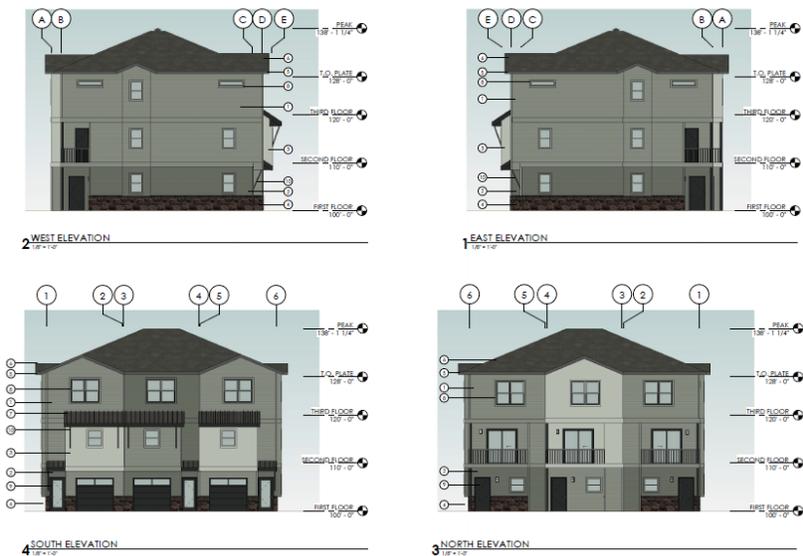




CITY OF GARDEN CITY

6015 Glenwood Street □ Garden City, Idaho 83714
 Phone (208)472-2921 □ Fax (208)472-2926

File Number: SUBFY2020 – 1
For: PUD/Preliminary Plat Subdivision/
 Development Agreement Modification
Location: N. Glenwood St., Garden City, Idaho
Applicant: Hale Development
Hearing Date: 2/3/2020 (continued from the 1/6/2020 hearing)



Garden City Design Committee
 Staff Contact: Chris Samples

STAFF REPORT: SUBFY2020 – 1 – Application materials can be found here: [Link](#)

**City of Garden City
Staff Report**

A. Project Overview

Project Description:

David Hale with Hale Development is requesting approval recommendations for a planned unit development and preliminary plat subdivision for a proposed 72-unit townhome development. The property is located at Ada County Parcel # S0536141980.

Proposed Scope of Work:

Request		Review Process	Notes
Planned Development	Unit	8-6B-7 Planned Unit Development	None
Preliminary Subdivision	Plat	8-5 Land Division Regulations	None
Development Agreement Modification	Agreement	8-6B-4 Development Agreement	Not to be heard by the Design Committee;

Project Details:

- 1) Proposed development: 72-unit townhome development
- 2) Number of buildings: 21
- 3) Number of housing units: 72
- 4) Parking spaces: 204
 - a) Garage Spaces: 72
 - b) Uncovered Spaces assigned to units: 72
 - c) Uncovered Spaces: 60
 - d) Bicycle parking: 8
- 5) Site Coverage:
 - a) Building: 41,705 sq. ft.
 - b) Landscaping: 16,942 sq. ft.
 - c) Paved Areas: Not listed
- 6) Trash Enclosure: Individual receptacle

Site Conditions:

- 1) Address: Not assigned
- 2) Parcel Number: S0536141980
- 3) Property Size: 7.216 acres
- 4) Zoning District: MU
- 5) Comprehensive Plan Land Use Map Designation:

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- a) Activity Node: Transit Oriented Development
- b) Mixed Use Commercial
- 6) Legal Parcel of Record: Yes
- 7) Floodplain Designation:
 - a) 2003 FIRM: X
 - b) 2017 Draft FIRM: X
- 8) Surrounding Uses: Only note uses that we have record of within 600' of the property
 - a) Retail Store
 - b) Vehicle Sales
 - c) Vehicle Service
 - d) Single family homes (within City of Boise jurisdiction)
- 9) Existing Use: None
- 10) Easements: None found on file
- 11) Site Access: W. 53rd Street
- 12) Sidewalks: None existing

