 46<br>320-00-0000-201-00   | ACH Enabled: False |
|  | Check Total:   | 264.12                    |  |  |                    |
| Vendor: 37350<br>Sept 2020               | State Of Idaho<br>Sept 2020 Inspections  | 57,871.54                 | 10/09/2020                             | Check Sequence: 47<br>200-80-0084-619-09   | ACH Enabled: False |
|  | Check Total:   | 57,871.54                 |  |  |                    |
| Vendor: tmobile<br>953397377             | T Mobile<br>Monthly Service  | 263.62                    | 10/09/2020                             | Check Sequence: 48<br>100-48-0000-700-01   | ACH Enabled: False |
|  | Check Total:   | 263.62                    |  |  |                    |
| Vendor: usbef<br>424343424               | US Bank Equipment Finance<br>Toshiba Copier Lease  | 402.79                    | 10/09/2020                             | Check Sequence: 49<br>100-51-0010-581-00   | ACH Enabled: False |
|  | Check Total:   | 402.79                    |  |  |                    |
| Vendor: UB*02864                         | APRIL WALLER<br>Refund Check   | 48.32                     | 10/05/2020                             | Check Sequence: 50<br>320-00-0000-201-00   | ACH Enabled: False |

| Invoice No       | Description                  | Amount     | Payment Date | Acct Number        | Reference          |
|------------------|------------------------------|------------|--------------|--------------------|--------------------|
|                  | Check Total:                 | 48.32      |              |                    |                    |
| Vendor: UB*02866 | RICHARD AND AMBERLYN WEED    |            |              | Check Sequence: 51 | ACH Enabled: False |
|                  | Refund Check                 | 14.67      | 10/05/2020   | 320-00-0000-201-00 |                    |
|                  | Check Total:                 | 14.67      |              |                    |                    |
| Vendor: 43650    | Western Building Maintenance |            |              | Check Sequence: 52 | ACH Enabled: False |
| 0126847          | September Services           | 254.00     | 10/09/2020   | 320-80-0082-600-00 |                    |
| 0126847          | September Services           | 254.01     | 10/09/2020   | 300-80-0081-600-00 |                    |
| 0126848          | September Services           | 1,603.33   | 10/09/2020   | 100-80-0044-600-00 |                    |
|                  | Check Total:                 | 2,111.34   |              |                    |                    |
| Vendor: UB*02856 | GEORGE AND LINDA WINJE       |            |              | Check Sequence: 53 | ACH Enabled: False |
|                  | Refund Check                 | 36.25      | 10/05/2020   | 320-00-0000-201-00 |                    |
|                  | Check Total:                 | 36.25      |              |                    |                    |
| Vendor: UB*02862 | ELIZABETH WOOLSTENHULME      |            |              | Check Sequence: 54 | ACH Enabled: False |
|                  | Refund Check                 | 18.02      | 10/05/2020   | 320-00-0000-201-00 |                    |
|                  | Check Total:                 | 18.02      |              |                    |                    |
| Vendor: UB*02855 | DEBRA ZARAGOZA               |            |              | Check Sequence: 55 | ACH Enabled: False |
|                  | Refund Check                 | 65.20      | 10/05/2020   | 320-00-0000-201-00 |                    |
|                  | Check Total:                 | 65.20      |              |                    |                    |
|                  | Total for Check Run:         | 442,205.29 |              |                    |                    |
|                  | Total of Number of Checks:   | 55         |              |                    |                    |

**FY2020 YEAR END PROJECTIONS**

|                                   | General Fund | Special Revenue Funds     | Enterprise Funds |                 |
|-----------------------------------|--------------|---------------------------|------------------|-----------------|
|                                   |              | Development Services Fund | Water/Sewer Fund | Sanitation Fund |
| Beginning Fund Balance/Net Assets | 3,364,176    | 231,065                   | 1,505,855        | 284,758         |
| Estimated Revenue                 | 8,621,940    | 695,266                   | 6,166,059        | 2,225,340       |
| Estimated Expenses                | 8,557,230    | 549,816                   | 5,609,920        | 2,403,982       |
| Net Revenues<Expenses>            | 64,710       | 145,451                   | 556,139          | (178,642)       |
| Ending Fund Balance/Net Assets    | 3,428,886    | 376,516                   | 2,061,994        | 106,116         |

| GENERAL FUND SUMMARY                   |               |                          |                             |                             |
|--|---------------|--------------------------|-----------------------------|-----------------------------|
|  | FY2020 Budget | Y-T-D Thru<br>08/31/2020 | FY2020 Year End<br>Estimate | FY2020 Year End<br>Variance |
| <b>Mayor And Council</b>               |               |                          |                             |                             |
| Revenues-Operating                     | 7,468,321     | 6,999,327                | 7,515,233                   | 46,912                      |
| Personnel                              | 292,160       | 249,321                  | 272,135                     | 20,025                      |
| Operations                             | 429,684       | 381,667                  | 404,109                     | 25,575                      |
| <b>Law Enforcement</b>                 |               |                          |                             |                             |
| Revenues-Operating                     | 273,200       | 210,249                  | 240,101                     | (33,099)                    |
| Personnel                              | 4,461,153     | 3,775,626                | 4,214,676                   | 246,478                     |
| Operations                             | 483,750       | 369,356                  | 425,454                     | 58,296                      |
| Capital                                | 175,000       | 165,447                  | 175,000                     | 0                           |
| <b>Code Enforcement/Animal Control</b> |               |                          |                             |                             |
| Revenues-Operating                     | 0             | 2,075                    | 2,075                       | 2,075                       |
| Personnel                              | 129,488       | 69,515                   | 79,595                      | 49,893                      |
| Operations                             | 14,750        | 34,491                   | 40,138                      | (25,388)                    |
| <b>Library</b>                         |               |                          |                             |                             |
| Revenues-Operating                     | 161,170       | 144,188                  | 146,434                     | (14,736)                    |
| Personnel                              | 716,267       | 611,962                  | 691,518                     | 24,749                      |
| Operations                             | 185,990       | 168,450                  | 196,480                     | (10,490)                    |
| <b>City Attorney-Prosecuting</b>       |               |                          |                             |                             |
| Personnel                              | 362,346       | 323,507                  | 356,332                     | 6,013                       |
| Operations                             | 16,270        | 88,551                   | 99,669                      | (83,399)                    |
| <b>Treasury/Clerk</b>                  |               |                          |                             |                             |
| Revenues-Operating                     | 368,000       | 348,353                  | 376,593                     | 8,593                       |
| Personnel                              | 323,991       | 301,380                  | 330,930                     | (6,939)                     |
| Operations                             | 97,000        | 86,707                   | 91,119                      | 5,881                       |
| <b>Information Technology</b>          |               |                          |                             |                             |
| Personnel                              | 169,106       | 154,511                  | 169,592                     | (487)                       |

|            |         |         |         |          |
|------------|---------|---------|---------|----------|
| Operations | 113,150 | 141,287 | 149,425 | (36,275) |
|------------|---------|---------|---------|----------|

|                                       | FY2020 Budget | Y-T-D Thru<br>08/31/2020 | FY2020 Year End<br>Estimate | FY2020 Year End<br>Variance |
|---------------------------------------|---------------|--------------------------|-----------------------------|-----------------------------|
| <b>Parks/Facilities/Street Lights</b> |               |                          |                             |                             |
| Revenues-Operating                    | 370,000       | 341,505                  | 341,505                     | (28,495)                    |
| Personnel                             | 268,554       | 238,303                  | 265,681                     | 2,873                       |
| Operations                            | 1,039,050     | 573,034                  | 595,375                     | 443,675                     |

| <b>TOTALS:</b>             |           |           |           |          |
|----------------------------|-----------|-----------|-----------|----------|
| <b>Revenue</b>             |           |           |           |          |
| Operations                 | 8,640,691 | 8,045,697 | 8,621,940 | (18,751) |
| <b>Expenses</b>            |           |           |           |          |
| Personnel                  | 6,723,065 | 5,724,124 | 6,380,460 | 342,605  |
| Operations                 | 2,379,644 | 1,843,543 | 2,001,770 | 377,874  |
| Capital                    | 175,000   | 165,447   | 175,000   | 0        |
| Expense Total              | 9,277,709 | 7,733,115 | 8,557,230 | 720,480  |
| Net Effect on Fund Balance | (637,018) | 312,582   | 64,710    |          |

