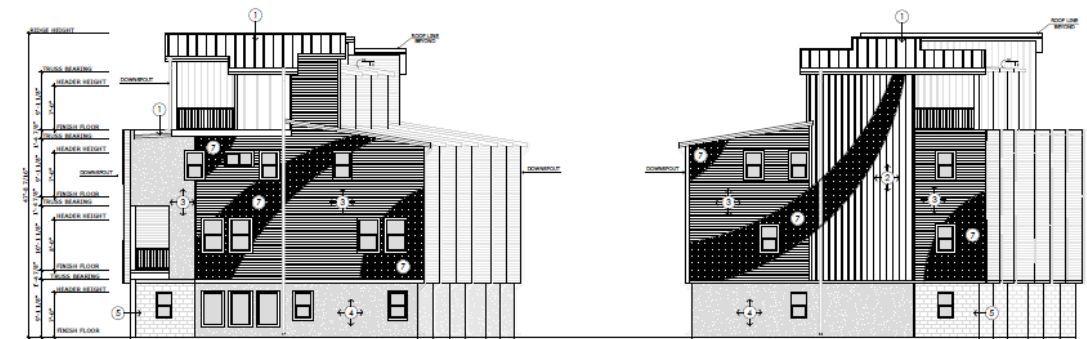




CITY OF GARDEN CITY

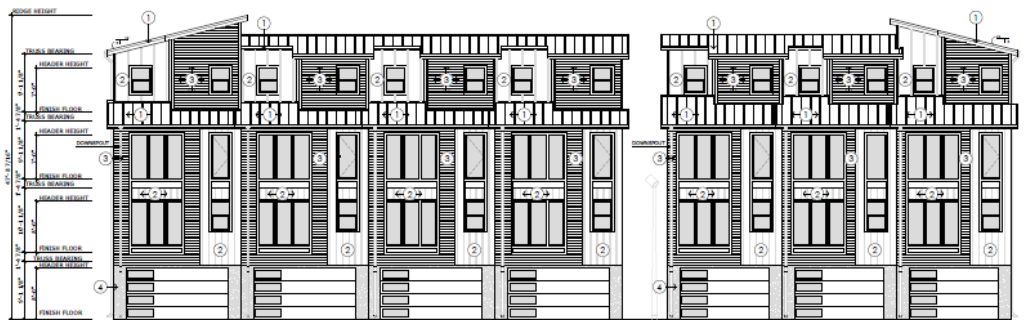
6015 Glenwood Street □ Garden City, Idaho 83714
 Phone (208)472-2921 □ Fax (208)472-2926

File Number: PUDFY2021-0001
Location: 116, 118, and E. 33rd Street
Applicant: Jeff Hatch
Planning and Zoning: August 18, 2021
Design Review Committee Pre-Application Conference: June 21, 2021
Design Review Formal Hearing: July 19, 2021
City Council: September 13, 2021



SOUTHWEST ELEVATION

SCALE: 1/8"=1'-0"



NORTHWEST ELEVATION - PRIVATE STREET

SCALE: 1/8"=1'-0"

Staff Report
 Prepared by Hanna Veal

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A. Meeting Summary:

This summary will be updated to reflect the previous meetings as this application progresses.

- The Design Review Pre-application conference will be held on June 21, 2021. A summary is as followed:
 - i. Jeff Hatch presented the application.
 - ii. Comments from the Committee included:
 - i. The CC&R's shall include that art is installed along the 1st story façade front wall plain. The art shall be maintained so as to not look worn.
 - ii. The wire metal mesh is about 60-70% transparent.
 - iii. In the pedestrian walkway through the development, the facades of the buildings need to be focused on the pedestrian scale through glazing, fenestrations, landscaping, lighting, and/or artwork.
 - iv. The units adjacent to Clay Street shall have an increased relationship with the street. This can be achieved by either re-orienting the entrance to face Clay Street, or increasing architectural features to enhance the side façade.
 - 1. Comfort of sidewalk users shall be considered in the design.
 - v. If the units are to contain commercial activities, the structure shall be compliant with building code, and provide ADA parking.
 - vi. Alleyway is not to be used as a development access alley, rather for the utilities above.
 - 1. Alley could potentially be continued to adjacent properties and promote pedestrian oriented pathway system to the Greenbelt.
 - vii. Perimeter landscaping along the Southeast property line is acceptable so long as there is additional structural design to help meet the intent of perimeter landscaping.
 - viii. Metal mesh will be about 2ft off the building façade to create shadow-play.
- On July 6, 2021, a public hearing before the Design Review Committee was held and continued to the date certain of July 19, 2021.
- On July 19, 2021, a public hearing before the Design Review Committee was held:
 - a. Jeff Hatch presented the application.
 - b. Staff, Hanna Veal, presented the staff report.
 - c. There was no public testimony.
 - d. Jeff Hatch provided a rebuttal:
 - i. Attempted to build to the live-work-create standards without applying the overlay.
 - ii. Pedestrian pathways often terminate at the adjacent property.
 - iii. Proposal of a solid wall surface or fencing to prevent light pollution from transferring between lots.
 - e. Public hearing was closed.
 - f. Discussion included:
 - i. End elevations are considered what is seen from 33rd & Clay and the southern property bound.

-
- ii. Extend the common drive isle perimeter landscaping to protrude into the common drive.
 - iii. Remove the portion of pedestrian pathway that would connect the adjacent property's proposed garage.
 - iv. Think about the façades of the building that are located at the internal pedestrian alleyway.
 - g. Committee member Labrie moved to approve the application as drafted in the decision document with the additional conditions:
 - i. The perimeter landscaping shall increase in width where the common drive isle is located so as to prevent light pollution from entering the adjacent property.
 - ii. Remove a portion of the canal pedestrian pathway so that it does not directly touch the adjacent property's proposed garage.
 - h. Committee member Hurd seconded the motion.
 - i. The motion passed unanimously.
-
- The Planning and Zoning Hearing will be held on June 16, 2021. The applicant requested to move to the date certain of July 21, 2021. The Application was moved to the date certain of August 18, 2021.
 - The City Council Hearing will be held on July 12, 2021. Moved to the date certain of August 9, 2021. The application was moved to the date certain of September 13, 2021.

B. Project Information

This application is for a Planned Unit Development per Garden City Code 8-7A-2 Definition of Terms:

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.

