

BEFORE THE CITY COUNCIL
GARDEN CITY, ADA COUNTY, IDAHO

In the Matter of:)	SUBFY2017-6
)	
Flourish Subdivision)	FINDINGS OF FACT
E. 45th St. and N. Adams St.)	CONCLUSIONS OF LAW,
Garden City, Ada County, Idaho)	AND DECISION
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THIS MATTER came before the Garden City Council for consideration on December 11, 2017. The Council reviewed the application and materials submitted and considered public testimony. Based on the evidence presented, the Council makes the following Findings of Fact, Conclusions of Law and Decision:

FINDINGS OF FACT

1. The applicant is Sherry McKibben with McKibben and Cooper Architects.
2. The location of the project is E. 45th St. and N. Adams St., Garden City, ID 83714. Assigned Ada County Parcel #: R2734522312.
3. The subject property is 1.359 acres.
4. The application is for a Preliminary Plat and a Planned Unit Development subdivision.
5. The application has been processed as a combined Preliminary Final Plat and Planned Unit Development.
6. The project is located in the Mixed Use Residential and TOD Node designation of the Comprehensive Plan.
7. The project is in the R-3 Medium Density Residential Zoning District.
8. The following section of the Garden City Development Code apply to this proposal:
 - a. Design Review Title 8-Chapter 4, Articles A, B, and C;
 - b. Parking Title 8-Chapter 4, Article D;
 - c. Sidewalks: Title 8-Chapter 4, Article E;
 - d. Sustainable Development Provisions Title 8-Chapter 4, Article G;
 - e. Landscaping: Title 8-Chapter 4, Article I;
 - f. Open Space: Title 8-Chapter 4, Article L;
 - g. Planned Unit Development Title 8-Chapter 6, Article B;
 - h. Storm Drainage and Erosion Control Title 4-Chapter 14;
 - i. Public Water and Sewer Systems Title 6;
 - j. Utilities: Title 8-Chapter 4, Article A.
9. A copy of the application and plans were transmitted to interested and affected public agencies and written comments were received from:
 - a. Garden City Engineer;
 - b. City's Sewer/Waste Water Division;
 - c. Central District Health;
 - d. Boise School District;
 - e. Ada County Highway District;
 - f. Idaho Transportation Department;
 - g. North Ada County Fire and Rescue;
 - h. Department of Environmental Quality.
10. The record contains:
 - a. Application materials;

- b. Agency Referral Notice;
 - c. Agency comments;
 - d. Property owner notices;
 - e. Legal advertisements in Idaho Statesman for hearings;
 - f. Affidavits of property posting;
 - g. Staff reports;
 - h. Hearing/meeting sign ins;
 - i. Hearing/meeting minutes;
 - j. Planning and Zoning recommendation;
 - k. Design Review recommendation.
11. The application was received by the City on October 3, 2017.
 12. The application materials received include: Garden City application; Neighborhood meeting documentation; Ability to Serve Request, Affidavit of Legal Interest; Compliance Statement; Statement of Intent; Exterior Lighting; Groundwater Analysis; Hydrology Report; Irrigation Form; Legal Description of Property; Natural Features Report; Preliminary CC&Rs; Site Area Log; Title Report; Rudimentary Building Layouts and Elevations; Basic Services Map; and Site Plan; Sketch Plat; and Letter from Arborist.
 13. The applicant met with the Design Review Committee on October 16, 2017 for an application meeting and the Committee. The Committee met again on November 20, 2017 and recommended for approval of the application with conditions. During the October 16th meeting Steve Allen with Alloway Electric requested that there be acknowledgement that there is an adjacent commercial use, that safety of the irrigation lateral be addressed, and concerns regarding lighting on the north property line.
 14. A public hearing notice for the proposed application was published on October 31, 2017 and on October 4, 2017, notice was mailed to all property owners within a 300-foot radius of the said property in compliance with the public notice requirements of Section 8-6A-7 of the Garden City Municipal Code.
 15. The applicant provided affidavits that the property was posted on premise in accordance with Garden City Code.
 16. The applicant was scheduled for a Planning and Zoning Commission Public Hearing on November 15, 2017. During the Planning and Zoning Commission Hearing During the Planning and Zoning Commission Hearing on November 15, 2017. Staff Christian Samples presented the application. Sherry McKibbon, applicant, represented the application.
 17. The application was heard by City Council on December 11, 2017. During the City Council Hearing on December 11, 2017. Staff Jenah Thornborrow presented the application. Sherry McKibben, the applicant represented the application. Brenda and Howard Buettgenbach testified with concerns to traffic and views. The application was approved unanimously.
 18. In consideration of a preliminary subdivision or combined preliminary and final subdivision and a planned unit development, the City Council shall make the following findings:
 - 19.

GCC 8-5B-5 SUBDIVISION PROCESS: REQUIRED FINDINGS			
Compliant			City Standards and Conclusions
Yes	No	N/A	
X			The subdivision is in conformance with the Comprehensive Plan.

			The proposed subdivision is in conformance with the Garden City Comprehensive Plan.
X			The subdivision is in conformance with all applicable provisions of the Development Code.
			The proposed subdivision is in conformance with the requirements of Garden City Code as conditioned herein.
X			Public services are available or can be made available; and are adequate to accommodate the proposed development.
			Services are available to serve the site and the proposed development.
X			The subdivision is in conformance with scheduled public improvements in accord with the City's capital improvement program.
			Currently, there are no Garden City capital improvements identified at this location.
X			There is public financial capability of supporting services for the proposed development.
			Existing services are capable of serving the site and the proposed development.
x			The development will not be detrimental the public health, safety, or general welfare.
			The development is for residential uses, which are allowed in the R-3 zone. It is not anticipated that any uses or activities will be detrimental to the surrounding properties upon completion of the site work.
x			The development preserves significant natural, scenic, or historic features.
			No natural, scenic, or historic features of major importance are known to exist on the site.
GCC 8-6B-7 PLANNED UNIT DEVELOPMENT: REQUIRED FINDINGS			
Compliant			
Yes	No	N/A	City Standards and Conclusion
X			The applicant has demonstrated that the proposed development can be initiated within two (2) years of the date of approval.
			Approval of this application is conditioned that the development shall be initiated within two years of the date of approval.
X			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.

			The proposed development and each structure can successfully exist independently of the surrounding area and will not be detrimental to the neighborhood.
X			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.
			ACHD had no concerns regarding traffic on 45th Street and Adams. Additionally, transit services are available within a 1/4 mile to serve the site.
X			Any proposed commercial development can be justified at the locations proposed.
			No commercial development is proposed.
X			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.
			The applicant has requested reduced setbacks between the residential lots and for more than four residential units to take access from a driveway. The reductions are warranted by the design and the incorporation of required amenities.
X			The area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development.
			The proposal is compatible with the surrounding uses and vision.
X			The PUD is in general conformance with the comprehensive plan.
			The proposed PUD design is intended to bring higher densities to the area in conformance with Mixed Use Residential and TOD Node designations of the comprehensive plan.
X			The existing and proposed utility services are adequate for the population densities and nonresidential uses proposed.
			There are adequate services available for the proposed densities.
GCC 8-6B-2 CONDITIONAL USE: REQUIRED FINDINGS			
Compliant			
Yes	No	N/A	City Standards and Conclusion
X			The use is appropriate to the location, the lot, and the neighborhood, and is compatible with the uses permitted in the applicable zoning district.
			Residential uses are appropriate to the location, the lot, and the neighborhood. The proposed residential development is compatible with uses permitted in the R-3 zone.
X			The use will be supported by adequate public facilities or services to the surrounding area, or conditions can be established to mitigate adverse impacts.

			The residential use, as demonstrated by agency comments, is supported by adequate public services. Conditions have been placed on the use to mitigate adverse impacts.
X			The use will not unreasonably diminish either the health, safety or welfare of the community.
			The use, as conditioned, is designed to protect the health, safety and welfare of the community by meeting all applicable standards of the code and by accommodating public services.
X			The use is not in conflict with the comprehensive plan or other adopted plans, policies, or ordinances of the city.
			The use, as conditioned, is compliant with the comprehensive plan, city code, and the sidewalk policy.

CONCLUSIONS OF LAW

The City Council reviewed the application with regard to Garden City Code, Title 8, and based on the conditions required herein, concludes the application satisfies the required findings under GCC 8-5B-5 and GCC 8-6B-7.