**DEVELOPMENT SERVICES FUND SUMMARY**

|                                   | FY2020 Budget   | Y-T-D Thru<br>08/31/2020 | FY2020 Year End<br>Estimate | FY2020 Year End<br>Variance |
|-----------------------------------|-----------------|--------------------------|-----------------------------|-----------------------------|
| <b>Revenue</b>                    |                 |                          |                             |                             |
| <b>Operations</b>                 | <b>497,500</b>  | <b>512,463</b>           | <b>695,266</b>              | <b>197,766</b>              |
| <b>Expenses</b>                   |                 |                          |                             |                             |
| <b>Personnel</b>                  | 237,995         | 212,041                  | 236,645                     | 1,350                       |
| <b>Operations</b>                 | 270,800         | 250,547                  | 313,171                     | <b>(42,371)</b>             |
| <b>Expense Total</b>              | <b>508,795</b>  | <b>462,588</b>           | <b>549,816</b>              | <b>(41,021)</b>             |
| <b>Net Effect on Fund Balance</b> | <b>(11,295)</b> | <b>49,875</b>            | <b>145,451</b>              |                             |

| WATER/SEWER FUND SUMMARY   |               |                          |                             |                             |
|----------------------------|---------------|--------------------------|-----------------------------|-----------------------------|
|                            | FY2020 Budget | Y-T-D Thru<br>08/31/2020 | FY2020 Year End<br>Estimate | FY2020 Year End<br>Variance |
| <b>Water</b>               |               |                          |                             |                             |
| Revenues-Operating/Capital | 2,868,406     | 2,555,933                | 2,836,867                   | (31,539)                    |
| Personnel                  | 481,288       | 406,770                  | 476,205                     | 5,083                       |
| Operations                 | 941,700       | 836,248                  | 940,124                     | 1,576                       |
| Capital                    | 613,800       | 544,962                  | 572,368                     | 41,432                      |
| <b>Sewer</b>               |               |                          |                             |                             |
| Revenues-Operating         | 3,614,957     | 3,028,184                | 3,329,192                   | (285,765)                   |
| Personnel                  | 643,824       | 547,306                  | 639,691                     | 4,133                       |
| Operations                 | 3,022,850     | 2,526,861                | 2,906,533                   | 116,317                     |
| Capital                    | 490,000       | 29,094                   | 75,000                      | 415,000                     |
| <b>TOTALS:</b>             |               |                          |                             |                             |
| <b>Revenue</b>             |               |                          |                             |                             |
| Operations                 | 6,483,363     | 5,584,117                | 6,166,059                   | (317,304)                   |
| <b>Expenses</b>            |               |                          |                             |                             |
| Personnel                  | 1,125,112     | 954,076                  | 1,115,896                   | 9,216                       |
| Operations                 | 3,964,550     | 3,363,109                | 3,846,657                   | 117,893                     |
| Capital                    | 1,103,800     | 574,056                  | 647,368                     | 456,432                     |
| Expense Total              | 6,193,462     | 4,891,241                | 5,609,920                   | 583,542                     |
| Net Effect on Fund Balance | 289,901       | 692,876                  | 556,139                     |                             |

| SANITATION FUND SUMMARY    |               |                          |                             |                             |
|----------------------------|---------------|--------------------------|-----------------------------|-----------------------------|
|                            | FY2020 Budget | Y-T-D Thru<br>08/31/2020 | FY2020 Year End<br>Estimate | FY2020 Year End<br>Variance |
| <b>Sanitation</b>          |               |                          |                             |                             |
| Revenues-Operating         | 2,180,000     | 2,035,340                | 2,225,340                   | 45,340                      |
| Operations                 | 2,355,000     | 2,195,048                | 2,403,982                   | (48,982)                    |
| Net Effect on Fund Balance | (175,000)     | (159,708)                | (178,642)                   |                             |



# PRO TECH ROOFING, INC.

COMMERCIAL/RESIDENTIAL  
Idaho Contractors License # RCE-1075  
DPW # 10278-A-4(07400, 07700)  
sheristanger@protechroofing.us

## Proposal/Agreement

DATE OF PROPOSAL: 6/16/2020

PROPOSAL SUBMITTED TO:  
Collin Schmidt

WORK TO BE PERFORMED AT:  
Garden City Public Works Re-Roof

*All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the signed estimate or executed contract. There may be unforeseen items that the architect has not addressed. Pro Tech Roofing, Inc. assumes no responsibility to interrupt work due to discrepancies in the drawings or specifications. Additional costs may arise due to a lack of drawing clarifications. All agreements are contingent upon strikes, accidents or delays beyond our control. Our workers are fully covered by Workman's Compensation Insurance.*

### Scope of Work:

- Broom Clean existing Roof Surface
- Install 1/4" Dens Deck
- Install New 60 mil Mechanically Attached TPO Roof system (Color White)
- Install new TPO Pipe Flashings
- Install New 24ga prefinished Drip edge Metal
- Manufacturer 20yr Warranty
- Tear -Off existing gutter and down spout and drip metal
- Install New 24ga Box Gutter and down spout

NOTE: 24ga Prefinished Metal (Standard Color only)

**Bid does not include:** Carpentry work, Secondary framing, Stucco/EIFS Flashings, Flashings not roof related, (Masonry / Foundation & Window / Door), Louvers, Painting & Snow removal, HVAC curb insulation.

\*\*\*\*\***Fifty Nine Thousand Eight Hundred Fifty Nine DOLLARS-----\$59,859.00**

Proposal submitted in accordance with plans & specs,  
date:

Estimator: Scott Lottman

Prepared By: Sheri Stanger

### Acceptance:

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to complete this contract as specified. Payment will be made upon completion of job or as outlined in Contract Documents.

AUTHORIZED SIGNATURE

COMPANY

**NOTE: THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN 30 DAYS.**

\*\*\*\*\*VISIT OUR WEB SITE\*\*\*\*\*  
[WWW.PROTECHROOFING.US](http://WWW.PROTECHROOFING.US)

1986 E. State St., Ste.#A Eagle, ID 83616 Office 208 939-6714, FAX 208-939-3970



# CONSTRUCTION, INC.

3212 E. Greenhurst Rd. Nampa, Idaho 83686  
 PH (208) 461-3636 • Fax (208) 461-4456 • Cell (208) 599-4929  
 Email - leonard.hillman@c2construction.net

## Proposal

|   |  |                                   |
|---|--|-----------------------------------|
| <b>Proposal Submitted To:</b><br>Colin Schmidt      | <b>Phone:</b><br>208-472-2949                                  | <b>Date:</b><br>6/2/2020          |
| <b>Street:</b><br>207 E. 38 <sup>th</sup> St        | <b>Job Name:</b><br>Painting Exterior of Maint. Building       |                                   |
| <b>City, State, Zip:</b><br>Garden City             | <b>Job Location</b><br>207 E. 38 <sup>th</sup> St. Garden City |                                   |
| <b>Architects</b><br>Colin/ Leonard via walk around | <b>Date of Plans:</b>  | <b>Job Phone:</b><br>208-599-4929 |

| We Hereby Submit Specifications and Estimates for:  | Item No: | Item Costs |
|---|----------|------------|
| <p><b>We propose to furnish material and labor in compliance of following specifications. SW Block Filler and Elastomeric Coating, metal doors and frames SW DTM Acrylic coating. Exterior painting of all cmu surfaces, upper wood soffit and fascia, metal doors and frames.</b></p> <p><b>Exclusions: Permit of any kind, electrical any thing other than described above.</b></p> |          |            |
|   |          |            |
|   |          |            |
|   |          |            |
|   |          |            |
|   |          |            |
|   |          |            |
|   |          |            |
|   |          |            |
|   |          |            |

|  |                                    |
|--|------------------------------------|
| WE PROPOSE hereby to furnish material and labor – complete in accordance with above specifications, for the sum of:<br>Twenty Eight thousand Six hundred Seventy Six dollars and no cents. | <b>Project Price</b><br>\$28676.00 |
|--|------------------------------------|