Required Decisions: The following decision processes are required for the project:

Decision		Recommendation Authority	Decision Authority	Hearing Date
Planned Development	Unit	<ul style="list-style-type: none"> • Design Committee • P&Z Commission 	City Council	<ul style="list-style-type: none"> • Design Committee: 2/3/2020 • P&Z Commission: 2/19/2020 • City Council: 3/9/2020
Preliminary Subdivision	Plat	<ul style="list-style-type: none"> • Design Committee • P&Z Commission 	City Council	<ul style="list-style-type: none"> • Design Committee: 2/3/2020 • P&Z Commission: 2/19/2020 • City Council: 3/9/2020
Development Agreement Modification		P&Z Commission	City Council	<ul style="list-style-type: none"> • Design Committee: N/A - Not within scope of Committee's Authority • P&Z Commission: 2/19/2020

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			• City Council: 3/9/2020
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Standards for Review: The following standards were reviewed for this application:

Design Standards of Review	
Standard	Staff Comments
8-1A Purpose, Applicability and Interpretation	Verified as legal parcel of record
8-2B Base Zoning District Provisions	Setback waivers requested
8-4A General Provisions	Engineering issues noted
8-4B Residential Design Provisions	No compliance issues noted
8-4D Parking and Loading Provisions	Garage space waiver requested
8-4E Transportation and Connectivity Provisions	Driveway/private road waiver requested
8-4I Landscaping and Tree Protection Provisions	Additional information re: tree mitigation may be needed
8-4L Open Space Provisions	No compliance issues noted
Planned Unit Development Standards of Review	
Standard	Staff Comments
8-6B-7 Planned Unit Development	Compliance issues noted
8-6B-2 Conditional Use Permit	Compliance issues noted
Subdivision Standards of Review	
Standard	Staff Comments
8-5A General Provisions and Standards	Engineering issues noted
8-5B-5 Required Findings	Compliance issues noted

Plans, Policies and Studies: The following plans, policies and studies were reviewed for this application:

Plans, Policies and Studies	
Plan/Policy/Study	Staff Comments
Plan: Garden City Comprehensive Plan	Pathway connection discussion
Policy: Garden City Sidewalk Policy	No compliance issues noted
Policy: Garden City Street Light Policy	No compliance issues noted

Terms and Definitions: The following relevant terms were referenced in this report:

Relevant Terms and Garden City Code Definition (GCC 8-7A)	
Term	Definition
Dwelling, Single-Family Attached:	A structure containing two (2) or more dwelling units attached by a common wall or walls, where each dwelling is located on a separate property.
Planned Unit Development:	Property planned as a whole that demonstrates innovation in design to protect natural features or create public amenities through more flexible standards, such as lot sizes, densities and setbacks, than those restrictions that would normally apply under these regulations.
Subdivision	The result of an act of dividing an original lot, tract or parcel of land into two (2) or more parts for the purpose of transfer of ownership or development; which may also include easements and the dedication of a public street or

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	designation of private lanes or rights-of-way, and the addition to, or creation of, a cemetery.
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Staff Pre-Application Conference: On September 5, 2019, a pre-application conference was completed with staff. On September 12, 2019, an additional pre-application conference was held.

Design Review Pre-Application Conference: On December 16, 2019, a pre-application conference was completed for the application. The Committee provided the following comments:

- a. Create fenestration through site built pop outs or other solution along the street and common area elevations.
- b. Consider looking at sidewalk improvements that takes accesses into account to create a more consistent sidewalk. Consider other treatments to define the sidewalk.
- c. Address connectivity across long strip of parking across southwest part of property.
- d. Address connectivity to amenity area. Consider treatment of fire lane as amenity.