DECISION

WHEREFORE, based upon the foregoing Findings of Fact, Conclusions of Law, and Decision, the Garden City Council hereby does **APPROVE** of SUBFY2017-6 for a Subdivision with a Planned Unit Development for a residential subdivision to be located at E. 45th St. and N. Adams St., Garden City, ID 83714, Parcel #: R2734522312 and subject to the following conditions:

Project Specific Requirements:

1. This approval is for a combined preliminary/ final plat processed as a planned unit development for a residential subdivision encompassing 30 lots – 20 designated for residential use, 6 garage lots, and 4 designated for open space lots. This approval does not preclude other uses as allowed by Garden City Code.
2. This approval is based on the application materials provided and as conditioned and the following revised materials shall prevail in instances of conflicting design:
 - a. Garage elevations submitted November 16th, 2017.
 - b. Preliminary Plat submitted December 11th, 2017.
3. The lots may be renumbered on the final plat to accommodate alterations caused by the conditions of approval. Should the lots be renumbered, the lot numbers identified with specific conditions shall be updated so that those conditions prevail.
4. Provide a note on the final plat that designates each garage lot to its corresponding residential lot in perpetuity.
5. A real estate disclosure disclosing industrial activities taking place on the northern adjacent property shall be provided for every lot. This may be done through the CC&Rs, noted on the plat, or otherwise submitted to the county on a lot by lot basis that would be identified in a title search.
6. All units are required to provide a front door and covered porch either on North Adams or E. 45th Street.
7. Trash carts shall stay interior to the subdivision, and not be stored on the public right-of-way for collection.
8. A five (5') detached sidewalk with at least a six (6') landscape buffer adjacent to the street is required along 45th Street.
9. To accommodate street trees under power lines, as would be necessitated by a detached sidewalk on 45th Street Class I trees may be planted in the landscape buffer along 45th Street instead of Class II or III trees.

10. The approval of this Planned Unit Development allows for the driveway to provide access to more than four-dwelling units and all Lots within the subdivision are permitted relief from direct access to a public street since vehicle access is provided to via the driveway.
11. The approval of this Planned Unit Development allows for garages to be on separate lots from the intended residential lot. The approval does not preclude the requirement of a garage for the residential dwelling units.
12. The approval of this Planned Unit Development allows for setbacks as proposed by this application and more than four units to take access from a common drive.
13. Lots 17, 14, and 15, Block 1, et al common areas are to be noted on the plat as common lots. Should the lot numbers change to accommodate conditions, the revised lots that are common areas shall be noted as common lots on the plat.
14. Prior to acceptance of the subdivision as complete, the applicant shall provide a copy of the recorded CC&Rs. The CC&Rs shall state:
 - a. Common lots, including landscaping and drives are to be maintained by the Home Owners' Association.
 - b. The Home Owners' Association cannot be dissolved without the City of Garden City's consent.
 - c. The provision may not be amended without the City of Garden City's consent.
15. The irrigation ditch located in Lot 15, Block 1 shall remain open.
16. The applicant shall mitigate for 176 caliper inches of trees removed or shall provide a certified arborist's certification demonstrating the trees removed were dead, dying or a hazard in accordance with GCC8-4I-7 (Tree Preservation Provisions).
17. Provide a note on the final plat to read, "Building setback lines shall be in accordance with current Garden City Code or the following":
 - Lot 1-3 & 6 Detached Units
 Front Setback to Adams Street – 7'
 Rear Setback – 7'
 Interior Side Setback – 3'
 Side Street Setback from 45th Street or Common Lot – 7'
 - Lot 4-5 Two Attached Units
 Front Setback to Adams Street – 7'
 Rear Setback – 7'
 Side Setback– 3' & 0' common wall
 - Lots 8-9 Two Attached Units
 Front Setback to Common area– 7'
 Rear Setback – 0'
 Side Setback– 7' & 0' common wall
 - Lots 10-13 Detached Units
 Front Setback to Common area– 7'
 Rear Setback – 0'

Interior Side Setback – 3'
Street Setback – 7'

Lots 16-19 Four Attached Units
Front Setback to Common area– 7' *Lot 16-0'
Rear Setback – 0'
Interior Side Setbacks – 7' & 0' common walls and Lot 15

Lots 20-23 Four Attached Units
Front Setback to Common area– 7'
Rear Setback – 0'
Interior Side Setback – 0'
End Unit Street Side or Common Lot Side – 7' to porch

Lots 25-30 Attached Garages
0' all sides

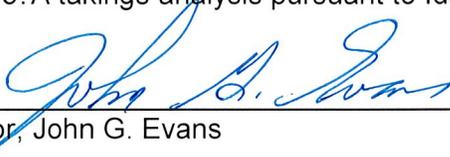
18. Residential structures within the floodplain shall have the bottom of the lowest floor (including basement) elevated to or above the level of one foot (1') above the 100-year flood.
19. This subdivision or part thereof shall individually or collectively significantly increase flood flows, flood heights or potential damages caused by flooding.
20. The final plat shall indicate the location of the floodplain.
21. Floodplain development permit shall be required in conjunction with the construction plans.
22. Review and approval by the City of the construction plans and specifications for this subdivision is required prior to the construction of required improvements and City's signature on the plat for recordation.
23. Recordation of the plat shall be considered completion of the planned unit development.
24. The dwelling units to be built within the subdivision shall comply with the architectural schematics approved by the Design Review Committee, including all allowances permitted by this approval. To assure compliance with this condition, the City reserves the right to deny, at its discretion, any building permit application that does not meet these architectural schematics. The City also reserves the right to deny a Certificate of Occupancy if the units are not built according to approved plans.
25. RECOMMENDATION: As of the date of this writing, the Federal Emergency Management Agency has issued Draft Digital Federal Insurance Rate Maps (DFIRM) which proposes to delineate the subject properties to be within the 100-year Floodplain. The applicant should consider that any new structures must have the top of the lowest floor at or above BFE (as defined by adopted FIRM) pursuant to current Garden City Code. Stricter standards may be required in the future for building permit approval.

General Requirements:

1. The approval is specific to the application provided and reviewed.
2. This approval is for this application only. Additional permits, licenses and approvals may be necessary. All other applicable permits must be obtained and the application must comply with the conditions of those permits.
3. The applicant shall comply with all requirements of the reviewing agencies.
4. Final approval is subject to the approval of other reviewing agencies. Any more restrictive standards adopted and made applicable by any Transportation Authority, Fire Authority or other Federal, State or Local regulatory agencies and City Departments shall prevail. This approval shall not annul any portion of Garden City Code or other applicable regulation unless specifically noted.
5. All improvements and operations shall comply with applicable local, state and federal requirements and procedures whether specifically addressed in the analysis of this application or not.
6. All utilities on the site, including telephone, cable television, and electrical systems shall be underground and in compliance with Garden City Code 8-4A-8.
7. Required easements must either be on the plat or provided in a recordable document that includes a legal description and illustration.
8. Property maintenance standards shall be maintained as required by Garden City Code.
9. The property owner is responsible for the maintenance of all landscaping and screening devices required.
10. Driveway openings in curbs shall comply with the requirements of the Transportation Authority. The driveway shall be straight or provide a 28-foot inside and 48-foot outside turning radius.
11. No other vehicle access to the public streets, other than designated on the plan, is permitted.
12. Plant materials which exhibit evidence of insect pests, disease, and/or damage shall be appropriately treated to correct the problem. Dead plant materials shall be replaced.
13. Where landscaping might impact motorist or pedestrian sight distance, shrubs shall be maintained below three feet (3') in height and trees shall be pruned so that the lowest branches will be at least seven feet (7') above the ground level.
14. A three foot (3') clearance zone shall be maintained around the circumference of fire hydrants.
15. Retain and protect existing trees, vegetation, and native soils and integrate these features into the overall landscape plan.

16. Required landscape areas shall be at least seventy percent (70%) covered with vegetation at maturity, with mulch used under and around the plants. Use of mulch, organic or rock as the only ground cover in required planting areas is prohibited.
17. If trees are staked, the stakes shall be removed within twelve (12) months to prevent damage to the tree.
18. All planting areas that border driveways, parking lots, and other vehicle use areas shall be protected by curbing, wheel stops, or other approved protective devices.
19. Trees shall be planted at least three feet (3') from curbs, sidewalks, driveways and other hard surfaces to buffer from stress caused by vehicle overhang and compacted soils, or planted with sufficient space to provide for the full maturity of the particular tree species.
20. All other plant material, except sod or ground cover, shall be set back a minimum of one foot (1') from any curb edge to protect from vehicle overhang and mechanical damage.
21. The landscape installation shall stabilize all soil and slopes.
22. All required landscaping shall be provided with an automatically controlled irrigation system in conformance with the best management practices for automatic irrigation systems.
23. Property maintenance standards shall be maintained as required by Garden City Code.
24. The property owner is responsible for the maintenance of all landscaping and screening devices required.
25. System Installation Required: Each and every lot within the subdivision shall have underground pressurized irrigation water. The pressurized irrigation system shall be constructed and installed at the same time as the domestic water lines, but shall not necessarily be in the same trenches.
26. Cross-Connections: All cross-connections between the domestic water lines and the irrigation water lines shall be in accord with the City's adopted standards, specifications and ordinances.
27. Utility easements that are unobstructed by permanent structures shall be provided along front lot lines, rear lot lines, and side lot lines when deemed necessary by the City Engineer. Total easement width shall not be less than ten feet (10'), with twelve feet (12') recommended, front and rear, with at least twenty feet (20') required for water and sewer easements for main lines.
28. Unobstructed easements, including but not limited to, drainage, water, and sewer easements shall be provided as required by the City.
29. Materials submitted after the decision shall not be considered part of the record for this decision. If additional materials or information is submitted after the decision the application may be remanded to the decision making body during which time the decision shall be stayed provided that there is no immediate threat to life or safety.