Payment to be made as follows: Monthly Progress Payments

|  |   |    |
|--|---|----|
| <p>All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by workmen’s compensation insurance.</p> | <b>Authorized Signature:</b><br><i>Leonard Hillman</i>                    |    |
|  | <b>Note this proposal may be withdrawn if not accepted within (days).</b> | 30 |

|  |                   |
|--|-------------------|
| <b>ACCEPTANCE OF PROPOSAL:</b> The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. | <b>Signature:</b> |
|--|-------------------|

|                            |                   |
|----------------------------|-------------------|
| <b>Date of Acceptance:</b> | <b>Signature:</b> |
|----------------------------|-------------------|

## Proposal

June 8, 2020

Proposal for:  
Garden City  
6015 South Glenwood Street  
Garden City, Idaho 83714

Attn: Colin Schmidt

Re: Building lighting on 38th street

Colin,

Alloway Electric is pleased to offer the following proposals for the work you requested at the 207 East 38<sup>th</sup> street location. This proposal is based on my site visit and our conversations. We have three breakouts first is the outside lighting then the training room followed by the shop area. I have included Idaho power estimated rebates.

### Out side wall pack lighting

- Remove the three existing lights and replace them with new (see cut sheet)  
Total cost labor and materials \$1,295.00

### Training room

- Remove the existing track lighting
- Disconnect the existing can lights
- Provide and install (18) 2X4 flat panels surface mounted (See cut sheets)
- Rework the existing circuits
- Provide and install two wall dimming light switches
- One lot raceways and conductors
- One lot recycling
- See attached Idaho power rebates sheets  
Total cost labor and materials \$8,390.00

### Shop area

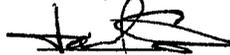
- Remove the existing 2X4 six lamp light fixtures in the shop area
- Rework the existing wiring
- Provide and install (30) 2X4 LED hi Bay light fixtures (See cut sheets)
- One lot raceways and conductors
- One lot recycling
- See attached Idaho Power rebate sheets  
Total cost labor and materials \$12,100.00

Thank you for considering Alloway!

\_\_\_\_\_  
Signature: Please sign and return if accepted

This quote is valid until the end of business day 7/9/19

Sincerely,



Joel Smith  
Estimator



## CITY OF GARDEN CITY

6015 Glenwood Street ■ Garden City, Idaho 83714  
Phone 208/472-2900 ■ Fax 208/472-2996

### MEMORANDUM

Date: For October 12, 2020

To: City Council

From: Jenah Thornborrow, Development Service Director

RE: Appeal of denial of DSRFY2020-18, a request of an 8' fence located at 240 E. 32<sup>nd</sup> Street

#### **Requested Action:**

Earl Sullivan is appealing a Design Review Committee denial of application DSRFY2020-18, a request for an 8' fence.

#### **Background**

In the past staff has provided a draft opinion based on the decision of the City. It has been determined that a better process would be to adopt an opinion at the subsequent the appeal hearing without a draft opinion being provided ahead of time.

Only the applicant or someone who has standing, via written or oral testimony, or the Development Services Director, Chief of Police, or Public Works Director have standing to appeal. An appeal is not a public hearing and only the appellant(s) and respondent(s) or their representatives should address the Council.

Garden City Code 8-6A-9 notes that appeals are to be on the record of the decision maker, meaning that appeals are not *de novo*. New concerns, information, or documentation should not be considered. The appellant, and or applicant have been advised that they should be able to indicate page numbers of the packet for reference if requested. If there is new material that is determined should be reviewed, the application should be remanded to the decision body.

#### **GCC 8-6A-9 Appeals:**

The decision of an appeal is governed by 8-6A-9 E:

1. After the hearing on the appeal, the review authority shall make its decision and adopt findings of fact and conclusions.
2. In its decision, the review authority shall determine whether the application or petition should be granted, granted with conditions, remanded to the decision maker for additional proceedings and findings, or denied.
3. The city shall transmit a copy of the decision by the review authority together with a copy of its findings and conclusions to the decision maker; and shall transmit a copy of its decision, findings and conclusions of law to the appellant.

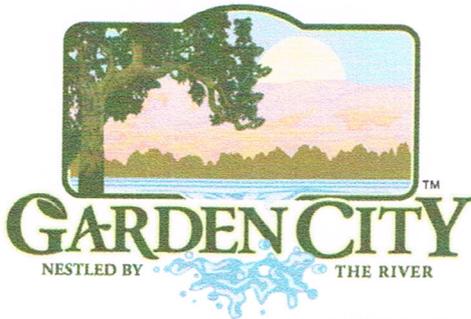
4. The decision on an appeal made by the commission or design review committee may be further appealed to the council.

The decision of the council shall be final.

### **Record Materials (all materials)**

Individual links:

1. [Appeals procedures](#)
2. [Appeal and Appeal Materials](#)
3. [Design Review Committee Decision, September 8, 2020](#)
4. Application Materials
  - a) [DSRFY2020-18 pre-application and materials](#)
  - b) [DSRFY2020-18 formal application and materials](#)
  - c) [DSRFY2020-18 supplemental](#) documentation
  - d) [Application clarification correspondence](#)
5. Reference Documents
  - a) [DSR2015-0003 Recommendation](#)
  - b) [DSR2015-0003 Modification](#)
  - c) [DSR2015-0003 Approval](#)
  - d) [Fence Correspondence Lowe and Sullivan 2016](#)
6. Staff Reports
  - a) [Pre-application staff report](#)
  - b) [Formal application staff report](#)
7. Noticing Documents
  - a) [Application Noticing Documents](#)
  - b) [Appeal Noticing Documents](#)
8. Minutes
  - a) [September 8, 2020](#)
  - b) [June 15, 2020](#)
9. [Transcript of hearing: September 8, 2020](#)



**ADMINISTRATIVE RULES OF PROCEDURE  
QUASI-JUDICIAL APPEALS PURSUANT TO TITLE 8 OF THE GARDEN CITY CODE  
BEFORE THE CITY COUNCIL OF THE CITY OF GARDEN CITY, IDAHO**

**Conflicts**

**At the beginning of the hearing: the Mayor shall ask members of the Council if they have any actual and potential conflicts of interest in the appeal.**

- (1) A Councilmember with an actual or potential conflict of interest should disclose on the record the basis of the Councilmember's disqualification, and may ask the parties to consider, out of the presence of the Councilmember, whether to waive disqualification.
- (2) If following disclosure of any basis for disqualification other than personal bias or prejudice concerning a party, the parties, without participation by the Councilmember, all agree that the Councilmember should not be disqualified, and the Councilmember is then willing to participate, the Councilmember may participate in the proceeding.
- (3) Any agreement regarding a conflict of interest shall be incorporated in the record of the proceeding.

**A conflict of interest is:** any official action, decision or recommendation by a public official, which would be to the private financial benefit of the individual or a member of their household, or a business with which the person or a member of their household is associated. Idaho Code Title 59, Chapter 7, prohibits public officials from taking any official action or making a decision or recommendation on any matter where the official has a conflict of interest and has failed to disclose the conflict of interest. Members of the City Council must regulate themselves against actual and potential conflicts of interest in the discharge of their prescribed duties.