Project Details:

- 1) Proposed development: New construction of a 14 unit townhome development. The application is to be processed as a multi-family development.
- 2) Site Coverage:
 - a) Building: 49% of the site
 - b) Landscaping: 14.9% of the site
 - c) Total Impervious Surface: 15.3%
 - d) Permeable Hard Surface: 20.7%
- 3) Square footage dedicated to uses:
 - a) Residential: 38,806sqft
- 4) Number of Structures: 4 Residential
 - a) Three-bedroom units: 6
 - b) Four-bedroom units: 8
- 5) Total number of vehicular parking spaces: 30
 - a) Enclosed: 22
 - b) Surface: 0
 - c) On-Street: 8
 - d) Off-site with a cross parking agreement: 0
- 6) Total number of bicycle parking: 13
 - a) Enclosed: 0
 - b) Surface: 13
- 7) Trash Enclosure: Trash carts will be stored individually in garages. Carts will be brought curbside for pickup.
- 8) Fencing:
 - a) 3' tall decorative screen fence.
- 9) Sidewalk:
 - a) Detached proposed along Clay and 33rd Street.
- 10) Landscaping:
 - a) Street Trees: 9 Class I and II street trees.
 - b) Parameter Landscaping:
 - i) South Property boundary: 4' wide perimeter landscape buffer
 - ii) West Property Boundary: 5' wide perimeter landscape buffer
- 11) PUD Waivers requested:
 - a) 5' Minimum rear setback line
 - b) 10' setback between structures
 - c) 10' minimum perimeter landscaping
 - d) Minimum 10'x20' parking space dimension
 - e) More than four units on a drive

- f) Minimum vehicular parking spaces
- g) Common open space
- h) Live space average exceeding 1,000sqft
- i) Building height vertical plain recession

Site Conditions:

- 1) Street Address: SW corner of E. 33rd Street and Clay Street.
 - a) 116 E. 33rd Street, Garden City Idaho, 83714; Ada County Parcel Number R2734541190. LOT 9 BLK 33 FAIRVIEW ACRES SUB NO 5
 - b) 118 E. 33rd Street, Garden City Idaho, 83714; Ada County Parcel Number R2734541200. LOT 10 BLK 33 FAIRVIEW ACRES SUB NO 5
 - c) E. 33rd Street, Garden City Idaho, 83714; Ada County Parcel Number R2734541210. LOT 11 BLK 33 FAIRVIEW ACRES SUB NO 5
- 2) Legal Lot of Record: Yes
- 3) Property Size: 0.516 acres
- 4) Zoning District: C-2
- 5) Zoning Overlay(s): None
- 6) Comprehensive Plan Land Use Map Designation:
 - a) Activity Node: Neighborhood Destination
 - b) Live-Work-Create
- 7) Floodplain Designation:
 - a) 2003 FIRM: Outside of the Special Flood Hazard Area
 - b) 2017 Draft FIRM: 100 Year
- 8) Adjacent Uses:
 - a) Vacant Land
 - b) Professional Services
 - c) Research and Development
 - d) Accessory Use: Artist Studio
 - e) Food Store
 - f) Vehicle Services
- 9) Existing Use: Vacant
- 10) Easements on site:
 - a) Fairview Acres Lateral Water Association running through the site.
- 11) Site Access:
 - a) Front: N. Clay Street
 - b) Side: n/a
 - c) Rear: n/a
- 12) Sidewalks: There are no sidewalks.
- 13) Wetlands on site: none identified

C. Discussion

Live Work Create Overlay Applied

After the July 19, 2021 Design Review Committee hearing, the applicant asked to apply the Live Work Create Overlay (LWC) to the application. Staff was able to review the application under the LWC standards. In an effort to provide a comparative analysis staff has kept the previous reviews comments and code compliance issues and compared them to the new

review standards. The chart shown below in the staff report will show white rows and grey rows. The white rows show comments of the previous reviews, which were only analyzing the general Garden City Code standards. The grey rows will show new comments that were made based off the LWC analysis. Some sections of code are superseded by general Garden City Code, to which staff has noted. Some sections share standards and sometimes additional LWC standards are required on top of the general code standards. Staff has presented the information in this way to provide a comparative analysis as the application is not code compliant under the LWC Overlay, nor the General Garden City Code.

Regardless of the overlay or not, the application is a PUD application which allows for code compliance issues to be waived if the applicant submits a waiver request form. The applicant has requested waivers for:

- i. Rear setback from 5' to 3' -11 ½"

As this list is not extensive, staff has drafted a list of waivers that the applicant might be requesting, and the Commission needs to consider. Waivers that would be applicable to the application include:

- i. 5' Minimum rear setback line
- ii. 10' setback between structures
- iii. 10' minimum perimeter landscaping
- iv. Minimum 10'x20' parking space dimension
- v. More than four units on a drive
- vi. Minimum vehicular parking spaces
- vii. Common open space
- viii. Live space average exceeding 1,000sqft
- ix. Building height vertical plain recession

Multi-Family Planned Unit Development – Live, Work, Create Designation

PUDFY2021-0001 is an application for a 14-unit townhome development located in the Live, Work, Create Designation of the Comprehensive Plan. The applicant recently expressed that they wish to apply the LWC overlay. The application has been processed a Live-Work-Create, multi-family PUD. As a multi-family development under 20 units, it is not required to provide for a property management office, however it is still required to provide for at least two amenities. There is a requirement for the approval of a Lot Line Consolidation or a Subdivision process to be applied for and approved prior to the issuance of a building permit.

Parking

The parking is deficient by 2 parking spaces. The LWC overlay requires only one one-site parking space per residential unit, the development provides 22 on-site residential parking spaces. However, the LWC overlay also requires one vehicular parking space for every 1,500sqft of "work" space. As the development proposes 3,640sqft of commercial space, it is required to provide for at least 3 parking spaces. The site proposed 8 on-street parallel parking spaces, but code only allows for one of these spaces to count towards this requirement. Thus the site is deficient 2 cars parking spots.

Without the LWC overlay, Garden City Code 8-4D governs parking requirements. Under GCC 8-4D a total of 35 parking spaces would be required while only 22 are provided on-site. Thus, resulting in the parking being deficient 13 parking spaces.

Common Open Space

The Live-Work-Create overlay only governs private open space, it does not govern common open space. Therefore, Garden City Code 8-4L Open Space Provisions standards prevail. The proposed unit styles are 2,400sqft or 2,200sqft. Requiring at least 4,900sqft of common open space. The site does not appear to meet this minimum requirement as it is not identified on the site plans. The applicant has not requested a waiver to common open space standards. This information should be provided prior to approval or at least prior to building permit issuance as the layout of the site, and the amount of common open space provided, could drastically change the way the site is arranged.

Perimeter Landscaping

Design Review Committee comments from pre-application conference: "Perimeter landscaping along the Southeast property line is acceptable so long as there is additional structural design to help meet the intent of perimeter landscaping." The southwest façade has changed from the original proposal by including additional architectural features. These features include varying materials, wire mesh accents and a public art wall the corner nearest to 33rd St. The perimeter landscaping has not changed. The applicant has not officially requested a waiver for perimeter landscaping standards; however, staff has included it in the decision document.