30. Any changes in the design, construction, operation or use shall be brought to the immediate attention of the Planning Official for determination if the changes are in substantial conformance with the City's action. Any modification to approved plans shall require submittal and approval of these modifications prior to construction. Final approval is based on substantial conformance with the plans reviewed and approved.
31. No subdivision plat required shall be recorded by the Ada County Recorder until such subdivision plat has been reviewed for compliance with the approval by the Council.
32. Any substantial changes to the design shall be reviewed by the Design Review Committee for compliance with Garden City Code 8-4. Any other changes that are not in substantial conformance with the approval shall be remanded to the decision-making body.
33. The applicant shall submit payment to the City for all outstanding fees incurred by the City in obtaining a review of this project prior to the City issuing any permits or signing the final plat.
34. In the event that an applicant and/or owner cannot complete the non-life, safety and health improvements, within the time specified in the final subdivision approval or prior to occupancy, the City may require a surety agreement in accordance Garden City Code. Unless financial guarantees of improvement completion has been accomplished, no approval of the final subdivision or recording thereof shall be permitted unless the applicant provides satisfactory proof that all required public improvements and facilities have been fully and satisfactorily constructed and installed.
35. This application shall be considered intent to abandon any existing uses on site; all previous uses at this location shall be considered abandoned.
36. Approval of this subdivision shall become null and void if the applicant fails to record a final subdivision within one (1) year of the approval. Development shall commence within two (2) years of approval. If the timetable is not met and the applicant does not receive a time extension, the application will expire and become null and void.
37. The Planning Official may authorize a single extension of time to record the final subdivision not to exceed one (1) year. Additional time extensions up to one (1) year as determined and approved by the City Council may be granted. With all extensions, the Planning Official or City Council may require the preliminary subdivision or combined preliminary and final subdivision to comply with the current regulations.
38. Final decisions are subject to a 28-day right to judicial review.
39. A takings analysis pursuant to Idaho Code may be requested on final decisions.



Mayor, John G. Evans

12-13-17

Date

BEFORE THE DESIGN REVIEW COMMITTEE
GARDEN CITY, ADA COUNTY, IDAHO

In the Matter of:)	SUBFY2017-6
)	
45th St. and Adams St.)	FINDINGS OF FACT,
'Pocket Neighborhood')	
Address: E. 45th St. (R2734522312))	CONCLUSIONS OF LAW
Garden City, Ada County, Idaho)	AND DECISION
_____)	

THIS MATTER, came before the Garden City Design Review Committee for consideration on October 16, 2017. The Design Review Committee reviewed the application and materials submitted. Based on the evidence presented, pursuant to Garden City Code Table 8-6A-1, the Design Review Committee makes the following Findings of Fact, Conclusions of Law and Decision:

FINDINGS OF FACT

1. The applicant is Sherry McKibben with McKibben and Cooper Architects.
2. The property owner is NHS Community Services, LLC.
3. The location of the project is E. 45th St., Garden City, Id. Assigned Ada County Parcel No.: R2734522312.
4. The application is for new construction of a structure [or multiple structures]/ a structural addition of more than 25% to an existing building/ storefront renovation of more than 25% of the façade/ a lot improvement of more than 25% of the site area
5. The project is located in the Garden City R-3 Zoning District.
6. The project is partially located in the floodplain according to the 2003 FIRM.
7. The project is located in the floodplain according to the 2017 FIS.
8. The applicant did not meet with the Design Review Committee for a pre-application consultation.
9. The application was received September 25, 2017. The application was scheduled for a meeting on October 16, 2017.
10. A copy of the application was transmitted to affected public agencies on September 27, 2017 and written comments were received from:
 - a. Garden City Engineer;
 - b. City's Sewer/Waste Water Division;
 - c. Idaho Transportation Department;
 - d. North Ada County Fire and Rescue;
 - e. Central District Health Department;
 - f. Department of Environmental Quality
 - g. Ada County Highway District
 - h. Boise School District
11. The applicant provided verification that the property was posted on October 6th, 2017, ten or more days prior to the meeting.

12. The applicant met with the Design Review Committee on October 16, 2017.
 - a. Applicant Sherry McKibben, Kim Siegenthaler, and Steve Taylor presented the application.
 - b. There was no member of the public in attendance.
 - c. The Committee requested:
 - i. revised plans showing the garage building broken into two buildings or to use architectural features to break up the wall face and/or to show different colors on the building's rear.
 - ii. that staff research whether a 6' or an 8' landscape strip was required for the detached sidewalk on 45th St.
 - d. The Committee recommended:
 - i. a subdivision plat note disclosing the industrial activities taking place on the northern adjacent property.
 - e. The applicant met with the Design Review Committee again on November 20th, 2017.
 - f. Applicant Steve Taylor presented the application.
 - g. There was no member of the public in attendance.
 - h. Committee member Caldwell moved to **APPROVE** with the following amendments:
 - i. A five (5') detached sidewalk with six (6') landscape buffer is required along 45th St.
 - ii. Class 1 trees may be planted in the landscape buffer.
 - i. Committee member Armstrong seconded the motion.
 - j. The motion carried unanimously.

13. The record contains:
 - a. Application Materials including all revisions.
 - b. Staff Report;
 - c. Design Review Findings of Fact, Conclusions of Law and Decision;
 - d. Design Review Committee Minutes.

14. The following standards apply to this proposal:
 - a. Title 8-Chapter 4, Article A: "General Provisions;"
 - b. Title 8-Chapter 4, Article C: "Design Provisions for Nonresidential Structures;"
 - c. Title 8-Chapter 4, Article D: "Parking and Off Street Loading Provisions;"
 - d. Title 8-Chapter 4 Article E: "Transportation and Connectivity Provisions;"
 - e. Title 8-Chapter 4, Article I: "Landscaping and Tree Protection Provisions."

15. The applicant provided the following application information:

Materials Provided Per GCC Table 8-6A-2 Required Application Information			
Provided			
Yes	No	NA	
X			Compliance Statement
X			Neighborhood Map
X			Site Plan

X			Landscape Plan
X			Schematic Drawings
	X		Lighting Plan
	X		Topographic Survey
	X		Grading Plan
X			Will Serve
X			Verification that address is an Ada County Approved Address
	X		Other: List other

16. In order to approve a design review application and based on the standards set forth in chapter 4, article C of this title, the design review committee shall make the following findings:

GCC 8-6B-3 DESIGN REVIEW COMMITTEE: REQUIRED FINDINGS			
Conclusion			Standard
Compliant	Not Compliant	Not Applicable to this Application	
X			<p>Standard: The proposed design is in conformance with the purpose of the zoning district and all dimensional regulations of that district.</p> <p>Explanation: The proposed design is in conformance with the purpose and dimensional regulations of the Re-Medium Density Residential Zoning District.</p>
X			<p>The proposed design adheres to standards for the protection of health, safety, and general welfare.</p> <p>Explanation: The proposed design protects the health, safety and general welfare by meeting the provisions of the code.</p>
X			<p>The proposed design creates a sense of place and contributes to the uniqueness of the different districts and neighborhoods within the city.</p> <p>Explanation: The proposed design creates a sense of place by creating a development where residents can interact. The proposed design is a unique, compact development that</p>

			stands out in the community.
X			The proposed design improves the accessibility of development to non-motorized and public modes of transportation. Explanation: The proposed design includes pedestrian, bicycle and motorized improvements and is located near public transportation nodes.
X			The proposed design supports a development pattern in nodes rather than strip commercial along arterial corridors. Explanation: The proposed design's configuration creates a development pattern indicative of nodes rather than a traditional strip commercial pattern.
X			The proposed design supports a compact development pattern that enables intensification of development and changes over time. Explanation: The proposed design is compact and could be reconfigured in the future to include a more intense development pattern.
X			The proposed design provides outdoor spaces and landscaping compatible with the southwest Idaho climatic conditions and encourages pedestrian activity. Explanation: The proposed design provides outdoor common areas and landscaping that is compatible with local climatic conditions.

17. On November 20th, 2017 the Design Review Committee moved to approve the application in accordance with Garden City Code 8-6A-5 Administrative Process with Notice.
- a. Notice of the Design Review Committee's intent to approve the application was mailed to all property owners within 300' radius of the property on November 27th, 2017 in compliance with the public notice requirements under GCC 8-6A-5.
 - b. A public hearing was set with the Garden City Council for December 11th, 2017.
 - c. No objections were received related to the design of the application within 10 days of the notice.
 - d. The hearing was canceled and the application was approved.

CONCLUSIONS OF LAW

The Design Review Committee reviewed the application with regard to Garden City Code, Title 8, Chapter 4, and based on the conditions required herein, concludes the application meets the standards of approval under GCC 8-4C and the required findings under 8-6B-3D.