Noticing: The following noticing was completed for this application:

Public Hearing Noticing		
Noticing Requirement	Required Date	Completion Date
Letter of Acceptance	12/22/2019	12/20/2019
Radius Notice	12/22/2019	12/20/2019
Interested Parties Notice	N/A – No interested parties on file	
Legal Notice	12/22/2019	12/21/2019
Agency Notice	12/22/2019	12/20/2019
Property Posting Sign	12/27/2019	12/18/2019
Affidavit of Property Posting and Photos	12/30/2019	12/18/2019
Agenda Posting	1/4/2020 (for 1/6/2020 hearing) 2/1/2020 (for 2/3/2020 hearing)	12/20/2019 (for 1/6/2020 hearing) 1/24/2020 (for 2/3/2020 hearing)

Exhibits: [Link](#)

- 1) Staff Report
- 2) Application
- 3) Letter of Intent/Compliance Statement
- 4) Development Agreement Modification Request
- 5) Fire flow Test
- 6) Ability to Serve Letter
- 7) Waiver of Application Requirements Request
- 8) Plan Sheets:
 - a) A-101 Site Plan
 - b) L-100 – L-104 – Landscape Plans
 - c) Sheet 1 – Preliminary Plat with Topographic Data
 - d) A-111 – A-113 – Floor Plans
 - e) A-211 – A-211-A – Elevations
- 9) Geotechnical Report
- 10) Noticing Documents

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- 11) Agency Comments:
- a) City Engineer comments dated 1/2/2020
 - b) Ada County Highway District comments received 1/23/2020
 - c) North Ada County Fire and Rescue comments dated 1/7/2020
- 12) Previous Hearing Minutes
- a) 12/16/2019 Design Committee Minutes
 - b) 1/6/2020 Design Committee Minutes
- 13) Pre-Application Documents:
- a) Pre-Application Materials

B. Agency and Public Comments

Agency Comments: The following agency comments were provided:

Agency	Comment Summary
Garden City Engineer	<ul style="list-style-type: none"> • Opposition to the waiver requests due to identified site issues • Issues concerning location of sewer services with relation to the canal • Slope of property presents significant concerns • Canal stabilization a significant concern
Settler's Irrigation District	<ul style="list-style-type: none"> • No work that digs into canal bank authorized – significant concern as some buildings and parking areas within canal bank area
Ada County Highway District	<ul style="list-style-type: none"> • Site specific conditions of approval concerning cul-de-sac construction, impact fees, and civil plan review • Standard ACHD conditions of approval requested
North Ada County Fire and Rescue	<ul style="list-style-type: none"> • Fire hydrants required along fire lanes • Monument signage require at entrance and at all intersections of project • Restrictions on parking to accommodate fire lane; Final plat note required to this effect • Security gate requirements noted

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- International Building Code, International Fire Code, NACFR Rules applicable to project

Public Comments: No public comments were received at the time of this report's drafting.

C. Design Standards

STANDARDS FOR REVIEW	
City Code	City Standards/Staff Comments
<u>GCC 8-2B Base Zoning District Provisions</u>	
GCC 8-2B-1 Purpose	<p>Minimum density – MU Zone: 14 units per acre</p> <p>Proposed density: 9.97 units per acre.</p> <p>A density reduction is proposed through the PUD application.</p>
GCC 8-2B-2 Allowed Uses	The proposed use is “Dwelling Unit, Single Family, Attached”. The use is permitted in the zone.
GCC 8-2B-3 Form Standards	<p>Table 8-2B-2 - Required Form Standards – MU Zone:</p> <ul style="list-style-type: none"> • Front Setback: 10' maximum • Rear Setback: 5' • Interior Side Setback: 0'/3' (one setback per interior side) • Street Side Setback: 20' • Maximum Height: 72' <p>The applicant has requested the following waivers through the PUD:</p> <ul style="list-style-type: none"> • Front Setback: 20', 22' • Interior Side Setback: 0' interior on 3-unit and 4-unit structures • Street Side: 15' • Subsection F2 requiring a 40% or more of the building mass to comply with the minimum setback.