**Actual and potential conflicts of interest:** the Councilmember must immediately discontinue any involvement in the matter including discussions of it with other members or staff. Further, a Councilmember shall not participate in any matter if a judge similarly situated would be required to disqualify himself or herself under the Idaho Code of Judicial Conduct.

**Accordingly, a Councilmember shall disqualify himself or herself:** in a proceeding in which that person's impartiality might reasonably be questioned, including but not limited to instances where:

- (1) The Councilmember has a personal bias or prejudice concerning a party or a party's representative, or has personal knowledge of disputed evidentiary facts that might reasonably affect the Councilmember's impartiality in the proceedings;
- (2) The Councilmember served as a party or representative in the matter in controversy, or the Councilmember has been or is a material witness concerning it;
- (3) The Councilmember knows that he or she, individually or as a fiduciary, or the Councilmember's spouse, parent or child wherever residing, or any other member of the Councilmember's family residing in the Councilmember's household, has an economic interest in the subject matter in controversy or in a party to the proceeding or has any other more than de minimis interest that could be substantially affected by the proceeding;
- (4) The Councilmember or the Councilmember's spouse, or a person within the third degree of relationship to either of them, or the spouse of such a person:
  - (a) is a party to the proceeding, or an officer, director or trustee of a party;
  - (b) is acting as a lawyer in the proceeding;
  - (c) is known by the Councilmember to have a more than de minimis interest that could be substantially affected by the proceeding;
  - (d) is to the Councilmember's knowledge likely to be a material witness in the proceeding.

**Recusal requires that a Councilmember shall not:**

- (1) Have access to the investigative file;
- (2) Receive any of the staff reports;
- (3) Give advice in the matter;
- (4) Make recommendations in the matter;
- (5) Be present during the meeting in which that member has been recused;
- (6) Participate in consideration of the matter;
- (7) In any way assume responsibility for any aspect of the deliberative process; or
- (8) Participate in any manner.

**Disclosure of a conflict:** does not affect a Councilmember's authority to be counted for purposes of determining a quorum.

**Title 8 of the Garden City Code**

The following shall be utilized as rules of procedure for hearing and deciding appeals of orders, decisions and/or determinations made by the Planning and Zoning Commission relative to the application and interpretation of Title 8 of the Garden City Code and all of the other codes enumerated within it.

**At the beginning of the hearing:** after asking members of the Council if they have any actual and potential conflicts of interest, the Mayor may:

- (1) Identify for the record each of the orders, decisions, and/or determinations being appealed;

- (2) Ask the parties if they have any issues with the content of the record and/or transcript if one exists, and whether they intend on presenting any new evidence;
- (3) Identify for the record what the standard of review is;
- (4) Identify for the records which party has the burden of proof;
- (5) Identify for the record the order of the hearing;
- (6) Identify for the record what City Council action is required;
- (7) Identify for the record what the City Council decision may include (affirming, vacating, remanding, and/or reversing);
- (8) Identify the possible grounds for affirming the order, decision and/or determinations by the Planning and Zoning Commission; and
- (9) Identify the possible grounds for vacating, remanding, or reversing the order, decision and/or determinations by the Planning and Zoning Commission.

**The evidence and information considered:** unless the City Council directs otherwise, the appeal will be on the record of the Planning and Zoning Commission, including the audio recording or transcript if one exists of the hearing in front of the Planning and Zoning Commission, and such new evidence as may be presented.

- (1) The parties should be prepared to present the City Council with citations to the record and/or transcript if one exists by page number, which supports the parties' respective arguments.
- (2) If asking questions of the parties, the City Council should be prepared to reference citations to the record and/or transcript if one exists by page number.

**Standard of Review:** the City Council's role is to review the decision(s) of the Planning and Zoning Commission. When reviewing a decision of the Planning and Zoning Commission, the City Council shall review the record of the Commission with due regard for the Commission's decision. The standard of review of an appeal from a Planning Commission decision to the City Council shall not be de novo but the record may be supplemented by such new evidence as may be presented. The standard of review shall be governed by the following:

- (1) **Deference:** due deference shall be given to the actions of the Planning and Zoning Commission.

**Burden of Proof:** in all appeals pursuant to Title 8 of the Garden City Code, the burden of proof shall be on the appellant.

**Order of Hearing:** First the appellant shall present its argument. Second, the respondent shall present its argument. Third, then the appellant shall present any rebuttal argument.

**City Council Action Required:** deliberations and the oral opinion for each item being appealed must be concluded prior to adjournment of hearing. A decision for each item being appealed must be determined through a separate motion and voted on through a roll call vote so that each member of the City Council may make his or her vote individually. After the hearing on the appeal, the City Council shall make its written

decision and adopt findings of fact and conclusions by its next regularly scheduled meeting.

**City Council decisions may include:** in part or in the entirety, the action to affirm, vacate, remand, and/or reverse. The actions shall mean the following:

- (1) **Affirm:** to agree with and confirm the Planning and Zoning Commission's decision.
- (2) **Vacate:** to cancel or render the Planning and Zoning Commission's decision null and void.
- (3) **Remand:** to send back to the Planning and Zoning Commission for further action. A remand shall include either specific issues to be considered alone or direction that the Planning Commission opens the entire application for *de novo* review.
- (4) **Reverse:** to change the Planning and Zoning Commission's decision so that the decision of the Commission is overturned.

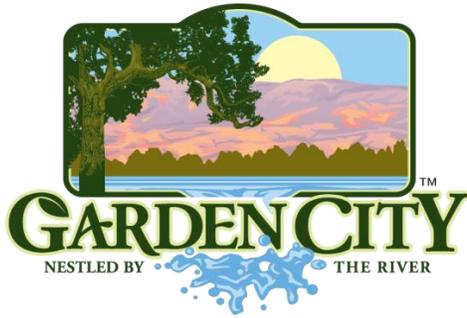
**Grounds for affirming the decision by the Planning and Zoning Commission:** the following may serve as grounds for affirming the Planning Commission decision:

- (1) If the Planning and Zoning Commission's findings, inferences, conclusions, or decisions are not in violation of constitutional or statutory provisions;
- (2) If the Planning and Zoning Commission's findings, inferences, conclusions, or decisions are not in excess of the statutory authority of the agency;
- (3) If the Planning and Zoning Commission's findings, inferences, conclusions, or decisions are not made upon unlawful procedure;
- (4) If the Planning and Zoning Commission's findings, inferences, conclusions, or decisions are supported by substantial evidence on the record as a whole;
- (5) If the Planning and Zoning Commission's findings, inferences, conclusions, or decisions are not arbitrary, capricious, or an abuse of discretion.

**Grounds for vacating, remanding, or reversing the decision by the Planning and Zoning Commission:** the following may serve as grounds for vacating, remanding, or reversing all or part of a Planning Commission decision:

- (1) If the true intent of Title 8 of the Garden City Code or the codes adopted thereunder have been incorrectly interpreted by the Planning and Zoning Commission;
- (2) If the provisions of Title 8 of the Garden City Code or the codes adopted thereunder do not apply or an equally good or better form of construction should have been applied by the Planning and Zoning Commission;
- (3) If findings made by the Planning and Zoning Commission as a basis for its action are not supported by the weight of the evidence;
- (4) If there is a significant error in the application of the provisions of Title 8 or other provisions of the City Code that is important to sustaining the action by the Planning and Zoning Commission;
- (5) If it is determined that there is a significant violation of the notice provisions of the codes enumerated in Title 8 of the Garden City Code;

- (6) If significant errors are discovered after the Planning and Zoning Commission hearing on which its action was taken in the materials provided to the Planning and Zoning Commission as a basis of its decision;
- (7) If there is a significant error in the application of approved City policies that is important to sustaining the action taken by the Planning and Zoning Commission.