DECISION

WHEREFORE, based upon the foregoing Findings of Fact and Conclusions of Law contained herein, the Design Review Committee hereby **APPROVES** the application, subject to the following conditions:

Site Specific Requirements:

1. Materials submitted shall comply with those that were approved. The approved documents include:
 - a. Compliance Statement, Site Plan, Landscape Plan, Schematic Drawings (Building Elevations), and other plans submitted on September 25th and November 16th, 2017, reviewed on October 16th and November 20th, 2017 and subsequently approved.
 - b. The Grading Plan will be reviewed for compliance with the building permit application.
2. A five (5') detached sidewalk and either a six (6') with root barrier or eight (8') landscape buffer shall be installed along E. 45th St. Class one (1) trees shall be allowed in the landscape buffer.
3. The garage shall be divided into two buildings as shown in the 11/16/2017 schematic drawings (building elevations).

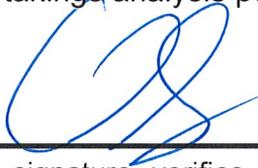
General Requirements:

1. This review and approval is specific to the design of the project. Final approval is subject to the approval of other reviewing agencies. Any more restrictive standards adopted and made applicable by any Transportation Authority, Fire Authority or other Federal, State or Local regulatory agencies shall prevail. This approval shall not annul any portion of Garden City Code or other applicable regulation unless specifically noted.
2. Any changes to the plans and specifications upon which this approval is based, other than those required by the above conditions, will require submittal of an application for modification and approval of that application prior to commencing any change.
3. All improvements and operations shall comply with applicable local, state and federal requirements and procedures whether specifically addressed in the analysis of this application or not. This shall include but not be limited to 8-4A General Provisions of Design and Development Regulations; 8-4I-3 and Landscape Maintenance Provisions 8-4I-9; and Standards for Transportation and Connectivity Provisions identified in 8-4E.
4. All utilities on the site, including telephone, cable television, and electrical systems shall be underground and in compliance with Garden City Code 8-4A-8.

5. Driveway openings in curbs shall comply with the requirements of the Transportation Authority. The driveway shall be straight or provide a 28-foot inside and 48-foot outside turning radius.
6. Plant materials which exhibit evidence of insect pests, disease, and/or damage shall be appropriately treated to correct the problem. Dead plant materials shall be replaced.
7. Where landscaping might impact motorist or pedestrian sight distance, shrubs shall be maintained below three feet (3') in height and trees shall be pruned so that the lowest branches will be at least seven feet (7') above the ground level.
8. A three foot (3') clearance zone shall be maintained around the circumference of fire hydrants.
9. Retain and protect existing trees, vegetation, and native soils and integrate these features into the overall landscape plan.
10. Required landscape areas shall be at least seventy percent (70%) covered with vegetation at maturity, with mulch used under and around the plants. Use of mulch, organic or rock as the only ground cover in required planting areas is prohibited.
11. If trees are staked, the stakes shall be removed within twelve (12) months to prevent damage to the tree.
12. All planting areas that border driveways, parking lots, and other vehicle use areas shall be protected by curbing, wheel stops, or other approved protective devices.
13. Trees shall be planted at least three feet (3') from curbs, sidewalks, driveways and other hard surfaces to buffer from stress caused by vehicle overhang and compacted soils, or planted with sufficient space to provide for the full maturity of the particular tree species.
14. All other plant material, except sod or ground cover, shall be set back a minimum of one foot (1') from any curb edge to protect from vehicle overhang and mechanical damage.
15. The landscape installation shall stabilize all soil and slopes.
16. All required landscaping shall be provided with an automatically controlled irrigation system in conformance with the best management practices for automatic irrigation systems.
17. Demonstrate compliance with 8-4G-1 prior to certificate of occupancies.
18. This approval is for this application only. Additional permits, licenses and approvals may be necessary. All other applicable permits must be obtained prior to a Certificate of Occupancy.
19. Property Maintenance Standards shall be maintained as required by Garden City Code 8-4K.
20. The property owner is responsible for the maintenance of all landscaping and screening devices required.
21. System Installation Required: Each and every lot within the subdivision shall have underground pressurized irrigation water. The pressurized irrigation system shall be constructed and installed at the same time as the domestic water lines, but shall not necessarily be in the same trenches.
22. Materials submitted after the decision shall not be considered part of the record for this decision. If additional materials or information is submitted after the decision the application may be remanded to the decision making body during which time

the decision shall be stayed provided that there is no immediate threat to life or safety.

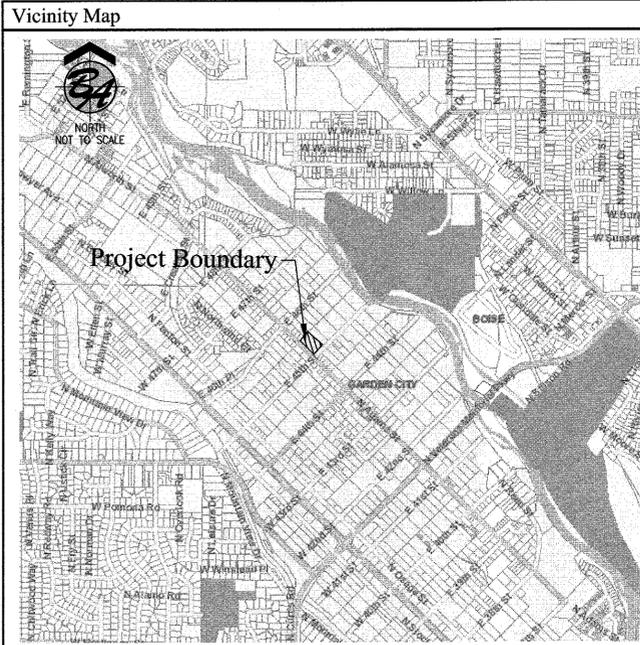
23. Any changes in the design, construction, operation or use shall be brought to the immediate attention of the Planning Official for determination if the changes are in substantial conformance with the City's action. Any modification to approved plans shall require submittal and approval of these modifications prior to construction. Final approval is based on substantial conformance with the plans reviewed and approved.
24. Any substantial changes to the design shall be reviewed by the Design Review Committee for compliance with Garden City Code 8-4. Any other changes that are not in substantial conformance with the approval shall be remanded to the decision-making body.
25. Occupying the site prior to Certificate of Occupancy is a criminal offense.
26. There is a 10 day right to appeal to City Council. The applicant or any interested parties may appeal the decision or a part of the decision. An appeal shall be made on the form provided by the City and filed with the City Clerk within ten (10) days after the action of the decision.
27. Final decisions are subject to a 28-day right to judicial review.
28. A takings analysis pursuant to Idaho Code may be requested on final decisions.



8/17/18

This signature verifies that this decision document has been reviewed and approved by the Design Review Committee

Date



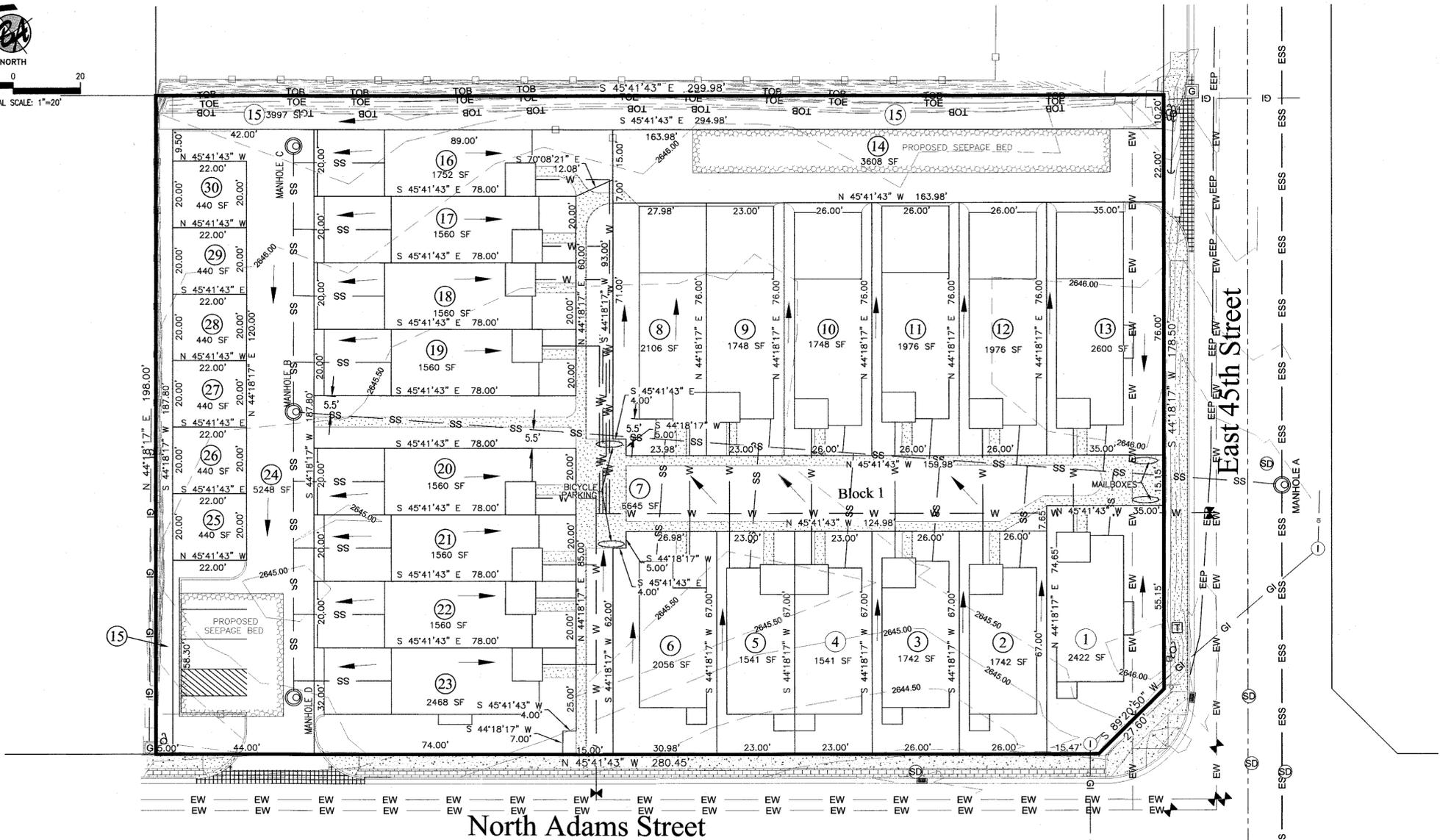
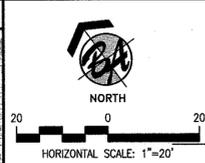
Legend