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<u>GCC 8-4A General Provisions</u>	
GCC 8-4A-3 Fences and Walls	<p>Fences proposed:</p> <ul style="list-style-type: none"> • 6' White Vinyl between backyards • 42" Wrought Iron Fence at rear of backyards <p>No compliance issues noted.</p>
GCC 8-4A-4 Outdoor Lighting	<p>Lighting proposed:</p> <ul style="list-style-type: none"> • Five LED streetlights of unknown pole height • Four incandescent parking area lights of unknown pole light <p>The lighting plan, while providing specifications of the light fixtures, does not include whether the lighting will be down shielded. Upward glare could affect surrounding property owners.</p>
GCC 8-4A-5 Outdoor Service and Equipment Areas	The application does not contain information concerning the location of HVAC equipment or trash receptacles.
GCC 8-4A-7 Stormwater Systems	The City Engineer has noted issues concerning the grading and slope of the site, which can affect stormwater system installation.
GCC 8-4A-8 Utilities	The City Engineer has noted issues concerning the installation of city services at this site.
<u>GCC 8-4B Design Provisions for Residential Structures</u>	
GCC 8-4B-3 Single-Family and Two-Family Attached and Detached Residential Dwelling Units	No compliance issues noted
<u>GCC 8-4D Parking and Off-Street Loading Provisions</u>	
GCC 8-4D-3 Parking Design and Improvement Standards	<p>As noted in the City Engineer's comments, there appear to be concerns with the placement of parking spaces within existing sloped areas. The record does not contain information on how soil stabilization will be addressed.</p> <p>As noted in the Settler's Irrigation District's</p>

	<p>comments, digging into the canal bank is not authorized. The uncovered parking area depicted in the preliminary plat document (with topo data) is in the canal bank area.</p>
GCC 8-4D-4 Parking Use Standards	No compliance issues noted.
GCC 8-4D-5 Required Number of Parking Spaces	<p>Required parking for the use “Dwelling Unit, Single Family, Attached”:</p> <ul style="list-style-type: none"> • Two garage spaces per unit • 0.5 guest parking spaces <p>Total spaces required for 72 units: 180 spaces</p> <ul style="list-style-type: none"> • 144 garage spaces • 36 guest spaces <p>The applicant has requested a waiver to this standard, specifically allowing one of the spaces to be located outside of a garage and within the unit’s driveway. The applicant has proposed this waiver to enable a 14’ x 15’ residential storage space in the garage. The applicant is proposing a total of 204 parking spaces, exceeding the minimum required number.</p>
<u>GCC 8-4E Transportation and Connectivity Provisions</u>	
GCC 8-4E-3 Public Street Connections	The applicant has proposed a driveway system directly connected to the end of W. 53 rd Street. Access is subject to ACHD approval, which has not been granted as of the drafting of this report.
GCC 8-4E-4 Internal Circulation Standards	No compliance issues noted.
GCC 8-4E-5 Private Street Standards	The applicant has requested a waiver through the PUD application to GCC 8-5A-4D, which requires more than four dwelling units to access a private road instead of a shared driveway. If the waiver is not granted, the private road standards must be adhered to.
GCC 8-4E-6 Sidewalk Standards and The Garden City Sidewalk Policy	The applicant has proposed connecting a private sidewalk network to the existing public sidewalk

	network at W. 53 rd Street. The private sidewalk network is subject to the standards of GCC 8-4E-7 and is reviewed below.
GCC 8-4E-7 Pedestrian and Bicycle Accessibility Standards	The applicant has provided interconnectivity through a pedestrian pathway system throughout the development. The system connects to existing pedestrian connectivity at the Fred Meyer supermarket directly adjacent to the development.
<u>GCC 8-4I Landscaping and Tree Protection Provisions</u>	
GCC 8-4I-3 General Landscaping Standards and Irrigation Provisions	No compliance issues noted.
GCC 8-4I-4(B) Landscaping Provisions for Townhouse Uses	No compliance issues noted.
GCC 8-4I-5 Perimeter Landscaping Provisions	No compliance issues noted.
GCC 8-4I-6 Parking Lot Landscaping Provisions	No compliance issues noted.
GCC 8-4I-7 Tree Preservation Provisions	The record does not indicate whether existing trees are being removed. The landscape plans indicate that three trees are to be retained. The Committee can request more information to determine compliance or include a recommended condition of approval allowing administrative review of these provisions.
<u>GCC 8-4L Open Space Provisions</u>	
GCC 8-4L-3 General Open Space Standards	No compliance issues noted.
GCC 8-4L-4 Open Space Standards for single-Family, Townhouse, and Two-Family Duplex Developments	No compliance issues noted.

