



DEVELOPMENT SERVICE DEPARTMENT

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Name of Reviewer: Hanna Veal **Review Date:** November 19, 2021

City Council Approval Date for Preliminary Plat: July 27, 2020

City Council Approval date for Final Plat: June 28, 2021

This was a review of the Documents submitted on: August 11, 2021, September 13, 2021, and September 29, 2021. Additional documents reviewed include email correspondence from August 23, 2021.

CONSTRUCTION PLAN REVIEW FOR SUBFY2020-06 Glass Island View Subdivision

Determination: This application is **Pending Approval – Resubmittals Required**. Formal approval of your application may be subject to additional reviews. The review has been conducted based on the application reviewed and approved by City Council on July 27, 2020 and applicable conditions of approval. ***This review does not constitute approval of the plat compliance.***

1. All internal sidewalks, common driveways with curbing, hardscaping, and stormwater facilities shall be constructed in substantial compliance with the approved plans. The approved plans include:
 - a. Glass Island View Landscape Plan approved July 27, 2020;
 - b. Glass Island View Site Plan submitted on July 27, 2020.

2. The submitted landscape plans do not match that of the approved landscape plans. The submitted plans show a decrease in trees. Please submit a revised landscape plan to show compliance with the approved landscape plans for review.
 - a. **New landscape plans submitted showing that the previously proposed 33” calipers mitigated inches has reduced to 18” calipers due to the preservation of the 15” caliper blue spruce tree on the eastern property boundary line.**
 - b. **Updated plans show that the 16” caliper boxelder tree being removed, but no mitigation required per arborist’s analysis.**
 - c. **Updated plans show 18” crabapple still requires mitigation.**
 - d. **Mitigation for 18” calipers required and achieved through (4) 3” caliper River Birch trees and (2) 2” caliper Amur Maple trees for a total of 16” mitigated.**
 - e. **(1) additional 2” caliper tree is required. Please submit new landscape plans showing mitigation.**
 - f. **8,976 sq. ft. of landscaping is provided for in subdivision easement equating to 15% of site. The residential lots landscaping not determined but will be reviewed at an individual building permit basis.**

- g. Per code 8-4I-4, 5 Class II or III trees are required. This is provided. Each lot is required to have a class II or III tree in the front yard.
 - h. As a note, per our administrative review process, rearrangement of structures, landscaping, parking, plazas, and vehicle, pedestrian connectivity, etc. up to 10% of the overall site square footage will be required to go back to the Design Review Committee for site modification approval. This is not a formal hearing, as it is to see if the changes are within the limits of the initial approval. Please inform staff as to when you would like to be scheduled for a discussion with the Design Review Committee.
3. The 20' Landscape & Open Space easement to the north of the common drive is not the approved 5,845sqft, instead it shows 5,135sqft. Please correct the size of the easement as noted on the C2.00 Site Plan submitted with the construction plans. **Addressed. The landscape & open space easement has been modified to accommodate for the shifting of the drive isle to help protect and retain existing trees on the adjacent parcel to the east that would otherwise be demolished. The easement to the north of the drive is now 5,135sqft, compared to the approved 5,822sqft. And the easement to the south of the drive is 3,841 versus the approved 3,687sqft. This easement accounts for both the landscaping and the open space requirements, which even after the modification meets code standards. The proposed landscape easements are greater than 400 feet of greater than 20' in width and length along the drive. Identification of ownership and maintenance responsibility is required. There is a draft condition of approval that ownership and maintenance shall be identified by final plat approval.**
 4. The subdivision shall be constructed in substantial compliance with the plans reviewed and approved by the City Council including but not limited to internal sidewalks, common driveways, hardscaping, landscaping, stormwater facilities, etc. In instances where the construction plans are in conflict with the approved plans the approved plans shall prevail.
 5. All improvements on common lots must be made prior to signature on the plat. Improvements on private buildable lots may be constructed after the signing of the plat, contingent upon a Certificate of Occupancy for the particular lot. If the improvements cannot be made, a surety in the form of cash or a letter of credit may be submitted at 125% the cost of improvements. The approval of the surety must follow current Garden City procedure and codes.
 6. 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. Changes by applicant or required by any agency shall be submitted to the City for review.
 7. The applicant shall comply with all requirements of the City Engineer.

PLAT COMPLIANCE REVIEW FOR SUBFY2020-06 Glass Island View Subdivision

Determination: This application is **Pending Approval- Resubmittals Required**. Formal approval of your application may be subject to additional reviews. The review has been conducted based on the application reviewed and approved by City Council on June 28, 2021, and applicable conditions of approval.

THE FOLLOWING ITEMS SHALL BE COMPLETED PRIOR TO THE CITY CLERK SIGNING THE FINAL PLAT:

1. Prior to signature of the final plat the subdivision shall be in compliance with the application and approval conditions.
2. A copy of the recorded CC&Rs shall be provided to the City. **Submitted.**
3. The CC&R's must state: "The Association shall not be dissolved without the prior written approval of the City of Garden City, Idaho." **Please address.**
4. 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.
5. All easements must be either noted on the plat or recorded individually with the county and submitted to the City. Any easement that the City is beneficiary of must be approved by Garden City Council. **The city has been identified as the beneficiary of the proposed sewer and water easements. Please submit an easement application to the city for review and processing.**
6. **Please address.** All easements, including legal descriptions, shall be provided prior to signature of the final plat. The easements include but are not limited to:
 - a. 20' water easement for a proposed 16" water line relocate to connect to the 20' water easement crossing the Boise River.
 - b. 20' landscape and open space consisting of 3,841sqft to the south of the proposed drive.
 - c. 20' landscape and open space consisting of 5,135 square feet to the north of the proposed drive
 - d. Perpetual ingress/egress easement on shared drive.
7. Documentation shall be provided to the City identifying who is responsible for the maintenance of all landscaping required. **Please resolve.**
8. Documentation shall be provided to the City identifying who is responsible for the maintenance of the common lot is required. **Resolved.**
9. New FEMA maps were adopted by the City in June of 2020. The city has been held in seclusion by FEMA for a temporary period of time. Please provide a Floodplain Acknowledgement for recording at the time of building permit applications.
10. The applicant shall comply with all requirements of the City Engineer. **Comments 8 and 18 are still pending.**
11. Please provide the signature block for the Garden City Clerk. **Resolved.**