	Parcel Boundary
	Lot Line
	Existing Edge of Pavement
	Road Center Line
	Existing Gravity Irrigation
	Wood Fence
	Canal Top of Bank
	Canal Toe of Slope
	Existing Water Line
	Install 6" Water Line
	Existing Sanitary Sewer Line
	Install 8" Sanitary Sewer Service
	Install Valley Gutter
	Existing Sidewalk
	Construct New Sidewalk
	Type I Inlet Catch Basin
	Existing Storm Drain Manhole
	Existing Power Pole
	Existing Power Pole Guywire
	Signage - as Noted
	Water Valve
	Sanitary Sewer Manhole
	Gravity Irrigation Box
	Irrigation Manhole
	Telephone Junction Box
	Grade Arrow

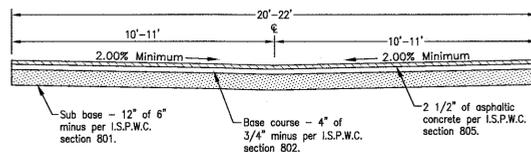
Owner/Applicant
 NHS COMMUNITY SERVICES LLC
 3380 W. AMERICANA TERRACE
 SUITE 120
 BOISE, ID. 83706
 (208) 343-4065

Sanitary Sewer Manhole Table

MANHOLE	INV IN	INV OUT
A	39.24	39.14
B	40.50	40.40
C	N/A	40.96
D	N/A	40.99



Internal Service Drive
 NOT TO SCALE



Setback/Zoning Table

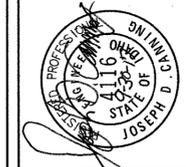
PROPOSED ZONE	R3
FRONT YARD SETBACK	5/20 FEET
REAR YARD SETBACK	15 FEET
STREET SIDE YARD SETBACK	5 FEET
INTERIOR SIDE YARD SETBACK	5 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
MINIMUM STREET FRONTAGE	30 FEET
MINIMUM LOT WIDTH - INTERIOR LOT	50 FEET
MINIMUM LOT WIDTH - CORNER LOT	70 FEET
EXISTING ZONE	R3

Land Use Calculations

DESCRIPTION	AREA (ACRES)	PERCENTAGE
PROJECT	1.36	100%
RESIDENTIAL LOTS	0.85	62.4%
GARAGE LOTS	0.06	4.5%
LANDSCAPE LOTS	0.18	13.2%
DRIVE ISLE LOTS	0.27	19.8%
RESIDENTIAL LOTS	18	
GARAGE LOTS	6	
OPEN SPACE AREA LOTS	4	
RESIDENTIAL DENSITY	14.7/Acre	

Underground Utility Note
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. DEVIATIONS MAY EXIST BETWEEN THE LOCATIONS SHOWN HEREON AND THEIR ACTUAL LOCATION(S).

B&A Engineers, Inc.
 Consulting Engineers, Surveyors & Planners
 5505 W. Franklin Rd. Boise, Id. 83705
 (208) 343-3381

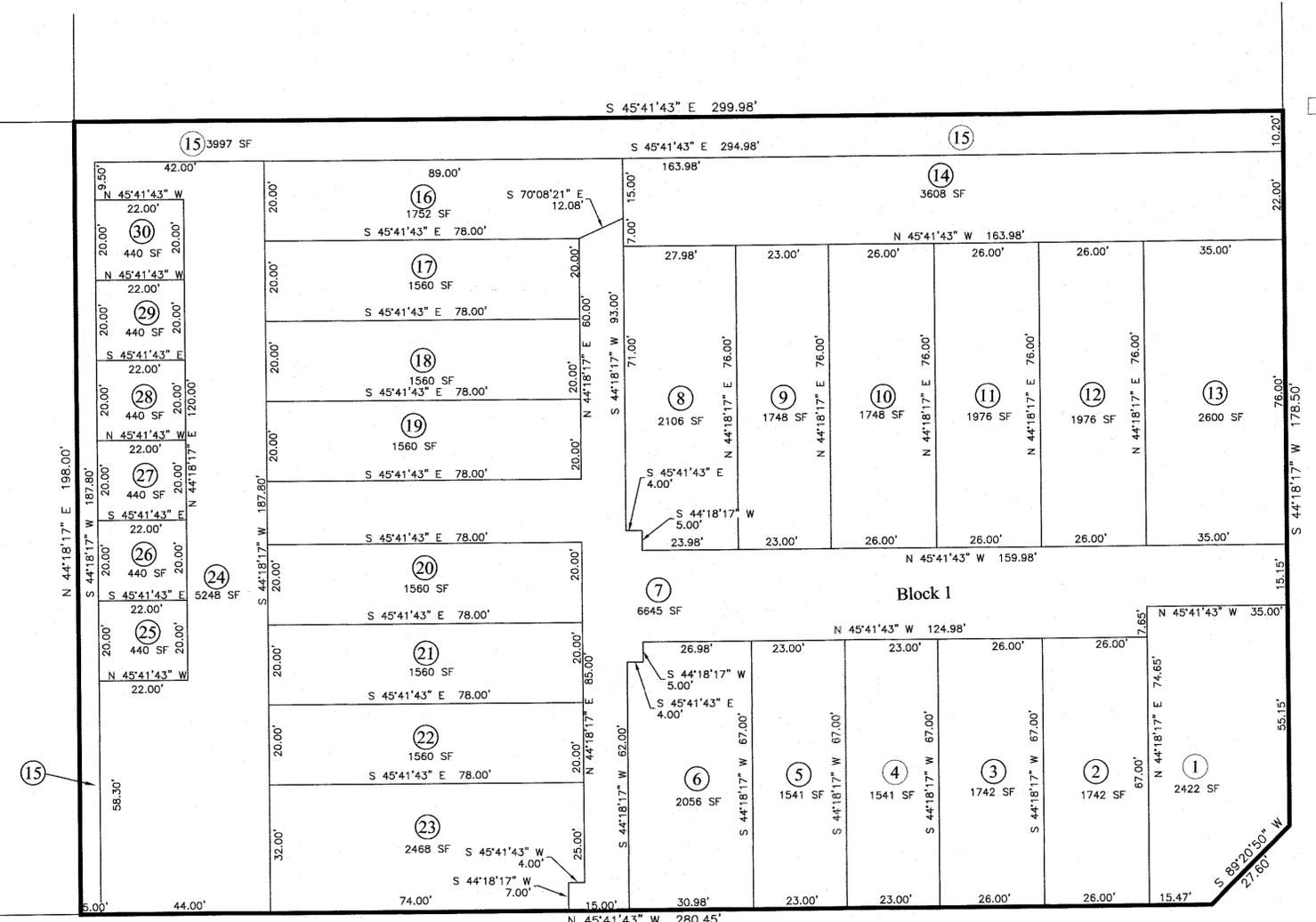
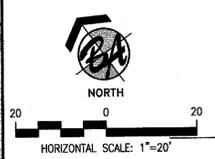
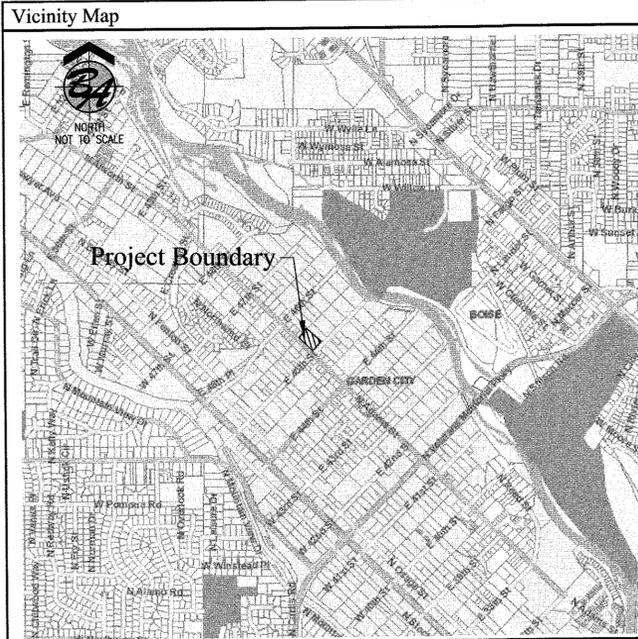