Rear Setback Waiver Requested

The applicant has requested a waiver to rear setback standards. The C-2 zoning district and the LWC District of Garden City both require a minimum of a 5ft rear setback, while the applicant is requesting a 3 – 11 ½ft setback. This setback area also happens to be the required area for perimeter landscaping. Code requires that there be at least 10ft of perimeter landscaping, but the Design Review Committee has allowed for 5ft knowing that the adjacent property would be required to install the other 4ft when it redevelops.

BLDFY2021-0143 is a building permit going through the process of review currently, it is a proposal for a three-story (34ft), single-family dwelling unit adjacent to the PUDFY2021-0001 southern property boundary line. The structure is proposed to be about 7ft away from their northern property boundary line. If both permits were to be approved, there would be a 10 – 11½ ft separation between the proposed structures.

The proposed perimeter shrubbery of PUDFY2021-0001 might not be sufficient enough to help block the car lights of those residents in either the PUD or the BLD permit. The way the drive isles align look as if the headlights from adjacent properties might shine into the windows of either development. Additionally, the pedestrian pathway proposed in the PUD will terminate at the proposed detached garage of the BLD permit.

D. Decision Process

General Provisions

A formal application will be processed per [GCC 8-6A-5 Administrative with Notice](#).

Required Decisions: The following decision processes are required for the project as governed by [GCC Table 8-6A-1](#):

Decision	Unit	Recommendation Authority/ Hearing Date	Decision Authority
Planned Development		Planning and Zoning Commission: Hearing June 16, 2021 moved to July 21, 2021. Moved to August 18, 2021. and Design Review Committee: Pre-application conference June 21, 2021. Formal Hearing July 19, 2021.	City Council: Hearing July 12, 2021 moved to August 9, 2021. Moved to September 13, 2021

Required Findings:

CONDITIONAL USE PERMIT: To approve a conditional use permit, the Planning and Zoning Commission must find the application meets the following findings found in [GCC 8-6B-2](#):

1. The use is appropriate to the location, the lot, and the neighborhood, and is compatible with the uses permitted in the applicable zoning district;
2. The use will be supported by adequate public facilities or services to the surrounding area, or conditions can be established to mitigate adverse impacts;
3. The use will not unreasonably diminish either the health, safety or welfare of the community; and
4. The use is not in conflict with the comprehensive plan or other adopted plans, policies, or ordinances of the city.

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:

1. The applicant has demonstrated that the proposed development can be initiated within two (2) years of the date of approval;
2. 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;
3. 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;
4. Any proposed commercial development can be justified at the locations proposed;

5. 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;
6. The area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development;
7. The PUD is in general conformance with the comprehensive plan; and
8. The existing and proposed utility services are adequate for the population densities and nonresidential uses proposed.
9. There has been no denial of any application on this property within one year.

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.

E. Agency Comments

The following agency comments were provided:

Agency	Comment Date	Summary
Garden City Engineer Link to Full Comment	05/28/2021	<ul style="list-style-type: none"> • We note the parcels apparently have at least partial 50% tenant in common ownership with entities other than THS Custom Homes LLC. Do the affidavits of legal interest cover all owners? • Approval of the project by the North Ada County Fire and Rescue District will be required. Should fire flow requirements exceed those available, the land use, improvement of off-site city water lines or other efforts may be necessary to obtain approval of plans. • Approval of the project by the Ada County Highway District will be required. • The applicant is responsible to verify that adequate water system supply is available to provide any fire suppression water needs. • The applicant is responsible to verify that adequate sewer capacity is available and that the existing system depth is adequate to serve the site. • Numerous items required for the application submittal were asked to be waived. We have no objection to waiving the requirements. However, the applicant is advised that once the items requested to be waived are provided (all are necessary for the review and approval of the project with construction plans) and if the items require changes to the development, the applicant may have to alter the project and seek a modification approval.
ACHD Link to full comment	06/14/2021	<ul style="list-style-type: none"> • Provide ACHD with a road trust deposit in the amount of \$15,000 for future improvements to Clay Street.

		<ul style="list-style-type: none"> • Construct 33rd Street as ½ of a 36-foot wide local commercial street section to include pavement widening to total 18-feet from centerline, vertical curb, gutter, a 7-foot wide planter strip, and 5-foot wide detached sidewalk. If street trees are desired, then an 8-foot wide planter strip should be provided. • Permeable pavers are allowed in the parking areas on 33rd Street, provided they are designed in accordance with ACHD Policy and BMP and located a minimum of 50-feet from Clay Street. • Provide a permanent right-of-way easement for detached sidewalk located outside of the dedicated right-of-way to extend to 2-feet behind back of sidewalk. • Prior to plan submittal, revise the site plan to remove the alley from the plan or provide documentation of the alley right-of-way for staff to review and determine if it is public right-of-way. • Construct a 22-foot wide curb return type driveway from the site onto Clay Street located approximately 92-feet west of the intersection of Clay Street and 33rd Street, as proposed
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F. Public Comment

The following public comments were received:

Name	Date	Comment
Georgina Baronian	06/21/2021	Neutral; Arial apparatus questions in relation to the width of the street.

G. Code/Policy Review

The below serves as an analysis of applicable provisions Garden City Code, Title 8, Development Code and identified applicable policies, plans, and previous approvals.

Garden City Title 8 Code Sections			
Code Section	Review Authority	Compliance Issues	Analysis/ Discussion
Title 8, Chapter 1: General Regulations			
8-1A-4 Applicability			The regulations of Garden City Code, Title 8 Development Code of the City, shall apply and govern development and use of all properties within the corporate limits of the city.

