



## DEVELOPMENT SERVICES DEPARTMENT

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**To:** Mayor John Evans and the Garden City Council  
**From:** Jenah Thornborrow, Development Services Director  
**Subject:** SUBFY2020-2 – Tree of Life Subdivision  
**Date:** March 8, 2020 City Council Meeting

### **PUBLIC HEARING**

#### **Requested Actions**

1. Decision on SUBFY2020-2 – Tree of Life Subdivision: Preliminary/Final Subdivision

#### **Background**

On February 19, 2020 the Planning and Zoning Commission and February 3, 2020 the Design Review Committee recommended approval of this subdivision.

#### **Project Synopsis**

Request: Residential subdivision

Applicant: Ben Semle, Rodney Evans and Partners

Location: 204 E. 43<sup>rd</sup> Street

Subdivision Name: Tree of Life Subdivision

Size: 0.294 Acres

Number of Blocks: 1

Number of Lots: 6

- Buildable Lots: 5

Floodplain Designation:

2003 FIRM: X

2017 Draft FIRM: AE

#### **Surrounding Uses:**

Dwelling Unit, Single Family Attached

Dwelling Unit, Single Family Detached

Manufacture/Mobile Home Park  
Commercial

### **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. A Minor PUD template is required to be approved consistent with the request prior to signature of the plat. Failure to receive approval of a Minor PUD template would result in the invalidation of an approval of the subdivision.

### 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.

There were no conditions of approval that required reconilliation.

### Agency Comments

1. [ACHD](#): Installation of improvements required; standard conditions
2. [Central District Health Department](#): Standard conditions
3. [North Ada County Fire and Rescue](#): Hydrants, address signing, parking restrictions, and street design noted
4. [Garden City Engineer](#): Notes conditions of approval

### Public Comments

1. No public comment was received.

### **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](#)