Composite Preliminary Plat
Forty-Fifth and Adams Subdivision
 BEING PORTIONS OF LOTS 1 AND 2, BLOCK 20 OF FAIRMW ACES SUBDIVISION NO. 3, SITUATE IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 32, TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, GARDEN CITY, ADA COUNTY, IDAHO

Revisions

REV.	DESC.	DATE/BY

SCALE: 1" = 20'
 DATE: SEPTEMBER 28, 2017
 DRAWN BY: BRUCE
 CHECKED BY: J.D. ADAMS
 PROJECT NO.: 1707
 DRAWING FILE NAME: 1707 PRELIM.DWG

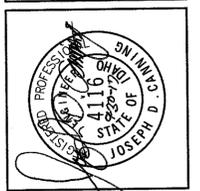


- Notes**
1. THERE ARE NO EXISTING DRAINAGE FEATURE ON THIS PROPERTY.
 2. THIS PROPERTY IS NOT IN A FLOOD PLAIN AREA.
 3. SANITARY SEWER SERVICE IS TO BE PROVIDED BY THE CITY OF GARDEN CITY.
 4. POTABLE WATER IS TO BE PROVIDED BY THE CITY OF GARDEN CITY.
 5. PROPERTY LIES WITHIN THE FAIRVIEW ACRES LATERAL WATER USERS ASSOCIATION, INC.
 6. PROPERTY LIES WITHIN THE NORTH ADA COUNTY FARE & RESCUE DISTRICT.
 7. EXISTING IRRIGATION FACILITIES TO BE CONTINUED TO THEIR HISTORIC DISCHARGE POINTS.
 8. THIS PROPERTY IS CURRENTLY ZONED R3, ZONING TO BE RETAINED.
 9. EXISTING USE: VACANT
 10. CONTOUR INTERVAL: 0.5 FOOT DATUM: NAVD 88
 11. COMMON AREAS SHOWN HEREON SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
 12. THIS DEVELOPMENT ANTICIPATES USING SUBSURFACE STORM WATER DISPOSAL OF STORM WATER GENERATED FROM THE LOCAL ROAD SYSTEM AND LANDS TRIBUTARY TO THE SYSTEM.
 13. SITE GRADING SHALL BE PERFORMED TO DIRECT ALL HARD SURFACE AREAS TO THE TWO LOCATIONS OF STORM WATER DISPOSAL AREAS SHOWN ON THE PRELIMINARY PLAT.
 14. ALL CONSTRUCTION WILL FOLLOW SITE SPECIFIC DESIGNS TO BE COMPLETED AFTER INITIAL PROJECT ENTITLEMENT. ALL CONSTRUCTION WILL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, AS AMENDED BY THE ADA COUNTY HIGHWAY FOR WORK WITHIN PUBLIC RIGHTS-OF-WAY AND/OR PER THE CONSTRUCTION STANDARDS OF THE CITY OF GARDEN CITY.
 15. THIS PROJECT DOES NOT INTEND TO INCLUDE ANY NEW PUBLIC DEDICATIONS OF LAND USES. USES THAT ARE COMMON TO ALL HOUSING UNITS IN THE PROJECT WILL BE CREATED AND DEFINED ON EITHER THE FINAL SUBDIVISION PLAT FOR THE PROJECT OR WITHIN THE PROJECT COVENANTS, CONDITIONS AND RESTRICTIONS. NECESSARY MUNICIPAL, PUBLIC AND PRIVATE UTILITY EASEMENTS WILL ALSO BE CREATED ON THE FINAL SUBDIVISION PLAT.
 16. PUBLIC UTILITIES ARE TO BE PROVIDED FROM THE PUBLIC UTILITY PROVIDERS FROM JOINT TRENCH ADJACENT TO THE PUBLIC ROADS. SPECIFIC DESIGN CRITERIA WILL BE MET DURING THE CONSTRUCTION APPROVAL PHASE OF THIS DEVELOPMENT.
 17. THIS PARCEL LIES WITHIN THE "ZONE X" FLOODWAY PER FEMA MAP #16001C0169H, PANEL NOT PRINTED.
 18. THE FOLLOWING TAX PARCEL NUMBER IS INCLUDED WITHIN THIS SUBDIVISION: R2734522312.
 19. LOT 14, BLOCK 1 AND LOT 24, BLOCK 1 ARE SERVICE DRIVES TO PROVIDE INGRESS-EGRESS TO ALL LOTS WITHIN THE PROJECT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THE SUBDIVISION.
 20. LOT 7, BLOCK 1 AND LOT 15, BLOCK 1 ARE LANDSCAPE LOTS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 21. LOTS 25 THROUGH 30 ARE GARAGE LOTS TO BE ASSOCIATED WITH LOTS 1 THROUGH 6.

Setback/Zoning Table		Land Use Calculations		
PROPOSED ZONE	R3	DESCRIPTION	AREA (ACRES)	PERCENTAGE
FRONT YARD SETBACK	5/20 FEET	PROJECT	1.36	100%
REAR YARD SETBACK	15 FEET	RESIDENTIAL LOTS	0.85	62.4%
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INTERIOR SIDE YARD SETBACK	5 FEET	LANDSCAPE LOTS	0.18	13.2%
MAXIMUM BUILDING HEIGHT	35 FEET	DRIVE ISLE LOTS	0.27	19.9%
MINIMUM STREET FRONTAGE	30 FEET	RESIDENTIAL LOTS	18	
MINIMUM LOT WIDTH - INTERIOR LOT	50 FEET	GARAGE LOTS	6	
MINIMUM LOT WIDTH - CORNER LOT	70 FEET	OPEN SPACE AREA LOTS	4	
EXISTING ZONE	R3	RESIDENTIAL DENSITY	14.7/Acre	

Owner/Applicant
 NHS COMMUNITY SERVICES LLC
 3380 W. AMERICANA TERRACE
 SUITE 120
 BOISE, ID. 83706
 (208) 343-4065

B&A Engineers, Inc.
 Consulting Engineers, Surveyors & Planners
 5505 W. Franklin Rd. Boise, Id. 83705
 (208) 343-3381



Preliminary Plat Lot Layout
Forty-Fifth and Adams Subdivision
 BEING PORTIONS OF LOTS 1 AND 2, BLOCK 20 OF FAIRVIEW ACRES SUBDIVISION NO. 3, SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 32, TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, GARDEN CITY, ADA COUNTY, IDAHO

REV.	DESC.	DATE/BY

SCALE: 1" = 20'
 DATE: SEPTEMBER 28, 2017
 DRAWN BY: J. CANNING
 CHECKED BY: J. CANNING
 PROJECT NO.: NH07
 DRAWING FILE NAME: NH07 PREPLAT.DWG



PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
	BLACK HILLS SPRUCE	PICEA GLAUGA 'DENSATA'	6'-8' HT B4B
	VANDERKNOPF PINE	PINUS FLEXILIS 'VANDERKNOPF'	6'-8' HT B4B
	BOSNIAN PINE	PINUS LEUCODERMIS	6'-8' HT B4B
	SKY HIGH JUNIPER	JUNIPERUS SCOPULORUM 'BAILIGH'	6'-8' HT B4B
	WEEPING WHITE SPRUCE	PICEA GLAUGA 'PENDULA'	6'-8' HT B4B
SHADE TREES (CLASS II)			
	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'JUNGINGER'	2.5' GAL B4B
	STREET KEEPER HONEYLOCUST	GLEDITSIA TRIACANTHOS 'DRAVES'	2.5' GAL B4B
	TULIP TREE	LIRIODENDRON TULIPIFERA	2.5' GAL B4B
ORNAMENTAL TREES (CLASS I)			
	CHANTICLEER PEAR	PYRUS CALLERYANA 'GLEN'S FORM'	2.5' GAL B4B
	JAPANESE TREE LILAC	SYRINGA RETICULATA	2' GAL B4B
	RED JEWEL CRABAPPLE	MALUS 'RED JEWEL'	2' GAL B4B
SHRUBS/ORNAMENTAL GRASSES			
	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL
	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTON'	2 GAL
	DWARF FOUNTAIN GRASS	FENNICETUM ALOPECUROIDES 'HAMELN'	3 GAL
	DART'S GOLD NINEBARK	PHYSCARPUS OPULIFOLIUS 'DART'S GOLD'	5 GAL
	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL
	EMERALD N' GOLD EUONYMUS	EUONYMUS FORTUNEI 'EMERALD N' GOLD'	3 GAL
	ENDLESS SUMMER HYDRANGEA	HYDRANGEA ARBORESCENS 'PIHM-I'	5 GAL
	FLOWER CARPET ROSE	ROSA 'FLOWER CARPET-NOARE'	3 GAL
	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL
	GRO-LOW SUNAC	RHUS AROMATICA 'GRO-LOW'	5 GAL
	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
	KARL FOERSTER REED GRASS	CALAMAGROSIS ARUNDINACEA 'K.F.'	1 GAL
	LITTLE DEVIL NINEBARK	PHYSCARPUS OPULIFOLIUS 'DONNA MAY'	5 GAL
	MUGO PINE	PINUS MUGO PUMILIO	5 GAL
	SUMMERWINE NINEBARK	PHYSCARPUS OPULIFOLIA 'SEWARD'	5 GAL
	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL
	GRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'GRIMSON PYGMY'	3 GAL
	HIDCOTE BLUE LAVENDER	LAVANDULA ANGSTIFOLIA 'HIDCOTE BLUE'	1 GAL
	HENRY'S GARNET SWEETSPIRE	ITEA VIRGINICA 'HENRY'S GARNET'	5 GAL
	GOLDFLAME SPIRAEA	SPIRAEA x BUMALDA 'GOLDFLAME'	5 GAL