8-1B-1 Nonconforming Properties		No compliance issues noted – A Lot Line Consolidation or a subdivision will be the method of correction.	We note the site is comprised to several lots of record. The existing parcels of ground may need to be consolidated into one parcel via an application process with the city.
Title 8, Chapter 2: Base Zoning District Regulations			
8-2B-1 Purpose		No compliance issues noted	The purpose of the two (2) commercial districts is to provide a full range of commercial uses and services for both the residents of Garden City and the region. Location determines the type and form of commercial uses. Activities which are more compatible with mixed use or residential uses and minimally disruptive to the neighborhood are to be located in the general commercial (C-2) district.
		No compliance issues noted	The applicant has requested that the Surel Mitchell Live Work Create overlay be applied to this application.
8-2B-2 Allowed Uses		No compliance issues noted	Single Family Attached Dwellings, Multifamily Dwellings are permitted uses.
		No compliance issues noted	The Surel Mitchell Live Work Overlay is applied to this review. The single family attached dwelling, and multi-family dwelling unit uses are permitted within the overlay. There are no compliance issues if the section of code is to be applied
8-2B-3 Form Standards	DC	Complaint as Approved through the PUD	The required setbacks are: Front: 5' Interior Side: 5' Rear: 5' Street side: 5' The allowable maximum height is: n/a The minimum lot size is: n/a There are encroachments. - The rear setback is 3ft 11 ½ inches. The applicant has requested a waiver to the minimum 5ft rear setback. All properties meet the minimum street frontage.
		Complaint as Approved through the PUD	The Surel Mitchell Live Work Overlay is applied to this review. However, it should be noted that the application is not compliant with the form standards identified for the C-2 zoning district, as there is an encroachment. The applicant has requested a waiver to allow for the encroachment. See GCC 8-3C-3 for LWC standards.
8-2C-15 Multi-Family		Compliant as approved through the PUD	Buildings within site are setback 7.0 feet, not meeting the ten feet (10') requirement. The applicant has requested a waiver to allow for the distance between buildings within the site to be 7.0ft

			<p>The number of amenities required for multi-family developments with less than twenty (20) units, two (2) amenities shall be provided from two (2) separate categories. The application has provided:</p> <ol style="list-style-type: none"> 1. Quality of life amenities: public art visible by the public 2. Open space: ponds or water features; 3. Recreation amenities: walking trails along the open canal <p>All multi-family developments shall record legally binding documents that state the maintenance and ownership responsibilities for the management of the development, including, but not limited to, structures, parking, common areas, and other development features. A draft potential condition of approval requiring that such documentation be provided to the City has been included.</p>
			Garden City Code 8- 2C-15 Multi-Family code still applicable.
Title 8, Chapter 3: Overlay Zoning District Regulations			
8-3A Overlay Zoning District Regulations – General Provisions	DC	No compliance issues noted	Pursuant to 8-3A and 8-3C, the provisions of the overlay district are utilized voluntarily at the request of an applicant. Also pursuant to the same code articles, the standards for an overlay district are in lieu of and/or in addition to the standards in the base zoning district.
8-3C-2 [Surel Mitchell Live-Work-Create] Applicability		No compliance issues noted	<p>Pursuant to 8-3A and 8-3C, the provisions of the overlay district are utilized voluntarily at the request of an applicant. Also pursuant to the same code articles, the standards for an overlay district are in lieu of and/or in addition to the standards in the base zoning district. The base zoning standards are found in 8-2B Base Zoning District Regulations and include use, density, and form standards.</p> <p>Garden City Code 8-3C lists standards that are not applicable to the standards of 8-2B such as design, parking and landscaping standards. Those standards are found in 8-4 (Design and Development Regulations) and are not base zoning district standards. The purpose statement notes that the intent is related to implementation of the character of the neighborhood both through maintaining small scaled development character and design standards.</p> <p>When a conflict in between codes occurs, 8-1A-5B (Interpretation – Conflicting Provisions) requires the more restrictive provision be used. Staff has interpreted omissions from criteria not addressed in 8-3C that is otherwise addressed in Title 8 as a conflict and applied the criteria found in Title 8.</p>
8-3C-3 A Surel Mitchell Live-Work-Create General		May not be compliant	<p>This subsection section supersedes 8-2B-3 (Form Standards).</p> <p>LWC required setbacks are: Front: 5'-15'</p>

Provisions Dimensions			<p>Interior Side: 0’/5’ Rear: 5’ Street side: 5’</p> <p>The building structures that contain the live-work units appear to be compliant with all setbacks except for the rear setback. The rear setback is 3ft 11 ½ inches. The applicant has requested a waiver to the minimum 5ft rear setback. There is a draft potential condition for approval of the encroachment through the PUD waiver request.</p> <p>The lot is 22,476.96sqft. The allowable maximum height is: 45’ for lots greater than 11,000 square feet.</p> <p>The minimum lot size is 3,000sqft with the maximum lot coverage being 55%. (Building lot coverage is only 49%)</p> <p>Subsection A.1 requires the front building setback to accommodate a five-foot (5’) sidewalk and a two foot (2’) building zone or be consistent with a streetscape plan adopted by the City. Resolutions 1062-19 and 1063-19 adopted a streetscape plan along E. 33rd Street and N. Clay St.. The front setback appears to be consistent with the adopted streetscape.</p> <p>Subsection A.6 allows a five-foot (5’) and a zero-foot (0’) setback adjacent to other lots within the overlay district. However, pursuant to subsection F.5, buildings 24’ in height or higher requires the building height to step back in a vertical plane ten feet (10’) from the side property lines. The proposed townhome style dwelling units are 47’-8” tall as shown on the Exterior elevations from June 21st 2021.</p>
8-3C-3B General Provisions-Workspace Requirements		Compliant as conditioned	<p>Subsection B. requires a minimum of 250 sq. ft. for interior working spaces.</p> <p>There is a total of 3,640 square feet of workspace proposed: with each work space ranging between 266 and 252 square feet.</p> <p>The workspaces are split into two different areas or rooms. For example, Workspace 1 is split up into two rooms on the first floor, a 104sqft office space and a 162sqft office space for a total of 266sqft of working area. All workspaces meet the minimum 250sqft requirement.</p> <p>Potential drafted conditions of approval include:</p> <ol style="list-style-type: none"> 1. All live spaces must have an associated indoor workspace of at least 250 square feet on the site. 2. A legal mechanism shall be produced, to be reviewed administratively, that links the use of the live units to its intended workspace. 3. All workspaces have must an associated live space on site that has been reviewed and approved through the building permit process as a dwelling.