## CITY OF GARDEN CITY

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

**File Number:** SUBFY2020-01  
**For:** Combined Preliminary and Final Plat with a Planned Unit Development  
A 68-lot residential subdivision  
Mountain View Townhomes  
**Location:** At the terminus of W. 53<sup>rd</sup> Street  
**Applicant:** David Hale  
**Property Owner:** CS2, LLC  
**Report Date:** Planning & Zoning: September 16, 2020  
Design Review Committee: September 21, 2020 moved to October 5, 2020  
**Updated to Include Recommendations:** October 12, 2020



Staff Report  
Report prepared by Hanna Veal

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| <b>H. Code/Policy Review</b> .....     | <b>11</b> |

## A. Recommendation Summary:

On September 16, 2020 the Planning and Zoning Commission unanimously recommended approval of the application. Their discussion mainly centered on the Settlers Canal and access. The Planning and Zoning Commission did not want it to appear that there is a City requirement to trespass. At the meeting, the applicant agreed to include the Thurman Mill water as a feature.

October 5, 2020 the Design Review Committee also unanimously recommended approval of the application. Similarly focused on connectivity. The Design Review Committee also noted that they would like to see additional fenestration to the end units. There are two proposed conditions of approval that would require the applicant to go before the Design Review Committee:

1. Additional fenestration of the end units must be approved prior to building permit.
2. Pedestrian access points for the development's residents to allow for future movement to the south must be determined and approved.

There are no recommended conditions of approval that are in conflict with one another that would need to be reconciled. While the utilization of the Thurman Mill as an amenity was discussed in both hearings as something that the applicant wished to do, neither body formally made this a requirement. This could be added as a condition of approval to formalize the discussions. It should be noted that the Design Review Committee and Planning and Zoning Commission recommendations are in a format previously utilized by the City. The potential draft decision, follows the recommendations, however it has been reformatted to the current format.

## B. Record Documents ([link to all file documents](#))

Individual links:

1. [Potential Draft City Council Decision, October 12, 2020](#)
2. [Planning and Zoning Commission Recommendation, September 16, 2020](#)
3. [Design Review Committee Recommendation, October 5, 2020](#)
4. Application Materials
  - a) [SUBFY2020-01 pre-application and materials](#)
  - b) [SUBFY2020-01 application and materials](#)
  - c) [Site Consulting LLC, geotechnical analysis July 22, 2020](#)
5. Staff Reports
  - a) [Design Review Committee pre-application staff report](#)
  - b) [Staff report](#)
  - c) Presentation October 5, 2020 ([please use link to all file documents](#))
  - d) Presentation October 12, 2020 ([please use link to all file documents](#))
6. Agency Comments: linked in [Section E](#)
7. Public Comments: linked in [Section F](#)
8. [Noticing Documents](#)
9. Minutes

- a) [Planning and Zoning Commission](#)
  - September 16, 2020 Planning and Zoning Commission DRAFT
- b) [Design Review Committee](#)
  - December 16, 2019 Design Review Committee
  - September 21, 2020 Design Review Committee
  - Design Review Committee October 5, 2020 DRAFT

**C. Project Information**

**Proposed Scope of Work:**

This application is for a subdivision processed as 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  |
|---|--|
| <a href="#">8-5B-4</a> Combined Preliminary and Final Subdivision Process | * the combined process cannot be utilized for applications that include special development considerations such as hillside development. While this application is on a site that includes a variety of topography, this has not been applied for as "hillside development". |
| <a href="#">8-6B-7</a> Planned Unit Development                           | A Planned Unit Development and a Subdivision can be processed concurrently   |

**Site Conditions:**

- 1) Street Address: N/A located at terminus of W. 53<sup>rd</sup> Street
- 2) Parcel Number(s): S0536141980
- 3) Subdivision: NA; Parcel #1980 of SE4NE4 Sec 36 4N 1 E Parcel B record of survey #11772 in TCA 06-8 # 141952
- 4) Property Size: 7.261 acres
- 5) Zoning District: M Mixed Use
- 6) Zoning Overlay(s): None
- 7) Comprehensive Plan Land Use Map Designation:
  - a) Activity Node: Transit Oriented Development
  - b) Mixed Use Commercial
- 8) Legal Lot of Record: Creation of the new subdivision will create a legal lot of record
- 9) Floodplain Designation:

- a) 2003 FIRM: outside of the Special Flood Hazard Area
- b) 2017 Draft FIRM: outside of the Special Flood Hazard Area
- 10) Surrounding Uses
  - a) Retail (Fred Meyer)
  - b) Single Family Detached
  - c) Vehicle Sales
  - d) Health Club
  - e) School (Capital High)
  - f) Eating Establishment
- 11) Existing Use: Vacant
- 12) Easements on site: There are no records on file with Garden City of existing easements
- 13) Site Access: 53<sup>rd</sup> Street
- 14) Sidewalks: There is no public street within the project area
- 15) Wetlands on site: none identified

**Project Details:**

- 1) Proposed development: residential combined Preliminary and Final Plat – Processed as a Planned Unit Development
- 2) Total number of lots: 68
  - a) Common: 7
  - b) Residential: 61
  - c) Non-Residential: 0
  - d) Mixed-Use: 0
  - e) Live-Work: 0
- 3) Density: 7.8 Dwellings per acre
- 4) Site Coverage:
  - a) Building: 35,337 sq. ft. 1(0% of the site)
  - b) Landscaping: 16,945 = 5%
    - i) Open Space 145,683sqft = 43%,
    - ii) Canal Area 84,071sqft = 25%
  - c) Paved Areas: Not disclosed
- 5) Access: Private road from W. 53<sup>rd</sup> Street
- 6) Total number of vehicular parking spaces: 159
  - a) Enclosed: 61
  - b) Surface: 61 in front of units + 37 guest
  - c) On-Street: N/A
  - d) Off-site with a cross parking agreement: N/A
- 7) Total number of bicycle parking: 7
  - a) Enclosed: 0
  - b) Surface: 7
- 8) Refuse: Not Disclosed
- 9) Fencing: Wrought iron 42" around development and 6' around canal
- 10) Sidewalk:
  - a) Attached proposed
- 11) Landscaping: 16,945 = 5%
  - a) 725 of shrubs
  - b) 100 Total number of trees

- i) 35 Class I
  - ii) 55 Class II
  - iii) Unknown # Class III
- c) Open Space 1 tree per 1,000SF: 17 required & 17 provided trees
- d) Townhouses: 62 required & 62 trees
- e) Townhome Frontage: 33 required & 58 provided
- f) Parking Lot: 2 required & 8 provided
- 12) City Utilities
  - a) Sanitary sewer service provided by the City of Garden City
  - b) Potable Water will be provided by the City of Garden City
  - c) All water mains shall be 8" unless otherwise shown
  - d) All sanitary sewer mains shall be 8" unless otherwise shown.
  - e) 3 proposed fire hydrants
- 13) Pathway: none proposed
- 14) Proposed Easements:
  - a) All lot lines common to a public or private right-of-way have a 10' utility easement.
  - b) All side yard lot lines have a 5' property drainage & irrigation easement.
  - c) There is a 20' easement located on all driveways for parking.
- 15) Waivers requested:
  - a) Grading Plan
  - b) Hydrology Report
  - c) Natural Hazard and Resources Analysis
  - d) Dedications and Easements
  - e) Covenants and Deed Restrictions
  - f) Irrigation/Ditch Company Information Form
  - g) Subdivision entry/monument Sign

## D. Discussion

This is an application for a 68 lot residential combined preliminary and final plat processed as a planned unit development for the Mountain View Townhomes. The parcel of land is currently 7.78 acres of vacant land situated directly behind/south of the Fred Meyer at 5425 W. Chinden. The proposed site is within the Mixed Use zoning district which allows for a mix of commercial and residential uses that are complementary of one another. Single Family attached dwellings are a permitted use within this district.