D. Planned Unit Development Standards

STANDARDS FOR REVIEW	
City Code	City Standards/Staff Comments
<u>GCC 8-6B-7 Planned Unit Development</u>	
GCC 8-6B-7C General Provisions	No compliance issues noted.

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GCC 8-6B-7E-1 Required Findings	
Finding E1a	Finding: The applicant has demonstrated that the proposed development can be initiated within two years of the date of approval;
	Analysis: The City Engineer's comments appear to raise significant concerns about the project. This may impact the initiation of the project. The Settler's Irrigation Company comments also raise concerns about the project.
Finding E1b	Finding: 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;
	Analysis: The finding appears to be met through the variety of housing types proposed in combination with the integration of site improvements with the housing units.
Finding E1c	Finding: 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; The proposed design adheres to standards for the protection of health, safety, and general welfare;
	Analysis: The City Engineer's comments have raised issues that affect the health, safety and general welfare. The Settler's Irrigation Company comments also raise concerns about the project. Those comments are not addressed at the drafting of this report.
Finding E1d	Finding: Any proposed commercial development can be justified at the locations proposed;
	Analysis: Not applicable. No commercial development proposed.

<p>Finding E1e</p>	<p>Finding: 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;</p> <p>Analysis: The proposed exceptions appear warranted by the design of the proposed project. Reduced setbacks help to increase overall density. Integration of storage inside the garages while providing outdoor parking for each unit appear to both address owner storage and maintain/exceed the required number of parking spaces.</p>
<p>Finding E1f</p>	<p>Finding: The area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development;</p> <p>Analysis: The record does not appear to contain evidence that the development does not meet this finding. The area is a mostly commercial area and the existing surrounding C-2 General Commercial zoning district contains provisions for both residential and commercial development.</p>
<p>Finding E1g</p>	<p>Finding: The PUD is in general conformance with the comprehensive plan; and</p> <p>Analysis: The PUD appears to be in general conformance with the Comprehensive Plan. An analysis follows later in this report.</p>
<p>Finding E1h</p>	<p>Finding: The existing and proposed utility services are adequate for the population densities and nonresidential uses proposed.</p> <p>Analysis: According to the ability to serve letter dated November 30, 2019, there appear to be adequate utilities available to the proposal. However, the City Engineer's comments have noted health and safety issues concerning the installation of utilities.</p>
<p>GCC 8-6B-7E-2 Required Findings – Additional Uses</p>	<p>Not applicable. Additional uses have not been requested.</p>

<u>GCC 8-6B-2 Conditional Use</u>	
GCC 8-6B-2D Required Findings	Pursuant to 8-6B-7E-1, a PUD must meet the findings for a conditional use permit.
Finding D1	Finding: The use is appropriate to the location, the lot, and the neighborhood, and is compatible with the uses permitted in the applicable zoning district;
	Analysis: The City Engineer's comments have raised issues that affect whether the development is appropriate to the location. The Settler's Irrigation Company comments also raise concerns about the project. Those comments are not addressed at the drafting of this report.
Finding D2	Finding: The use will be supported by adequate public facilities or services to the surrounding area, or conditions can be established to mitigate adverse impacts;
	Analysis: The City Engineer's comments have raised issues that affect whether the development will be supported by adequate public facilities or services. Those comments are not addressed at the drafting of this report.
Finding D3	Finding: The use will not unreasonably diminish either the health, safety or welfare of the community; and
	Analysis: The City Engineer's comments have raised issues that affect the health, safety and general welfare. The Settler's Irrigation Company comments also raise concerns about the project. Those comments are not addressed at the drafting of this report.
Finding D4	Finding: The use is not in conflict with the comprehensive plan or other adopted plans, policies, or ordinances of the city.
	Analysis: The PUD appears to be in general conformance with the Comprehensive Plan. An analysis follows later in this report.
	The proposed development appears to conflict with multiple required findings. The City Engineer's comments have raised issues to this effect. The Settler's Irrigation Company comments also raise

	concerns about the project. Those comments are not addressed at the drafting of this report.
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E. Subdivision Standards