8-3C-3C General Provisions – Living Space Requirements		<p>May not be compliant</p>	<p>There are two different styles of units. Units 1-4 and 8-11 are the larger units being 2,400sqft total and Units 5-7 and 12-14 are smaller at 2,200sqft.</p> <p>Excluding the workspaces, the proposed live spaces are 2,134sqft or 1,948sqft. For development sites with multiple work-live spaces the minimum living space size is 220 square feet and cannot exceed an average size of 1,000 square feet. Based on staff's understanding, the applicant would like some flexibility with this standard as the application is also a PUD. The applicant has not formally requested a waiver to this standard.</p> <p>The requirements of a bedroom, closet space, bathroom and kitchen have been shown on floor plans, but can be evaluated administratively during the building permit process as these requirements do not directly affect the exterior of the structures.</p> <p>Subsection C.5 requires a minimum of 80 sq. ft. of outdoor open space provided for each living space and is satisfied through porches, patios, decks, and/or yards. Required setbacks, landscaping, entryway and other accessways cannot count toward this minimum.</p> <ul style="list-style-type: none"> - Unit 1: 328sqft of private open space through patio/ deck, and rooftop deck. - Units 2-4, 8-11: 328sqft of private open space through patio/ deck, and rooftop deck. - Units 5, 6, 12-14 276sqft of private open space through patio/ deck, and rooftop deck. - Unit 7: 276sqft of private open space through patio/ deck, and rooftop deck.
8-3C-3E General Provisions – Multiple work-Live Space Requirements		<p>No compliance issues noted</p>	<p>Subsection E.2 requires each work live space to have a clearly defined separate access from other work-live units. According to the site plan, entrances appear to be provided to the residential/work live units along E. 33rd Street and interior to the property along the canal pathway.</p>
8-3C-3F General Provisions - Design		<p>May not be compliant</p>	<p>Subsection F is specific to the design of the application and includes regulations related to facades, windows, public entrances, rooflines, building height, pattern variations, and materials.</p> <p>Subsection F.5 states that buildings higher than thirty five feet (35'), the height above twenty four feet (24') shall step back from the <i>front</i> property line. For buildings of twenty four feet (24') or higher, the building height shall step back in a vertical plane ten feet (10') from the <i>side</i> property lines. The third story and rooftop deck, as the other components are below 24' in height.</p>

			<p>As the height of the dwelling units are more than 24' in height, it is required that the buildings step back in vertical plane 10' from the front and side property lines. It is unclear if the applicant wishes to request a waiver for this standard. Staff has included it in the waiver requests of the PUD in the drafted decision document.</p>
<p>8-3C-3G General Provisions - Parking</p>		<p>May not be compliant</p>	<p>The application proposes 35 parking spaces for the 14 proposed units. Of the 35 spaces proposed there are 22 spaces proposed on site within the garages. The remaining 8 spots are proposed as on street parallel parking on Clay and 33rd Street.</p> <p>Subsection G requires that there be one off street parking space for each living space. 14 spaces are required, 14 spaces are provided. Residential units are adequately parked to this standard.</p> <p>G.3 has been the subject of appeals for the previous applications for the same form and use. This subsection states: Working spaces over five hundred (500) square feet of interior floor area shall be required to provide one parking space for every one thousand five hundred (1,500) square feet or portion thereof; <u>or</u> (emphasis added) the number of parking spaces needed to serve employee and patrons as determined by the Planning and Zoning Commission.</p> <p>The 'or' in the code has been emphasized, because if proposed parking meets the standards it does not need to be reviewed by the Planning and Zoning Commission.</p> <p>The application, as proposed, does not include any workspace greater than 500 square feet. The total proposed work space is 3,640 square feet. If interpreted that work space under 500 square feet does not require a parking space then no additional spaces are required. If it is interpreted that for every 1,500 square feet of work space a parking space is needed, an additional 3 spaces are required. As a standard, the more restrictive application of code is utilized. This would necessitate 17 total spaces.</p> <p>The proposal includes 22 on-site parking spaces, which meets the 17-parking space requirement. However, those 22 parking spaces are all within the enclosed garages. The intent of code is to provide parking for customers and employees who visit or work in the workspace. Just because the development meets the parking minimums does not mean that the provided parking meets the intent of what code is trying to achieve. Staff does not believe that the parking spots within the garage would adequately meet the need of the work space.</p> <p>Code notes that <u>one</u> on-street parallel parking space can count towards the minimum requirement. It also states that there can be multiple diagonal or right angle on-street parking spaces to meet code minimums. This proposal identifies 8 parallel spaces in front of the project.</p>

			There has been a potential condition for approval drafted in the decision document to require the 22 on-site parking spots.
8-3C-3H General Provisions - Landscaping	DC	No compliance issues noted	<p>Along interior property lines with a zero foot (0') setback, a fence shall be provided along the entire length of the property line not otherwise occupied by a building: Proposed</p> <p>One tree shall be provided per two thousand five hundred (2,500) square feet of the development site with one tree located along the street frontage of the development site. Trees shall be a minimum of two inch (2") caliper and a species with shade canopies.</p> <ul style="list-style-type: none"> - The development site is 22,476.96sqft. Requiring 9 trees. - 9 Trees are provided, with all trees being street trees along N. Clay and 33rd Street.
Title 8, Chapter 4: Design and Development Regulations			
8-4A-3 Fences and Walls	DC	No compliance issues noted	3' tall decorative screen fence.
			Garden City Code 8-4A-3 still applicable.
8-4A-4 Outdoor Lighting	DC	Complaint as Conditioned	
			Garden City Code 8-4A-4 still applicable.
8-4A-5 Outdoor Service and Equipment Areas	DC	Complaint as Conditioned	
			Garden City Code 8-4A-5 Still applicable.
8-4A-7 Stormwater Systems	DC	Complaint as Conditioned	A draft condition of approval has been provided requiring that the stormwater systems be built in compliance with provisions of 8-4A-7.
			Garden City Code 8-4A-7 Still applicable.
8-4A-8 Utilities	DC	Complaint as Conditioned	Draft condition of approval is provided requiring that all utilities be underground.
			Garden City Code 8-4A-8 still applicable.
8-4B-4 Multi-family Residential Dwelling Units	DC	Complaint as Conditioned	<p>Entrances shall be adequately covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided.</p> <p>Multiple Buildings On One Site: Development of multiple structures on one site shall comply with the requirements set forth in subsection 8-4C-4B, "Multiple Nonresidential Structures On One Development Site", of this chapter.</p>
			Garden City Code 8-4B-4 still applicable.