- LAWN
- ROCK MULCH
- 12" SQ STEPPING STONES TO FENCE GATES

NOTES

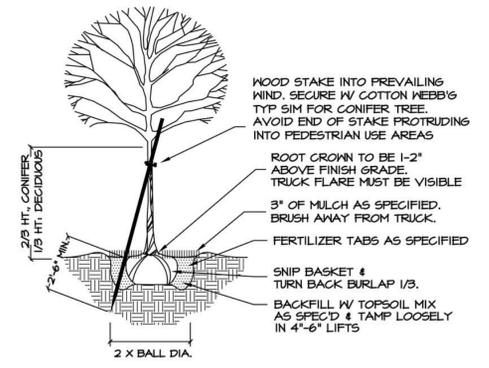
- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH GARDEN CITY CODE.
- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN DEPARTURE VISION TRIANGLE.
- TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
- THERE ARE TEN (10) EXISTING TREES ALONG WEST PROPERTY LINE TO BE REMOVED. TREE LOCATIONS ON PLAN ARE APPROXIMATE. REFER TO TREE MITIGATION NOTES BELOW FOR MITIGATION REQUIREMENTS.

TREE MITIGATION

TREE #	TYPE	SIZE	MITIGATION NOTES
1.	WALNUT	8" CAL	UNDESIRABLE
2.	WALNUT	8" CAL	UNDESIRABLE
3.	ELM	42" CAL (MULTI-TRUNK)	UNDESIRABLE
4.	ELM	24" CAL	UNDESIRABLE
5.	COTTONWOOD	16" CAL	UNDESIRABLE
6.	COTTONWOOD	12" - 18" CAL (MULTI-TRUNK)	UNDESIRABLE
7.	COTTONWOOD	12" - 24" CAL (MULTI-TRUNK)	UNDESIRABLE
8.	COTTONWOOD	12" CAL	UNDESIRABLE
9.	COTTONWOOD	12" CAL	UNDESIRABLE
10.	WALNUT	12" CAL	UNDESIRABLE

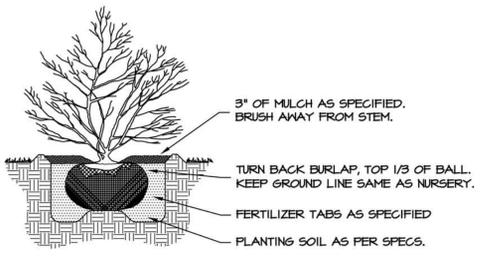
MITIGATION NOTES: NO MITIGATION REQUIRED

1. NO EXISTING TREE WILL BE RETAINED. ALL EXISTING TREE ARE LOCATED ON THE WEST PROPERTY LINE AND ARE UNDESIRABLE SPECIES AND REQUIRE NO MITIGATION.

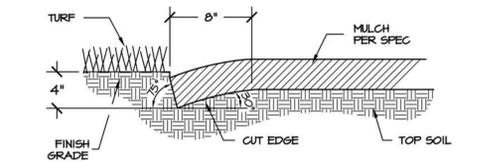


- NOTES:
- REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
 - REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING.
 - IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.

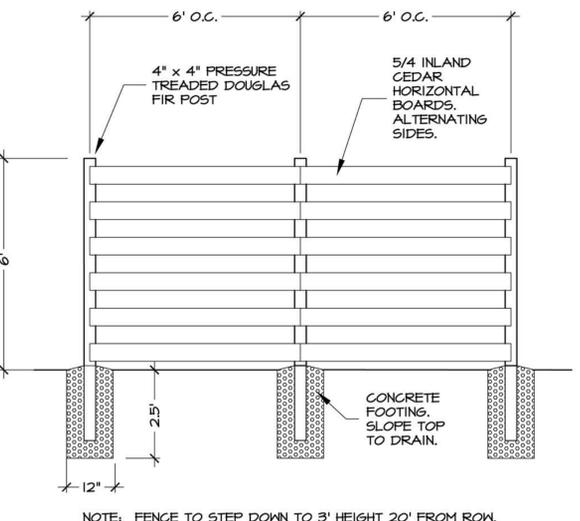
1 TREE PLANTING/STAKING NOT TO SCALE



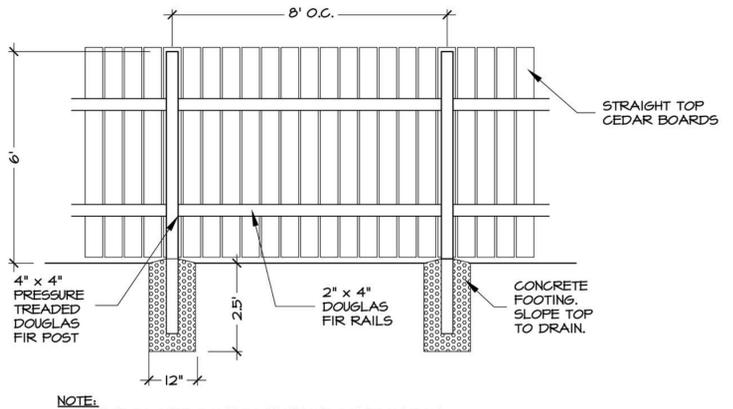
2 SHRUB PLANTING NOT TO SCALE



3 PLANTER CUT BED EDGE NOT TO SCALE



4 HORIZONTAL WOOD FENCING NOT TO SCALE



5 VERTICAL PRIVACY FENCE NOT TO SCALE

Issue	Description	Date
DR	ISSUE	9-25-17



Site Planning
Landscape Architecture

1509 S. Tyrell Lane, Ste 130
Boise, Idaho 83706
Ph. (208) 343-7175
Fax (208) 343-7178
e-mail jba@jensenbelts.com

45th AND ADAMS STREET DESIGN REVIEW LANDSCAPE PLAN

Job Number 1753

Drawn KCS
Checked KCS
Scale AS SHOWN

Sheet Title
**DESIGN REVIEW
LANDSCAPE
PLAN**

Sheet Number

L1.0
Of Sheets

45th Street Homes - Site Area Log		2017 9 25
Impervious Surface	12,385.21	20.92%
Buildings	26,494.96	44.75%
Landscaping	20,325.44	34.33%
TOTAL	59,205.61	100.00%