STANDARDS FOR REVIEW																																			
City Code	City Standards/Staff Comments																																		
<u>GCC 8-5 Land Division Regulations</u>																																			
GCC 8-5A-4 General Standards	<p>All subdivisions are required to meet the following minimum standards:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="text-align: center;">Standard</th> <th style="text-align: center;">Code Section</th> </tr> </thead> <tbody> <tr> <td>Design review</td> <td>Title 8, chapter 4, articles B and C</td> </tr> <tr> <td>Driveways</td> <td>Title 8, chapter 4, article E</td> </tr> <tr> <td>Erosion control</td> <td>Title 4, chapter 15</td> </tr> <tr> <td>Floodplain</td> <td>Title 8, chapter 3, article B</td> </tr> <tr> <td>Landscaping</td> <td>Title 8, chapter 4, article I</td> </tr> <tr> <td>Open space</td> <td>Title 8, chapter 4, article L</td> </tr> <tr> <td>Parking</td> <td>Title 8, chapter 4, article D</td> </tr> <tr> <td>Planned unit development</td> <td>Title 8, chapter 6, article B</td> </tr> <tr> <td>Private streets</td> <td>Title 8, chapter 4, article E</td> </tr> <tr> <td>Public water and sewer systems</td> <td>Title 6</td> </tr> <tr> <td>Sidewalks</td> <td>Title 8, chapter 4, article E</td> </tr> <tr> <td>Storm drainage and discharge control</td> <td>Title 4, chapter 14</td> </tr> <tr> <td>Street design and development standards</td> <td>Title 8, chapter 4, article E</td> </tr> <tr> <td>Sustainable development provisions</td> <td>Title 8, chapter 4, article G</td> </tr> <tr> <td>Utilities</td> <td>Title 8, chapter 4, article A</td> </tr> <tr> <td>Zoning district provisions</td> <td>Title 8, chapter 2, article B</td> </tr> </tbody> </table> <p>The applicable standards of Title 8 are reviewed through this process or administratively during the public works permit and building permit processes.</p> <p>The standards of Titles 4 and 6 are reviewed during the public works permit and building permit processes.</p>	Standard	Code Section	Design review	Title 8, chapter 4, articles B and C	Driveways	Title 8, chapter 4, article E	Erosion control	Title 4, chapter 15	Floodplain	Title 8, chapter 3, article B	Landscaping	Title 8, chapter 4, article I	Open space	Title 8, chapter 4, article L	Parking	Title 8, chapter 4, article D	Planned unit development	Title 8, chapter 6, article B	Private streets	Title 8, chapter 4, article E	Public water and sewer systems	Title 6	Sidewalks	Title 8, chapter 4, article E	Storm drainage and discharge control	Title 4, chapter 14	Street design and development standards	Title 8, chapter 4, article E	Sustainable development provisions	Title 8, chapter 4, article G	Utilities	Title 8, chapter 4, article A	Zoning district provisions	Title 8, chapter 2, article B
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Utilities	Title 8, chapter 4, article A																																		
Zoning district provisions	Title 8, chapter 2, article B																																		
GCC 8-5A-5 Design Standards	<p>Subsection D limits a common driveway to four dwelling units unless approved through a planned unit development. The applicant has requested a waiver to this requirement through the PUD application. The intent of this requirement is to ensure dwelling units can be assigned addresses. Ada County assigns the</p>																																		