8-4C-3 General Design Provisions for Nonresidential Structures	DC	No compliance issues noted	<p><i>Objective 1: The design of all structures shall have a scale, massing and urban form that has a relationship to the street, the pedestrian, and adjacent properties.</i></p> <ul style="list-style-type: none"> The provisions of this subsection are superseded by 8-3C-3F as that section addresses setbacks and provides specific façade standards. <p><i>Objective 2: The design layout of all sites shall maximize opportunities for safe and comfortable pedestrian accessibility and minimize the obtrusive effects of parking and vehicular circulation.</i></p> <ul style="list-style-type: none"> The provisions of subsection B.1 are superseded by 8-3C-3G (Work/Live/Create Overlay – Parking) as the parking location and design are addressed in the overlay district requirements. The provisions of subsection B.3 apply to this proposal as the overlay district does not specifically regulate or waive pedestrian pathway requirements. The site plan depicts a pedestrian pathway network. <p><i>Objective 3: Buildings shall be designed and constructed of quality materials.</i></p> <ul style="list-style-type: none"> The provisions of this subsection are superseded by 8-3C-F7, as the overlay addresses material requirements. <p><i>Objective 4: The site design shall respect existing notable site features including existing buildings, landscaping, trees and water.</i></p> <ul style="list-style-type: none"> Scraped sites are recommended to be in conformance with 8-4I (Landscaping and Tree Protection Provisions). Compliance with 8-4I is already required elsewhere in Title 8. <p><i>Objective 5: The design of all buildings shall provide visual interest, support the vision for the area as articulated in the comprehensive plan and positively contribute to the overall urban fabric of the community.</i></p> <ul style="list-style-type: none"> The applicant has proposed what appears to be a mixture of board and batten siding, lap siding, stucco, CMU, and wire meshing. <p><i>Objective 6: The site development should support and be consistent with the adopted streetscape.</i></p> <ul style="list-style-type: none"> City Council Resolutions 1062-19 and 1063-19 adopted the streetscape designs of the 34th Street Specific Area Plan and applied them to E. 33rd Street and N. Clay Street.
8-4C-4 Special Provisions for Specific Nonresidential Development	DC	Complaint as Conditioned	<p>HVAC equipment, trash dumpsters, trash compaction, and other service functions should be incorporated into the overall design of buildings and landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets.</p>

			All on site service areas for waste, recycling, or trash; and equipment areas for transformer and utility vaults should be located in an area not visible from a public street or adjoining property, or should be fully screened from view from a public street and adjoining property with a privacy fence.
		Complaint as Conditioned	The provisions of this subsection apply to this proposal. Subsection A.1 notes that Doorways along sidewalks should be recessed three feet (3') off the sidewalk. It does not appear that the doorway is recessed by three feet. There is a potential condition for approval drafted to require that doors shall be recessed at least 3 feet from the sidewalk. <u>Multiple nonresidential structures on one site:</u> The proposed pedestrian path system appears to provide both internal and external connectivity.
8-4C-5 Prohibitions	DC	No compliance issues noted	There are no visible false fronts, prefabricated structures or prohibited materials proposed with this application. There is no crushed colored rock/crushed tumble glass utilized on the site.
			Garden City Code 8-4C-5 still applicable.
8-4D Parking and Off Street Loading Provisions			
8-4D-3 Parking Design and Improvement Standards	DC	Complaint as Conditioned	Parking spaces are required to be at least 10'x20'. Making side-by-side garages at least 20'x'20. Units 5,6,7, & 14,15, 16 are only 18'x21'. The width of the garage is not code compliant. This has not been requested as a waiver to code standards, however, staff has drafted it as a requested waiver.
		May not be compliant	As this application is proposing workspaces, ADA regulations are to apply. The proposal does not show any ADA compliant parking spaces.
8-4D-4 Parking Use Standards	DC	No compliance issues noted	No comment.
		8-3C-3G	The provisions of the overlay district supersede this subsection. Required parking counts are noted in the overlay district and are reviewed in a previous section of this report.
8-4D-5 Required Number of Off-Street Parking Spaces	DC	May not be compliant	Total number of vehicular parking spaces required: 35 Total provided: 22 on site + 8 on-street = 30 Site is deficient 13 parking spaces if on-street is not included. If on-street parking is included, the site is still deficient by 5 vehicular parking spaces. Number of enclosed spaces required: 14 Total provided: 22 Number of surface spaces required: 6 Total Provided: 0 on site, 8 on-street

			<p>While the development offers an adequate amount of enclosed parking for the residences, the remaining 6 required surface spots are not accounted for.</p> <p>Guest Parking required: 7 Guest parking provided: 0 on-site, 8 on-street. Guest parking is not provided for on site.</p> <p>The 13 missing required parking spaces are differed to the 8-on street parking spaces. Residents, their guests, and neighboring guests are forced to use the 8 provided spots along Clay and 33rd.</p> <table border="1"> <thead> <tr> <th>Dwelling, multi-family</th> <th>Total Required Parking</th> <th>Required Within An Enclosed Garage</th> </tr> </thead> <tbody> <tr> <td>More than 1 bedroom</td> <td>2* 14 Units= 28</td> <td>1* 14 Units= 14</td> </tr> </tbody> </table> <p>For developments with more than 2 dwelling units there shall be 0.5 additional spaces/unit provided for guest parking.</p> <p>There is one bicycle space required for every 6 dwelling units necessitating 4 bicycle spaces. There are 13 bike parking spaces provided.</p>	Dwelling, multi-family	Total Required Parking	Required Within An Enclosed Garage	More than 1 bedroom	2* 14 Units= 28	1* 14 Units= 14
Dwelling, multi-family	Total Required Parking	Required Within An Enclosed Garage							
More than 1 bedroom	2* 14 Units= 28	1* 14 Units= 14							

		Refer to GCC 8-3C-3G	<p>The provisions of the overlay district supersede this subsection. Required parking counts are noted in the overlay district and are reviewed in a previous section of this report.</p>
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8-4E Transportation and Connectivity Provisions

8-4E-3 Public Street Connections	DC	Complaint as Conditioned	<p>Public street connection at Clay Street for a private drive to access all residential units.</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>
			Garden City Code 8-4E-3 still applicable.
8-4E-4 Internal Circulation Standards	DC	No compliance issues noted	<p>The drive is 20' or greater in width.</p> <p>There is clear pedestrian access from the public sidewalk to the entrance.</p>
			Garden City Code 8-4E-4 still applicable.
8-4E-5 Private Street Standards	DC	Compliant as conditioned	<p>All private streets shall be designed and constructed to the following standards:</p> <ul style="list-style-type: none"> A. The private street shall be constructed on a perpetual ingress/egress easement or a single platted lot that provides access to all applicable properties. B. The private street shall be constructed within the easement and shall have a travel lane width of twenty six feet (26'). C. The private street shall provide sufficient maneuvering area for emergency vehicles as determined and approved by the fire authority. D. The private street name(s) shall obtain approval from the Ada County street name committee. E. A binding contract that establishes the party or parties responsible for the repair and maintenance of

