



DEVELOPMENT SERVICES DEPARTMENT

6015 Glenwood Street ■ Garden City, Idaho 83714
Phone 208/472-2921 ■ Fax 208/472-2996 ■
www.gardencityidaho.govoffice

To: Mayor John Evans and the Garden City Council
From: Jenah Thornborrow, Development Services Director
Subject: SUBFY2019-5 – Sonrisa Subdivision
Date: October 14, 2019 City Council Meeting

PUBLIC HEARING

Requested Actions

1. Decision on SUBFY2019-5 Sonrisa Subdivision: Preliminary/Final Subdivision

Background

On September 18, 2019 the Planning and Zoning Commission and October 7, 2019 the Design Review Committee recommended approval of this subdivision.

Project Synopsis

Request: Residential subdivision

Applicant: Gary Asin

Location: 3588 N. Prospect Way

Subdivision Name: Sonrisa Subdivision

Size: 0.294 Acres

Number of Blocks: 1

Number of Lots: 2

- Buildable Lots: 2

Floodplain Designation:

2003 FIRM: AE, X

2017 Draft FIRM: AE, X

Surrounding Uses:

Dwelling Unit, Single Family Attached

Dwelling Unit, Single Family Detached

Restaurant

Other:

The property is located in the Waterfront District, PUD. However, the applicant requested to utilize base zoning standards. The provisions of this Title will be enforced without the waivers provided in the PUD.

A portion of a Greenbelt easement is located on the property

Analysis

Recommending Body Discussions:

Below are the topics that were mainly discussed with the Planning and Zoning Commission and, or Design Review Committee or are otherwise notable to this application.

1. Waterfront Home Owner's Association (Waterfront HOA)
 1. Both the applicant and the Waterfront HOA are in agreement that this property is within and will remain within the Waterfront HOA.
 2. The Waterfront HOA requires architectural approval. A decision by the City does not preempt this requirement.
 3. There is concern related to the setback line. The applicant is willing to enter into a condition of approval for HOA approval of the setback line.

Code Analysis

Attached to this file is the staff report with a full analysis of the plan with regards to Garden City Code.

Draft Decision

A draft decision has been provided in accordance with the Planning and Zoning Commission and Design Review Committee recommendations. It should be noted that this draft decision is not intended to be a predetermined decision.

Where there is a reconciled condition of approval, or otherwise discussed in this memorandum, it is highlighted in the draft.

Agency Comments

1. ACHD: No additional improvements required
2. Department of Environmental Quality: Standard comments applied
3. ITD: No objection
4. Garden City Engineer: Plat note comments

Public Comments

1. Tom and Nancy Baskin- in opposition related to necessary approvals needed by the Waterfront HOA

Attachments

Potential Draft Decision Document

Application Materials

Staff Analysis
Design Review Committee Draft Decision
Planning and Zoning Commission Draft Decision
Agency Comments

Links

[Noticing materials](#)