



## DEVELOPMENT SERVICES DEPARTMENT

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**To:** Mayor John Evans and the Garden City Council  
**From:** Jenah Thornborrow, Development Services Director  
**Subject:** SUBFY2020-5 – Tree of Life Subdivision  
**Date:** March 23, 2020 City Council Meeting

### **PUBLIC HEARING**

#### **Requested Actions**

1. Decision on SUBFY2020-5 – Riverpointe Subdivision: Preliminary/Final Subdivision

#### **Background**

On March 2, 2020 the Design Review Committee and March 18, 2020 the Planning and Zoning Commission recommended approval of this subdivision.

#### **Project Synopsis**

Request: Residential subdivision

Applicant: Pam Gains, Neudesign Architecture

Location: 404 E. 49<sup>th</sup> Street

Subdivision Name: Riverpointe Subdivision

Size: 0.69 Acres

Density: 11 units/acre

Number of Blocks: 1

Number of Lots: 11

- Buildable Lots: 9

Floodplain Designation:

2003 FIRM: X

2017 Draft FIRM: AE

#### **Surrounding Uses:**

Dwelling Unit, Single Family Detached

Dwelling Unit, Multi-family  
Non residential

### **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. This application is based on an approved Minor PUD template, MPUDFY2019-17 as well the design of the units have been approved in design review application DSRFY2019-17. This request is to divide the property consistent with the approved minor PUD template and construct in accordance with the approved design review.
2. Fence- the neighbor to the south has requested a fence to be installed along the property line. The committee determined that since there is nothing in code that would require that the fence be installed, that this would be a civil matter between the two property owners.

### 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. [Central District Health Department](#): Standard conditions
2. [Garden City Engineer \(Land Group\)](#): Notes conditions of approval

### Public Comments

1. There was testimony requesting a fence at the south boundary.

### **Attachments**

Potential Draft Decision Document  
Application Materials  
Staff Analysis  
Design Review Committee Decision  
Planning and Zoning Commission Decision  
Agency Comments

### **Links**

[Noticing materials](#)