			the private street including regulations for the funding shall be recorded with a final plat. No building permit shall be issued until the contract has been recorded.
			Garden City Code 8-4E-5 still applicable.
8-4E-6 Sidewalk Standards	DC	No compliance issues noted	<p>This project is located along 33rd and Clay Street. These streets have been designated under resolution NO. 1062-19 for having detached sidewalks. The resolution states “A 5’ wide concrete sidewalk sits behind a 6’ planting strip next to the vertical curbs. The planting strip here will not be planted with lawn but with trees and drought tolerant low shrubs. The trees will be within a root barrier. This section will be used at 33rd Street, 35th Street, and Clay Street.”</p> <p>This streetscape is not too dissimilar from the standard sidewalk requirements. Except, the streetscape plans asks for Artistic furnishings such as street lights and bicycles are provided above minimums to add to a strong theme and feel of the development, which has been proposed.</p>
			Garden City Code 8-4E-6 still applicable.
8-4E-7 Pedestrian and Bicycle Accessibility Standards	DC	No compliance issues noted	No comment.
		No compliance issues noted	The provisions of this subsection apply in additions to the standards of the overlay district, as pedestrian connectivity are not addressed by the overlay district. The application documents show a pathway system proposed throughout the development.
8-4G Sustainable Development Provisions		No compliance issues noted	The development is required to provide 6 points. The application has met this requirement.
			Garden City Code 8-4G still applicable.
8-4H Flood Hazard	Planning Official	Complaint as Conditioned	The City highly encourages that the applicant build to the best available data identified in the FIS study due to the potential cost of flood insurance and safety concerns for the property. Should the applicant choose not to build above the base flood elevations identified in the FIS, the City will request that the applicant record a Flood Acknowledgement on the property.
			Garden City Code 8-4H still applicable.
8-4I Landscaping and Tree Protection Provisions			
8-4I-3 General Landscaping Standards and Irrigation Provisions	DRC	No compliance issues noted	<p>11 trees are required throughout the development, including street trees. The proposal has only 9 trees, all of which are street trees along the frontage of Clay and 33rd.</p> <p>The property has proposed 3 species, which is code compliant.</p>

		No compliance issues noted	The provisions of this subsection apply in addition to the standards of the overlay district, as the overlay district does not address or waive landscaping standards.
8-4I-4 Landscaping Provisions for Specific Uses	DC	Complaint as Conditioned	<p>A minimum of one class III or class II tree shall be planted in the frontage and every adjacent streetside. An additional class I tree shall be planted in the corresponding setback for every increment of fifty feet (50') of linear feet of frontage.</p> <p>Clay Street Required (166.8ft): 1 Streetside + 3 Frontage 33rd Street Required (166.2ft): 1 Streetside + 3 Frontage</p> <p>Clay Street Provided: 1 Streetside + 2 Frontage (Deficient 1) 33rd Street Provided: 1 Streetside + 5 Frontage (Surplus of 2) Net surplus of 1 street tree.</p> <p>A minimum of one tree per one thousand (1,000) square feet of landscaped area and one shrub per one hundred fifty (150) square feet of landscaped area shall be planted.</p> <p>Landscape provided: 3,357sqft = 3 trees and 22.38 required. There are no additional trees provided throughout the site. There is only the 1 additional street tree. Site is deficient 2 trees.</p> <ul style="list-style-type: none"> - Trees may be substituted for up to one-half (1/2) of the required shrubs at the rate of one tree for ten (10) shrubs and vice versa. - 179 shrubs/perennials/ornamental grasses provided. - If the substitution rule applies, 20 shrubs could meet the requirement of 2 trees while still providing the required minimum amount of shrubs.
		No compliance issues noted	<p>The provisions of the overlay district supersede the required tree count provisions of this subsection. All other provisions of this subsection apply.</p> <p>Refer to GCC 8-3C-3H</p> <p>Subsection B.1 requires a minimum of five percent (5%) of the gross site area be landscaped (excluding setback and perimeter landscaping). The landscape plan indicates that 14.9% of the site is landscaped.</p>
8-4I-5 Perimeter Landscaping Provisions	DC	May not be complaint – Discussion required	<p>Required along the common property line between an adjacent nonresidential use and a residential use or vacant residentially zoned property.</p> <p>Required along the common property line between a multi-family residential use and a single-family or two-family residential use or vacant single-family or two-family zoned property.</p> <p>The South Property boundary is required to have at least 5' wide perimeter landscaping, this is not provided. The application proposes 3'-11 1/2" perimeter area within the setback. The applicant has not formally requested a waiver to rear setback standards through the PUD either. This perimeter</p>

			<p>landscaping is taking up the entirety of the rear setback which consists of shrubs, perennials, and ornamental grasses. Most of which do not reach 6' in height. Based off the pre-application discussion, the applicant has added architectural features to increase the aesthetic.</p> <p>Typical conditions driven by code standards include the following:</p> <ol style="list-style-type: none"> 1. A screen consisting of vegetation shall be at least six feet (6') wide and six feet (6') in height at maturity; 2. At least one tree shall be planted for every fifteen (15) linear feet of perimeter length (or as appropriate to the selected species) to quickly establish continuous canopy coverage. <p>See Discussion</p>
		No compliance issues noted	The provisions of the overlay district supersede the provisions of this subsection. The overlay district contains requirements for perimeter landscaping and are reviewed in a previous section of this report.
8-4I-7 Tree Preservation Provisions	DC	Complaint as Conditioned	<p>Site development shall make all feasible attempts to maintain existing trees four inch (4") caliper or greater within their design.</p> <p>Mitigation shall be required for all existing trees four inch (4") caliper or greater that are removed or damaged from the site.</p> <ul style="list-style-type: none"> - Mitigation is required for all such trees removed within eighteen (18) months prior to issuance of the building permit for construction on the site or damaged during construction. - Mitigation shall be replacement of the total calipers lost on site up to an amount of one hundred percent (100%) replacement. (Example: Two 10-inch caliper trees removed may be mitigated with four 5-inch caliper trees, five 4-inch caliper trees, or seven 3-inch caliper trees.) - No mitigation is required in the following: 1) existing prohibited trees as specified in the "Garden City Design And Construction Guide" within the street buffer or parking lot; 2) existing dead, dying, or hazard trees certified prior to removal by a certified arborist; 3) trees that are required to be removed by another governmental agency having jurisdiction over the project.
		Complaint as Conditioned	<p>The provisions of this subsection apply in addition to the standards of the overlay district, as the overlay district does not address or waive required tree mitigation.</p> <p>Tree mitigation is required pursuant to this section unless existing trees are certified to be dead, diseased or a hazard by an arborist. A potential condition of approval has been drafted in the decision document to require a tree mitigation plan.</p>
8-4L Open Space Provisions			