The application was previously proposed as a 72-unit Preliminary Plat and Planned Unit Development with a Condition Use Permit in December 2019. Changes to the layout of the project and total number of units reflect the attempt to minimize the impact to the existing slope and the location placement of retaining walls further away from Settler's Canal.

The proposed development appears to conflict with multiple required findings. The City Engineer's comments have raised issues to this effect. The Settler's Irrigation Company comments also raise concerns about the project. However the applicant has provided an updated Geotech report that states there is no geotechnical concern that will prevent development ([here](#)).

### Bike & Pedestrian Connectivity

The applicant has proposed closing off access to the walkways of the Settler's Canal citing liability concerns. There is not presently a plan in place to coordinate with the Settler's Canal to officially open the adjacent pathways to public use. Capital High is on the southwestern side of the property, about 400 feet away. A pathway from the proposed subdivision to the intersection of Glenwood St. and Mountain View Dr. would provide a better alternative route for not only the students, but for the whole community. There are currently dirt pathways exemplifying the connections pedestrians already take through the parcel of land. (please refer to Pg. 21 of the staff report). By building a bike/pedestrian pathway from the subdivision to Glenwood it would provide a safe, alternative route to the one they are currently using. In addition, the proposed 6' wrought iron fencing on the perimeter of the subdivision will discourage mobility for the residents within the community. Due to the lack of connectivity to N. Glenwood, residents are forced to travel on 53<sup>rd</sup> St. to W. Chinden Blvd. then take the left up to Glenwood just to reach the intersection. This route adds an additional 4768.65 feet to what could be a 400-foot trip.

If the applicant were to gain permission from the adjacent parcel of land to the west to provide an easement for a bike and pedestrian pathway, the connectivity of the entire neighborhood and its surrounding uses would drastically increase.

**Amenities**

In order to access the property from 53<sup>rd</sup> street. The Thurman Mill Canal must be crossed. Because a monument sign for the development has not been designed yet, staff encourages using the accessible Thurman Mill water to be incorporated into their sign. In addition to it being used as a key feature in their sign, staff encourages the applicant to consider adding the water as an amenities feature. (Please refer to pg. 20 of the staff report for examples).

**Private Road vs. Public Roads**

Staff would like to discuss the proposed private road instead of proposing a public road.

**E. Decision Process**

**General Provisions**

This application is processed per GCC 8-6A-7 Public Hearing.

**Required Decisions:** The following decision processes are required for the project as governed by GCC Table 8-6A-1:

| Decision                                    | Recommendation Authority/<br>Hearing Date   | Decision Authority                     |
|---|---|--|
| Combined Preliminary/Final Plat Subdivision | Planning and Zoning Commission: Hearing September 16, 2020                              | City Council Hearing: October 12, 2020 |
| And Planned Unit Development                | and<br>Design Review Committee: Hearing September 21, 2020 moved to the date certain of |  |

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|  |  |  |
|--|--|--|
|  | October 5, 2020 based on applicants request. |  |
|--|--|--|

**Required Findings:**

For the approval of a **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

**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.

**Decision:**

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.

The Planning and Zoning Commission and Design Review Committee are recommending bodies for this application.

**Recommendation**

The Recommending Authority may take one of the following actions:

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

The City Council is the final decision maker for this application.

**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 with conditions;
3. Reject the recommendations; or
4. Remand the application to a recommending body for additional proceedings and findings.

**Appeal of Decision:**

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. The recommendations of the Design Committee and the Planning and Zoning Commission does not constitute a final decision on the application.

The applicant or someone with standing may request City Council to reconsider their decision. A reconsideration request may be made within 14 days of the formal decision being rendered. 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.

## F. Agency Comments

The following is a summary of the agency comments that were provided at the time of the drafting of this report. All comments are included in their entirety as a part of the record.

| <b>Agency</b>   | <b>Comment Date</b>      | <b>Summary</b>   |
|---|--------------------------|--|
| <a href="#">Ada County Highway District</a>               | 1/23/2020                | <ul style="list-style-type: none"> <li>• Site specific conditions of approval concerning cul-de-sac construction, impact fees, and civil plan review</li> <li>• Standard ACHD conditions of approval requested</li> </ul>  |
| <a href="#">Central District Health</a>                   | 12/31/19<br>08/27/2020   | Standard Comments  |
| <a href="#">Garden City Engineer</a>                      | 01/02/2020               | <ul style="list-style-type: none"> <li>• Canal stabilization a significant concern</li> <li>• Opposition to the waiver requests due to identified site issues</li> <li>• Issues concerning location of sewer services with relation to the canal</li> <li>• Slope of property presents significant concerns</li> </ul>           |
| <a href="#">North Ada County Fire and Rescue District</a> | 01/08/2020               | <ul style="list-style-type: none"> <li>• Fire hydrants required along fire lanes</li> <li>• Monument signage require at entrance and at all intersections of project</li> <li>• Restrictions on parking to accommodate fire lane; Final plat note required to this effect</li> <li>• Security gate requirements noted</li> </ul> |
| <a href="#">Settlers Irrigation District</a>              | 01/06/2020<br>09/08/2020 | <ul style="list-style-type: none"> <li>• No work that digs into canal bank authorized – significant concern as</li> </ul>  |

|   |            |  |
|---|------------|--|
|   |            | <p>some buildings and parking areas within canal bank area</p> <ul style="list-style-type: none"> <li>In opposition of ANY construction impacting any portion of the embankment which provides stability to the hillside upon which the Settlers Main Canal is located.</li> </ul> |
| <a href="#">West Boise Sewer District</a> | 09/08/2020 | <ul style="list-style-type: none"> <li>On February 10, 2015 the District's Board approved the petition for exclusion of property from the District.</li> </ul>   |

## G. Public Comment

The following public comments were provided:

| Commenter                      | Comment Date | Summary   |
|--------------------------------|--------------|---|
| <a href="#">Crysta Swarts</a>  | 01/23/2020   | As a newer member of the Treasure Valley community, I am thrilled when on the Greenbelt I see bikers and pedestrians of all ages enjoying themselves and traveling safely and sustainably through our community. I strongly believe as we develop our canal system that we include accessible pathways for helping more of our community move around town without using our cars.                         |
| <a href="#">Eric Willadsen</a> | 01/06/2020   | I'm not able to make it to the hearing this afternoon, but was hoping to comment on the Hale Development proposal for 72 townhomes near the Fred Meyer along Settlers Canal. I was hoping to comment on the need and community's desire for Settler's Canal to be open for public bike/ped. use along its bank, and to advocate for the developer to leave space for a public right-of-way at some point. |
| <a href="#">Henry Grasmick</a> | 09/02/2020   | "Great place for storage sheds, but I think not homes for 2 or 3 hundred people. Would you live there?"   |

