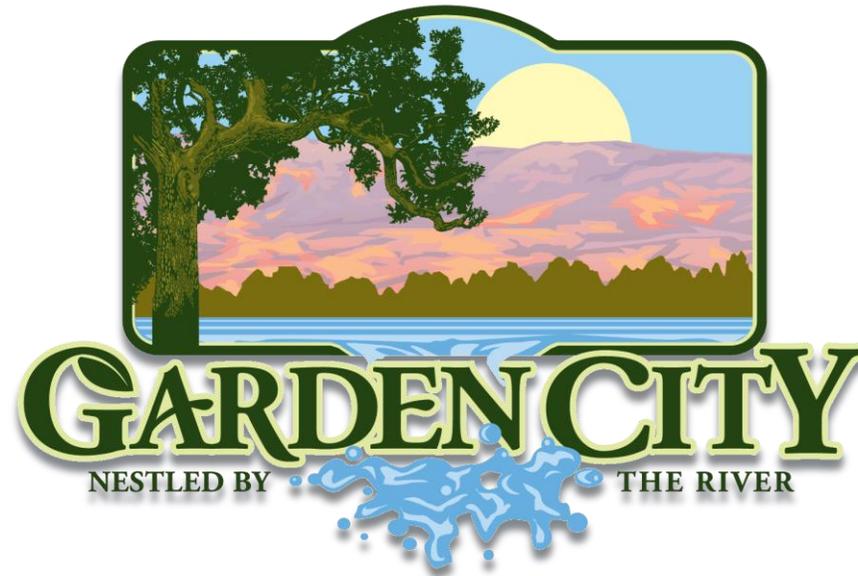


City Council



October 12, 2020

Public Hearing



File No. SUBFY2020-01

Applicant: David Hale

Location: At the terminus of W. 53rd Street

Project Synopsis: Mountain View Townhomes; a 68 lot residential subdivision; Combined Preliminary Plat and PUD

Vicinity

Surrounding Uses:

- Retail (Fred Meyer)
- Single Family Detached
- Vehicle Sales
- Health Club
- School (Capital High)
- Eating Establishment