8-4L-3 General Open Space Standards	DC	No compliance issues noted	
			Garden City Code 8-4L-3 still applicable.
8-4L-5 Open Space Standards for Multi-family Developments	DC	Not Compliant – See GCC 8-3C-3C	<p>A minimum of eighty (80) square feet of private, usable open space shall be provided for each unit.</p> <ul style="list-style-type: none"> - Unit One: 328sqft of private open space through patio/ deck, and rooftop deck. - Units 2-4, 8-11: 328sqft of private open space through patio/ deck, and rooftop deck. - Units 5, 6, 12-14 276sqft of private open space through patio/ deck, and rooftop deck. - Unit 7 276sqft of private open space through patio/ deck, and rooftop deck. <p>For any new multi-family development: A minimum area of outdoor common open space shall be provided as follows: Three hundred fifty (350) square feet for each unit containing more than one thousand two hundred (1,200) square feet of living area.</p> <p>The two-unit types are 2,400sqft or 2,200sqft. Requiring at least 4,900sqft of common open space. The site does not appear to meet this minimum requirement as it is not identified on the site plans. The applicant has not requested a waiver to common open space standards. But staff has included it in the list for them.</p> <p>All common open space shall be the responsibility of the owner or an owners' association for the purpose of maintaining the common area and improvements.</p>
		Not compliant See GCC 8-3C-3C	<p>The provisions of this subsection apply in addition to the standards of the overlay district.</p> <p>The overlay district requires 80sqft of private open space as does GCC 8-4L. There appears to be no code compliance issues regarding private open space.</p> <p>The overlay district does not speak to common open space of multi-family development requirements. Thus GCC 8-4L-5 is the governing standard. All comments above are still applicable.</p> <p>See GCC 8-3C-3C</p>
Title 8, Chapter 6, Article A: Administration			
8-6A-3 General Application Process		No compliance issues noted	The application was reviewed and considered complete within 30 days of submittal, a notice of application acceptance was issued to the applicant, and staff started processing the application.
8-6A-4 Required Application Information			<p>Application waivers requested pursuant to 8-6A-4A:</p> <ul style="list-style-type: none"> - Topographic Survey - Grading Plan - Hydrology Report

			<ul style="list-style-type: none"> - Natural Hazard and Resources Analysis - Covenants and Deeds Restrictions - Approved Addresses - Dedications and Easements
8-6A-5 Administrative Process with Notice		No compliance issues noted	<p>A notice of intent was sent to adjoining property owners within 300' and agencies with jurisdiction.</p> <p>If no objections are filed within 15 days, the Design Review Committee's decision shall be considered final.</p> <p>Objections will be heard by City Council following the public hearing provision set forth in section GCC 8-6A-7.</p> <p>Conditions of approval that are deemed necessary to protect the public health, safety, and welfare, and prevent undue adverse impacts on surrounding properties may be required.</p>
8-6B-7 Planned Unit Development	DC	Complaint as Conditioned	<p>Note waivers requested * Make sure there is a corresponding condition of approval in the decision document:</p> <ul style="list-style-type: none"> - 5' Minimum rear setback line - 10' setback between structures - 10' minimum perimeter landscaping - Minimum 10'x20' parking space dimension - More than four units on a drive - Minimum vehicular parking spaces - Common open space - Live space average exceeding 1,000sqft - Building height vertical plain recession

Other Items Reviewed	
Plan/Policy	Discussion/ Analysis
Garden City Comprehensive Plan	<p>This application is in future land use designations of the Comprehensive Plan:</p> <ul style="list-style-type: none"> a) Activity Node: Neighborhood Destination b) Live-Work-Create <p>The application may be supported by:</p> <p>Goal 1. Nurture the City</p> <ul style="list-style-type: none"> a.) 1.4 Objective: Create a premier destination place to live, work, and recreate. b.) 1.5.4: Establish a program which would allow for trees, benches, streetlamps, public art and gardens, to be dedicated in tribute to the historical, cultural, or artistic life of the city. <p>Goal 2. Improve the City Image</p> <ul style="list-style-type: none"> a.) 2.1 Objective: Encourage new and distinctive neighborhoods. b.) 2.3 Objective: Promote quality design and architecturally interesting buildings. c.) 2.4 Objective: Create a vision for the design of all streets and highways consistent with city's urban setting. d.) 2.4.4: Encourage permeable, pervious, or porous paving, especially in areas in the floodplain. <p>Goal 4. Emphasize the "Garden" in Garden City</p> <ul style="list-style-type: none"> a.) 4.1.3 Adopt an ordinance that establishes minimum standards for tree requirements, and tree protection and maintenance on all

	<p>property. Work to resolve conflicting objectives for tree protection with the street and storm drainage maintenance requirements of the ACHD.</p> <ul style="list-style-type: none"> b.) 4.3 Objective: Beautify streets, sidewalks and gateways with landscaping, trees, and public art. c.) 4.3.1: Continue to require sidewalks and landscaping in all new development, and in major alterations and re-use of existing commercial sites. d.) 4.1.4: Improve the landscaping standards for all new development. The standards should address minimum size, plant materials, maintenance requirements, irrigation, and landscape design that complement the urban environment. <p>Goal 7. Connect the City</p> <ul style="list-style-type: none"> a.) 7.4 Objective: Maintain and improve standards for sidewalks, curbs and gutters. b.) 7.4 Objective: Maintain and improve standards for sidewalks, curbs and gutters. <p>The application may not be supported by:</p> <p>Goal 3. Create a Heart for the City</p> <ul style="list-style-type: none"> a.) 3.2.2 Amend the Land Use Code to require public gathering spaces in all new developments. <p>Goal 4. Emphasize the “Garden” in Garden City</p> <ul style="list-style-type: none"> a.) Improve the landscaping standards for all new development. The standards should address minimum size, plant materials, maintenance requirements, irrigation, and landscape design that complement the urban environment. <p>Goal 6. Diversity in Housing</p> <ul style="list-style-type: none"> a.) 6.2 Objective: Continue to be a leader and set an example for the region in creating a diversity of housing. b.) 6.3.1 Provide for a variety of housing types in the Land Use Code including smaller cottage and second housing units. Allow for housing that attract niche markets such as senior housing, live-work structures, and cooperative housing. c.) 6.3.2 Continue to explore opportunities that encourage mixed income housing in new developments.
Garden City Sidewalk Policy	Clay and 33 rd Street are part of the 34 th streetscape resolution.
Garden City Street Light Policy	A streetlight is installed along E. 33 rd Street in accordance with the policy.
Garden City Transportation Needs List	<p><u>Clay: 32nd to 37th</u> Provide a road section that match on Clay from 32nd to 37th. This project is important to the mobility and functionality of the neighborhood and contains a waterline that is slated by the Public Works Department for upgrade. The improvements should provide detached sidewalk and landscaping with Class II or III street trees to adhere to Garden City Code. A portion of this project is noted in the ACHD IFYWP.</p> <p><u>33rd Street: Greenbelt to Brown</u> Provide a road section that matches the improvements being on 36th Street with bulbouts meeting the detached sidewalk requirement. This will tie into the requested crossing of Chinden at 33rd Street. This road contains several properties that have already redeveloped in the manner that will encourage redevelopment. As seen on 36th Street, street improvements act as a public private partnership making infill more probable.</p>