## H. 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.

| <b>Garden City Title 8 Code Sections</b>       |                  |                   |  |
|--|------------------|-------------------|--|
| Code Section                                   | Review Authority | Compliance Issues | Analysis/ Discussion   |
| <b>Title 8, Chapter 1: General Regulations</b> |                  |                   |  |
| <a href="#">8-1A-4 Applicability</a>           |                  |                   | 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. |

| <b>Title 8, Chapter 2: Base Zoning District Regulations</b>   |       |                            |  |
|---|-------|----------------------------|--|
| 8-2B-1<br>Purpose   | PZ/CC | No compliance issues noted | The application about 8 units per acre, under the 14 units per acre minimum within the Mixed Use Zoning District with a TOD designation. A density reduction is proposed through the PUD application. The subdivision does specifically request entitlements for the use of single family attached dwelling units, which is consistent with the purpose identified for the Mixed Use Zoning District.  |
| 8-2B-2<br>Allowed Uses  | PZ/CC | No compliance issues noted | Single Family Attached Dwellings are a permitted use.  |
| 8-2B-3 Form Standards   | PZ/CC | No compliance issues noted | <p>The required setbacks are:</p> <ul style="list-style-type: none"> <li>• Front: 10' max</li> <li>• Interior Side: 0/3'</li> <li>• Rear: 5'</li> <li>• Street Side: 0'</li> </ul> <p>The Applicant has request:</p> <ul style="list-style-type: none"> <li>• Front: 20'</li> <li>• Rear: 15 min</li> <li>• Interior Side: 5' and 0' common lot line</li> <li>• Street Side: 15'</li> </ul> <p>The allowable maximum height is: 72'</p> <p>The minimum lot size is: n/a</p> <p>There are not encroachments</p> <p>All improvements are more than 70' from the Boise River.</p> <p>All properties meet the minimum street frontage.</p> |
| <b>Title 8, Chapter 4: Design and Development Regulations</b> |       |                            |  |
| <a href="#">8-4A-3 Fences and Walls</a>                       | DC/CC | No compliance issues noted | 42" perimeter wrought iron fencing<br>6' wrought iron fencing along the Settlers Canal<br>6' white vinyl fence between yards   |
| <a href="#">8-4A-4 Outdoor Lighting</a>                       | DC/CC | Compliant as conditioned   | 12 proposed streetlights according to new submittals. Details on streetlights not proposed.<br><br>The original lighting plan submittal, while providing specifications of the light fixtures, does not include whether the lighting will be down shielded. Upward glare could affect surrounding property owners.   |
| <a href="#">8-4A-5 Outdoor Service and Equipment Areas</a>    | DC/CC | Compliant 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 development.  |
| <a href="#">8-4A-7 Stormwater Systems</a>                     | DC/CC | Compliant as conditioned   | The City Engineer has noted issues concerning the grading and slope of the site, which can affect stormwater system  |

|  |       |  |  |
|--|-------|--|--|
|  |       |  | <p>installation.</p> <p>A draft condition of approval has been provided requiring that the stormwater systems be built in compliance with provisions of 8-4A-7.</p>  |
| <a href="#">8-4A-8 Utilities</a>   | DC/CC | Compliant as conditioned                               | <p>The City Engineer has noted issues concerning the requirements of easements for utilities and the instillation of city services at this site.</p> <p>A draft condition of approval is provided requiring each lot to be connected to City services.</p> <p>Another draft condition of approval is provided requiring that all utilities be underground.</p>   |
| <b><a href="#">8-4B Design Provisions for Residential Structures</a></b>           |       |  |  |
| <a href="#">8-4B-3 Single Family and Two-Family Attached and Detached Dwelling</a> | DC/CC | No compliance issues noted                             | These provisions will be reviewed in conjunction with the subsequent individual building permits.  |
| <b><a href="#">8-4D Parking and Off Street Loading Provisions</a></b>              |       |  |  |
| 8-4D-3 Parking Design and Improvement Standards                                    | DC/CC | No compliance issues noted                             |  |
| 8-4D-4 Parking Use Standards   | DC/CC | No compliance issues noted                             |  |
| 8-4D-5 Required Number of Off-Street Parking Spaces                                | DC/CC | No compliance issues noted – waiver has been submitted | <p>Required parking for the use “Dwelling Unit, Single Family, Attached”:</p> <ul style="list-style-type: none"> <li>• Two garage spaces per unit</li> <li>• 0.5 guest parking spaces</li> </ul> <p>Total spaces required for 61 units: 153</p> <ul style="list-style-type: none"> <li>• 122 garage spaces</li> <li>• 31 guest parking spaces</li> </ul> <p>The applicant has requested a waiver to this standard, specifically allowing one of the spaces to be located outside of a garage and within the unit’s driveway. The applicant has proposed adequate parking:</p> <ul style="list-style-type: none"> <li>• 61 garage parking</li> <li>• 61 driveway parking</li> <li>• 37 guest parking</li> <li>• Total Parking: 159</li> </ul> |
| <b><a href="#">8-4E Transportation and Connectivity Provisions</a></b>             |       |  |  |
| 8-4E-3 Public Street Connections   | DC/CC | Requires ACHD approval                                 | The applicant has proposed a driveway system directly connected to the end of W. 53 <sup>rd</sup> Street. Access is subject to ACHD approval, which has not been granted as of the drafting of this report.  |

|  |                   |                            |   |
|--|-------------------|----------------------------|---|
|  |                   |                            | <p>An unnamed private common drive connects at 53<sup>rd</sup> St. All proposed residential units use this unnamed private common drive for access.</p> <p>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.</p>   |
| 8-4E-4 Internal Circulation Standards                          | DC/CC             | No compliance issues noted |   |
| 8-4E-5 Private Street Standards                                | DC/CC             | Complaint as conditioned   | <p>The applicant has requested a waiver through the PUD application to GCC 8-5A-4D, which requires more than four dwelling units to access a private road instead of a shared driveway. If the waiver is not granted, the private road standards must be adhered to.</p> <p>The private street names shall obtain approval from the Ada County street name committee.</p> |
| 8-4E-6 Sidewalk Standards                                      | DC/CC             | No compliance issues noted | The applicant has proposed connecting a private sidewalk network to the existing public sidewalk network at W. 53 <sup>rd</sup> Street. The private sidewalk network is subject to the standards of GCC 8-4E-7 and is reviewed below.   |
| 8-4E-7 Pedestrian and Bicycle Accessibility Standards          | DC/CC             | No compliance issues noted | The applicant has provided interconnectivity through a pedestrian pathway system throughout the development. The system connects to existing pedestrian connectivity at the Fred Meyer supermarket directly adjacent to the development. Condition of approval contingent upon this cross-access agreement.   |
| <b>8-4F Sign Provisions</b>                                    |                   |                            |   |
| 8-4H Flood Hazard  | Planning Official | No compliance issues noted | Proposed property is not within the FEMA Flood Hazard designations.   |
| <b>8-4G Sustainable Development Provisions</b>                 |                   |                            |   |
| 8-4G Sustainable Development Provisions                        |                   | Compliant as conditioned   | <p>All new development and additions to existing development shall be required to provide for sustainable development practices based on a point system.</p> <p>All new residential developments over 4 dwelling units: 6 points/unit</p>   |
| <b>8-4I Landscaping and Tree Protection Provisions</b>         |                   |                            |   |
| 8-4I-3 General Landscaping Standards and Irrigation Provisions | DRC/CC            | No compliance issues noted |   |
| 8-4I-4 Landscaping Provisions for Specific Uses                | DRC/CC            | No compliance issues noted |   |
| 8-4I-5 Perimeter   | DRC/CC            | No compliance issues noted |   |