4 UNIT TOWNHOUSE - FRONT ELEVATION

NW 3 45th STREET	
$\frac{1}{8} = 1'0"$	9.13.17

PRELIMINARY



4 UNIT TOWNHOUSE - FRONT ELEVATION

NW 3 45th STREET	
$\frac{1}{8} = 10''$	9.13.17

PRELIMINARY



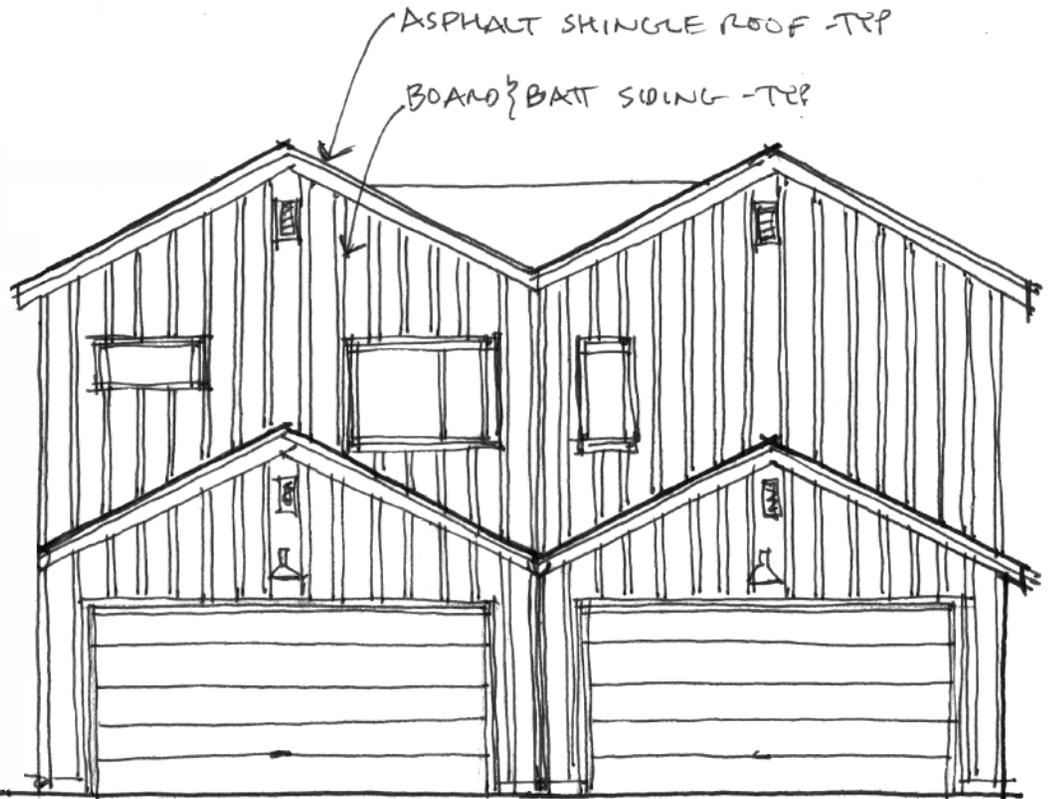
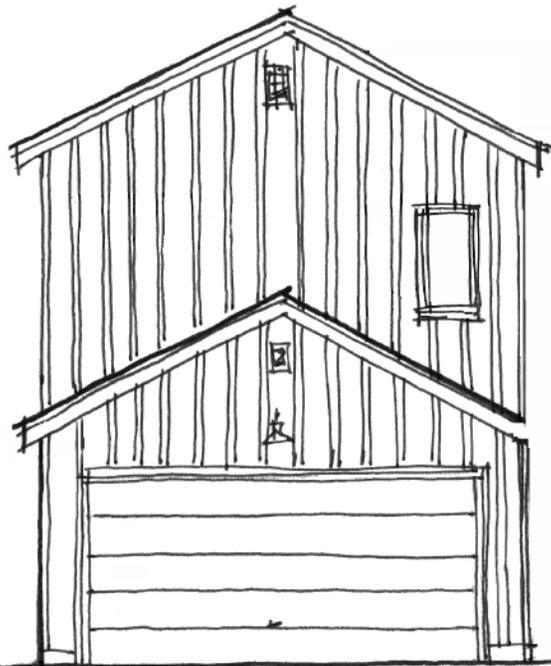
ADAMS ST. ELEVATION TYPICAL DETACHED HOMES

NWB 7TH STREET
 $\frac{1}{8}'' = 1'-0''$ 9-16-17
Preliminary



ELEVATION TYPICAL DETACHED HOMES

NWB 7TH STREET
 $\frac{1}{8}'' = 1'-0''$ 9-16-17
Preliminary



2 UNIT TOWNHOUSE - REAR ELEVATION

NWB 45th STREET
1/8" = 1'-0" 9.21.17
PRELIMINARY



ASPHALT SHINGLE ROOF - TRP

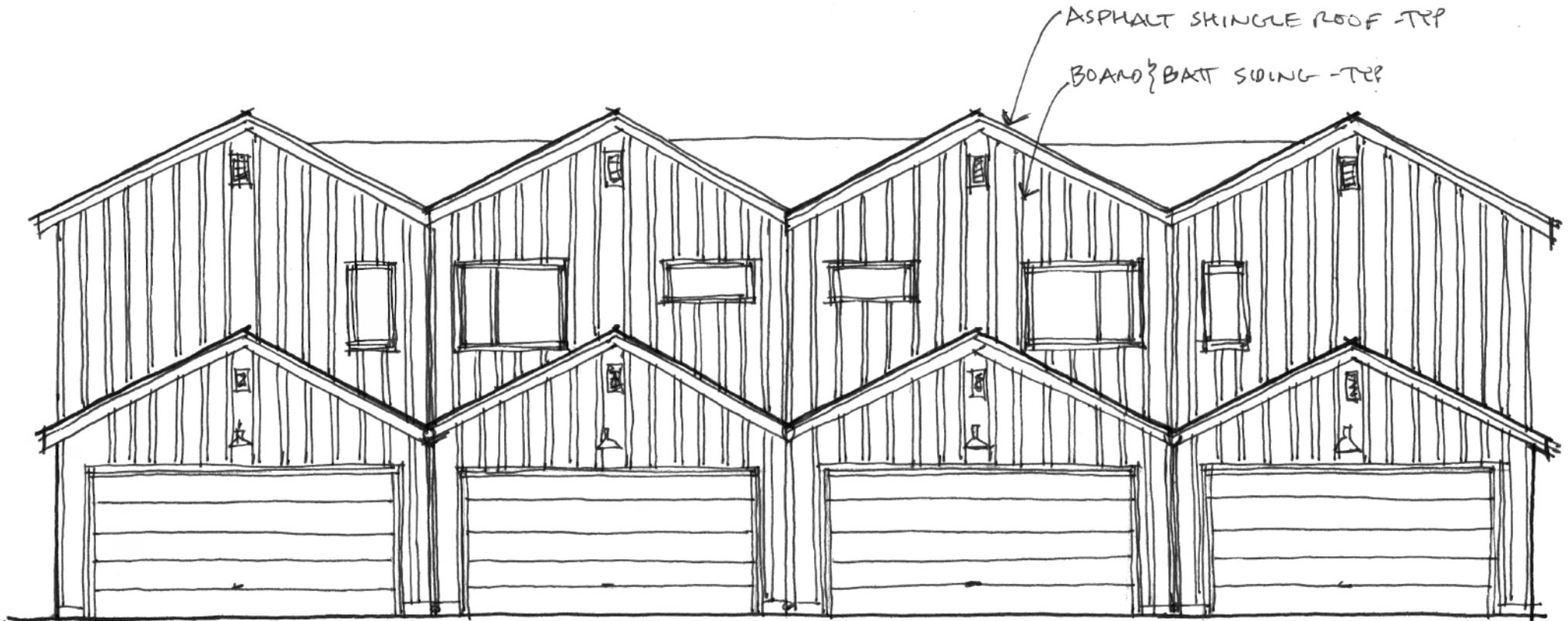
BOARD & BATT SIDING - TRP

4 UNIT TOWNHOUSE - FRONT ELEVATION

- ACCENT SIDING =
- METAL OR
 - STUCCO OR
 - HORIZONTAL LAP

NW 45th STREET	
1/8" = 1'0"	9.13.17

PRELIMINARY

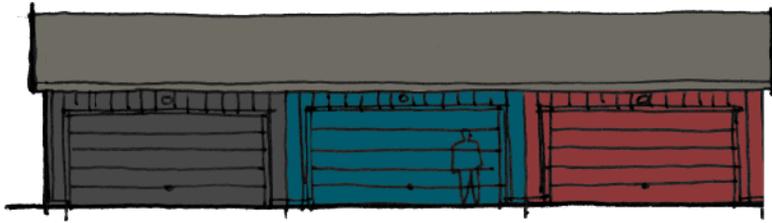


4 UNIT TOWNHOUSE - REAR ELEVATION

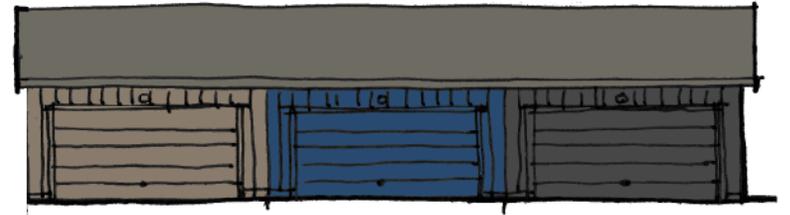
NWB 45th STREET
1/8" = 1'-0" 9.21.17
PRELIMINARY



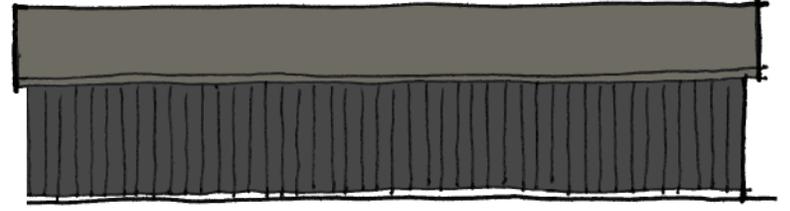
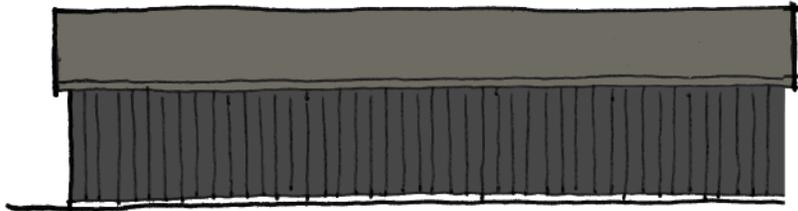
SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



ATTACHED GARAGES

NWB 45th STREET

1/16" = 1'-0" 9.21.17

PRELIMINARY