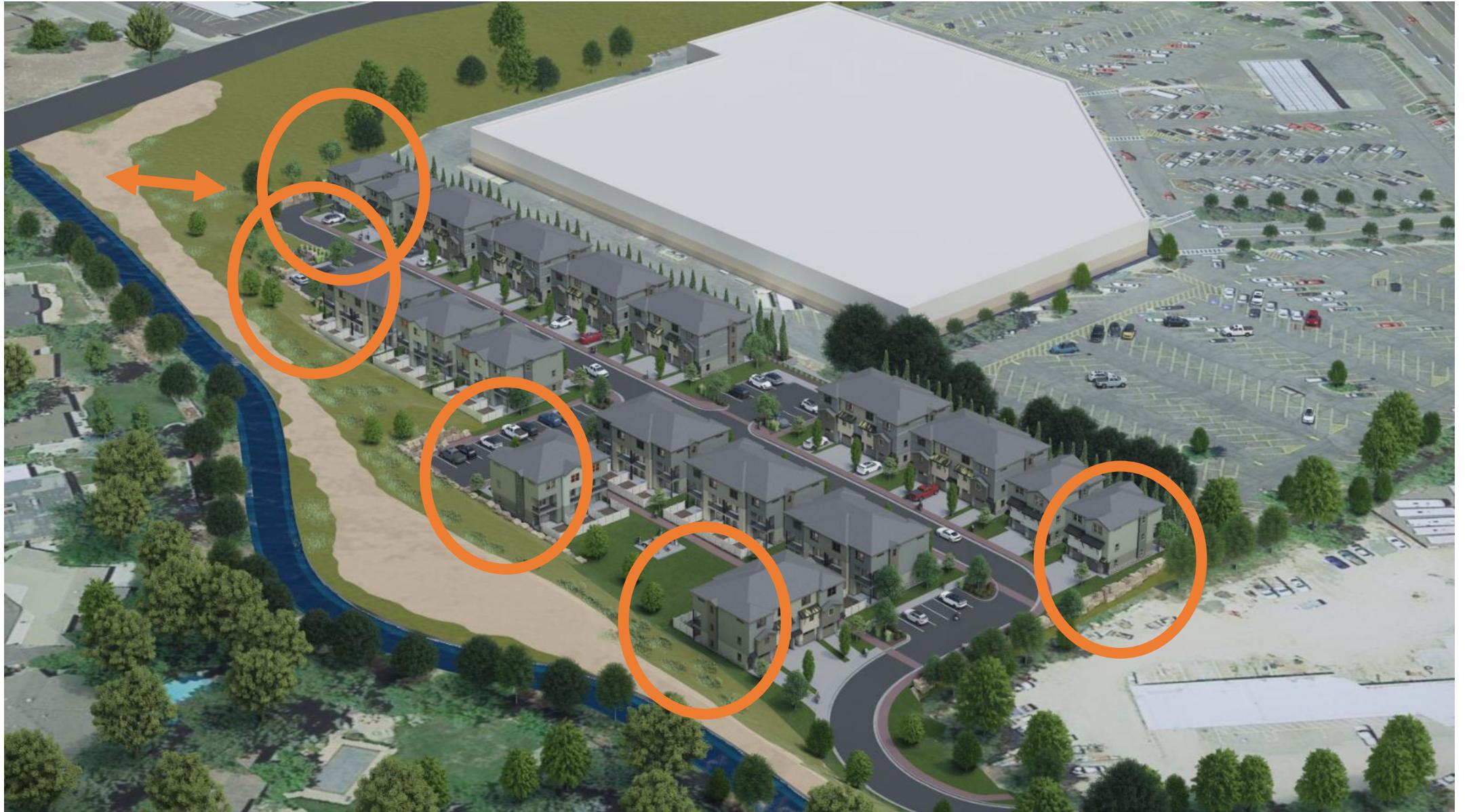
PUD Discussion

The Applicant has requested :

- Front: 20'
- Rear: 15 min
- Interior Side: 5' and 0' common lot line
- Street Side: 15'

- Parking waiver for outdoor driveway to count towards parking.
- More than 4 dwelling units to access drive.





Agency Comments

Agency	Date	Comment
ACHD	1/23/2020	Site specific condition of approval concerning cul-de-sac construction, impact fees, civil plan review.
Garden City Engineer	01/02/2020	Canal stabilization a significant concern, Slope of property presents significant concerns
Settlers Irrigation District	01/06/2020 09/08/2020	In opposition of ANY construction impacting any portion of the embankment which provides stability to the hillside upon which the Settlers Main Canal is located.
West Boise Sewer District	9/8/2020	Approved petition to exclude property from District
North Ada County Fire and Rescue District	1/8/2020	Fire Hydrants Required, monument signage required at entrance, restrictions on parking to accommodate fire lane, security gate

Public Comments

Commenter	Date	Comment
Eric Willadsen	01/06/2020	I'm not able to make it to the hearing this afternoon, but was hoping to comment on the Hale Development proposal for 72 townhomes near the Fred Meyer along Settlers Canal. I was hoping to comment on the need and community's desire for Settler's Canal to be open for public bike/ped. use along its bank, and to advocate for the developer to leave space for a public right-of-way at some point.
Crysta Swarts	01/23/2020	As a newer member of the Treasure Valley community, I am thrilled when on the Greenbelt I see bikers and pedestrians of all ages enjoying themselves and traveling safely and sustainably through our community. I strongly believe as we develop our canal system that we include accessible pathways for helping more of our community move around town without using our cars.
Henry Grasmick	9/02/2020	Great place for storage sheds, but I think not homes for 2 or 3 hundred people. Would you live there?



For the approval of a COMBINED PRELIMINARY/FINAL PLAT SUBDIVISION, the decision making body must find the application meets the following findings, found in GCC 8-5B-5:

1. The subdivision is in conformance with the comprehensive plan;
 2. The subdivision is in conformance with all applicable provisions of this title;
 3. Public services are available or can be made available; and are adequate to accommodate the proposed development;
 4. The subdivision is in conformance with scheduled public improvements in accord with the city's capital improvement program;
 5. There is public financial capability of supporting services for the proposed development;
 6. The development will not be detrimental to the public health, safety or general welfare; and
 7. The development preserves significant natural, scenic or historic features
-



For the approval of a Planned Unit Development, the decision making body must find the application meets the following findings, found in [GCC 8-6B-7](#):

- The applicant has demonstrated that the proposed development can be initiated within two (2) years of the date of approval;
 - 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 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;
 - Any proposed commercial development can be justified at the locations proposed;
 - 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 area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development;
 - The PUD is in general conformance with the comprehensive plan; and
 - The existing and proposed utility services are adequate for the population densities and nonresidential uses proposed.
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Potential Actions

The City Council may take one of the following actions by the next regular scheduled Council meeting:

1. Sustain the recommendations;
 2. Modify with conditions;
 3. Remand the application to the reviewing bodies for additional proceedings and finding;
 4. Continue to a date certain for more information; or
 5. Reject the recommendations.
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Discussion and Questions