|  |           |  |  |
|--|-----------|--|--|
| Landscaping Provisions   |           |  |  |
| 8-4I-6 Parking Lot Landscaping Provisions  | DRC/CC    | No compliance issues noted                             |  |
| 8-4I-7 Tree Preservation Provisions  | DRC/CC    | Compliant as conditioned                               | The record does not indicate whether existing trees are being removed. The landscape plans indicate that three trees are to be retained. The Committee can request more information to determine compliance or include a recommended condition of approval allowing administrative review of these provisions.   |
| <b>8-4L Open Space Provisions</b>  |           |  |  |
| 8-4L-3 General Open Space Standards  | DRC/CC    | No compliance issues noted                             | Required Open Space: 51,400 Sqft<br>Proposed Open Space: 72,745Sqft  |
| 8-4L-4 Open Space Standards for Single-family, Townhouse, and Two-Family Duplex Developments             | DRC/CC    | No compliance issues noted                             |  |
| <b><u>Title 8, Chapter 5 Article A: Land Division Regulations – General Provisions and Standards</u></b> |           |  |  |
| 8-5A-4 General Standards   | PZ/DRC/CC | No compliance issues noted                             | See discussions on Design Review 8-4 B&C; Driveways 8-4-E; Floodplain 8-3-B 8-4H; Landscaping 8-4-I; Open Space 8-4-L; Parking 8-4-D; Planned Unit Development 8-6B; Private Streets 8-4-E; Sidewalks 8-4-E; Street design and development standards 8-4-G; Sustainable development provisions 8-4-G; Utilities 8-4-A; Zoning Provisions 8-2-B<br><br>There are general conditions of approval that the application must be in conformance with the requirements of Garden City Code Erosion Control 4-15; Public water and sewer systems Title 6; Storm drainage and discharge control 4-14 prior to the approval of the subdivision. |
| 8-5A-5 Design Standards  |           | Compliant as conditioned                               | Subsection D limits a common driveway to four dwelling units unless approved through a planned unit development. The applicant has requested a waiver to this requirement through the PUD application. The intent of this requirement is to ensure dwelling units can be assigned addresses. Ada County assigns the addresses during the final plat phase and can designate a driveway as a private road for addressing purposes.<br><br>Granting the waiver waives the private street requirements of GCC 8-4E-5 but does not waive the Ada County designation.   |
| 8-5A-6 Improvement Standards   |           | Recommending bodies recommended approval as presented: | A variety of lot sizes is <i>encouraged</i> by code to accommodate a range of housing types and sizes. The proposal has 61 similar lot sizes.  |

|   |           |  |   |
|---|-----------|--|---|
|   |           | The applicant has indicated that the variety is based on the number of townhomes that are attached: 2,3,and4 units is a block.   | A subsequent application will be required for staff approval to ensure that the proposed improvements meet code standards and policies for storm drainage, water, sewer, utilities, and monuments and are otherwise in conformance with this approval.<br><br>A hydrant and a fire turn-around have been proposed.<br><br>There are proposed streetlights within the subdivision.   |
| Title 8, Chapter 6, Article A: Administration           |           |  |   |
| <a href="#">8-6A-3 General Application Process</a>      | PZ/DRC/CC | 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.   |
| <a href="#">8-6A-4 Required Application Information</a> | PZ/DRC/CC | No compliance issues noted   | Application waivers requested pursuant to 8-6A-4A:<br>a) Grading Plan<br>b) Hydrology Report<br>c) Natural Hazard and Resources Analysis<br>d) Dedications and Easements<br>e) Covenants and Deed Restrictions<br>f) Irrigation/Ditch Company Information Form<br>g) Subdivision entry/monument Sign  |
| <a href="#">8-6A-7 Public Hearing Process</a>           | PZ/DRC/CC | No compliance issues noted   | The applicant provided a neighborhood meeting more than one month and less than three months prior to application submittal. The City provided a radius notice, notifications to agencies with jurisdiction, and ran a legal notice in the Idaho Statesman, at least 15 days prior to the first hearing. The applicant provided an affidavit more than 7 days prior to the hearing that the property was posted more than 10 days prior to the hearing.   |
| <a href="#">8-6B-7 Planned Unit Development</a>         | DC/CC     | Recommending bodies recommended approval as presented:<br>The applicant has indicated that the variety is based on the number of townhomes that are attached: 2,3,and4 units is a block. | <ul style="list-style-type: none"> <li>• With ten (10) or more dwelling units, a variety of housing types shall be included including attached units (townhouses, duplexes), detached units (patio homes), single-family and multi-family units; provided, that the overall density limit of the district is maintained.</li> <li>• For townhouses, no more than eight (8) townhouse units shall be located in any contiguous group.</li> <li>• Proposed buildings are all similar layouts and use the same materials according to elevations.</li> </ul> |

| Other Items Reviewed |                      |
|----------------------|----------------------|
| Plan/Policy          | Discussion/ Analysis |
|                      |                      |

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| <p><a href="#">Idaho Code 67-6513</a><br/>Local Land Use Planning<br/>Subdivision Ordinance</p>     | <p>Garden City has, by ordinance, adopted hearing procedures compliant with section <a href="#">67-6509</a>, Idaho Code, for standards and for the processing of applications for subdivision permits under sections <a href="#">50-1301</a> through <a href="#">50-1329</a>, Idaho Code.</p> <p>This statute enables Garden City regulations to provide for mitigation of the effects of subdivision development on the ability of political subdivisions of the state, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional costs upon current residents to accommodate the proposed subdivision.</p> <p>This section notes that denial of a subdivision permit or approval of a subdivision permit with conditions unacceptable to the landowner may be subject to the regulatory taking analysis provided for by section <a href="#">67-8003</a>, Idaho Code, consistent with the requirements established thereby.</p>  |
| <p><a href="#">Idaho Code 67-6515</a><br/>Local Land Use Planning<br/>Planned Unit Developments</p> | <p>This statute enables Garden City to process applications for planned unit developments.</p>   |
| <p><a href="#">Garden City Comprehensive Plan</a></p>   | <p>This application is in future land use designations of the Comprehensive Plan:</p> <ul style="list-style-type: none"> <li>a) Activity Node: Transit Oriented Development</li> <li>b) Mixed Use Commercial</li> </ul> <p>The mixed-use commercial designation is for the area south of Adams Street. The intent of this designation is to create an area for mixed uses, including residential, office, retail, and small scale industrial, that are more urban in character than in the mixed-use residential area. Three story buildings and 40%- 60% lot coverage, with aggregated open spaces for pocket parks should guide the development pattern in this area.</p> <p><b>The application may be supported by:</b></p> <p>Goal 2: Improve the City Image</p> <ul style="list-style-type: none"> <li>Objective 2.1: Encourage new and distinctive neighborhoods.</li> <li>Objective 2.3 Promote quality design and architecturally interesting buildings.</li> </ul> <p>Goal 4: emphasize the “Garden” in garden City</p> <ul style="list-style-type: none"> <li>Objective 4.1: Beautify and landscape</li> <li>Objective 4.3: Beautify streets, sidewalks, and gateways with landscaping, trees, and public art.</li> </ul> <p>Goal 7: Connect the City</p> <ul style="list-style-type: none"> <li>Objective 7.1: Create pedestrian and bicycle friendly connections.</li> </ul> <p><b>The application may not be supported by:</b></p> <p>While most of the Comprehensive Plan goals, objectives, and action steps may be met through a combination of residential uses, landscaping, sidewalk and pedestrian connectivity, and diverse housing types, the application creates potential concern with completing the following goals, objectives, and action steps:</p> <p>Goal 5: Focus on the River</p> <ul style="list-style-type: none"> <li>5.5 Objective: Create more accessibility to the Boise River and Greenbelt</li> <li>5.5.2 Action Step: Develop a city-wide pathway and sidewalk plan with links to the Boise River Greenbelt. Consider linear pathways adjacent to existing waterways such as the Thurman Mill Ditch and</li> </ul> |

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|   | <p>waterways to the Settler's Canal that can link to the river and provide alternative locations for parking and river activity staging</p> <p>Goal 6: Diversity in Housing<br/>Objective 6.2: Continue to be a leader and set an example for the region in creating a diversity of housing.</p> |
| <a href="#">Garden City Sidewalk Policy</a>     | The Garden City Sidewalk Policy was reviewed as part of this application. The applicant has proposed a sidewalk connecting to the existing public sidewalk network and to the private sidewalk network on the development.   |
| <a href="#">Garden City Street Light Policy</a> | The Garden City Streetlight Policy was reviewed as part of this application. A streetlight is required every 400' along a public street. The applicant has provided a streetlight at the end of W. 53 <sup>rd</sup> Street.  |



Figure 3: Monument Sign Example (Google Maps)



Figure 2: Water Amenity Example (Google Image)



Figure 1: Monument Sign Example (Google Images)



Figure 4: Existing Pedestrian Pathways (Google Maps)