	<p>addresses during the final plat phase and can designate a driveway as a private road for addressing purposes.</p> <p>Granting the waiver waives the private street requirements of GCC 8-4E-5 but does not waive the Ada County designation.</p>
GCC 8-5A-6 Improvement Standards	Improvement standards are usually reviewed administratively during the public works permit process. However, the City Engineer's comments remain unresolved concerning utilities.
GCC 8-5B-5 Required Findings	
Finding A	<p>Finding: The subdivision is in conformance with the comprehensive plan;</p> <p>Analysis: The subdivision appears to be in general conformance with the Comprehensive Plan. An analysis follows later in this report.</p>
Finding B	<p>Finding: The subdivision is in conformance with all applicable provisions of this title;</p> <p>Analysis: The proposed development appears to conflict with multiple required findings. The City Engineer's comments have raised issues to this effect. The Settler's Irrigation Company comments also raise concerns about the project. Those comments are not addressed at the drafting of this report.</p>
Finding C	<p>Finding: Public services are available or can be made available; and are adequate to accommodate the proposed development;</p> <p>Analysis: The City Engineer's comments have raised issues that affect whether the development will be supported by adequate public facilities or services. Those comments are not addressed at the drafting of this report.</p>
Finding D	Finding: The subdivision is in conformance with scheduled public improvements in accord with the city's capital improvement program;

	Analysis: Not applicable. The proposed subdivision is not affected by the city's capital improvement program.
Finding E	Finding: There is public financial capability of supporting services for the proposed development;
	Analysis: The City Engineer's comments have raised issues that affect whether the development will not create a financial liability for the City. This directly affects the financial capability of the city to provide supporting services. The Settler's Irrigation Company comments also raise concerns about the project. Those comments are not addressed at the drafting of this report.
Finding F	Finding: The development will not be detrimental to the public health, safety or general welfare; and
	Analysis: The City Engineer's comments have raised issues that affect whether the development would be detrimental to the public health, safety, or general welfare. The Settler's Irrigation Company comments also raise concerns about the project. Those comments are not addressed at the drafting of this report.
Finding G	Finding: The development preserves significant natural, scenic or historic features.
	Analysis: Not applicable. The record does not indicate there are natural, scenic or historic features on the site.

F. Plans, Policy and Study Analysis

Plan/Policy/Study	Staff Comments
<u>Garden City Comprehensive Plan</u>	<p>Comprehensive Plan Map Designation - Mixed Use Commercial:</p> <p><i>The mixed-use commercial designation is for the area south of Adams Street. The intent of this designation is to create an area for mixed uses, including residential, office, retail, and small scale</i></p>

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industrial, that are more urban in character than in the mixed-use residential area. Three story buildings and 40%- 60% lot coverage, with aggregated open spaces for pocket parks should guide the development pattern in this area.

Applicable Goals, Objectives, Action Steps:

Goal 1: Nurture the City

1.4 Objective: Create a premier destination to live, work, and recreate.

Goal 2: Improve the City Image

2.1 Objective: Encourage new and distinctive neighborhoods.

2.3 Objective: Promote quality design and architecturally interesting buildings.

Goal 4: Emphasize the “Garden” in Garden City

4.1 Objective: Beautify and landscape

4.3 Objective: Beautify streets, sidewalks, and gateways with landscaping, trees, and public art.

Goal 5: Focus on the River

5.5 Objective: Create more accessibility to the Boise River and Greenbelt

5.5.2 Action Step: Develop a city-wide pathway and sidewalk plan with links to the Boise River Greenbelt. Consider linear pathways adjacent to existing waterways such as the Thurman Mill Ditch and waterways to the Settler’s Canal that can link to the river and provide alternative locations for parking and river activity staging.

Goal 6: Diversity in Housing

6.2 Objective: Continue to be a leader and set an example for the region in creating a diversity of housing.

6.3 Objective: Maintain the diversity of housing.

Goal 7: Connect the City

7.3 Objective: Protect neighborhoods from through traffic

Goal 12: Evolve as a Destination

	<p>12.3 Objective: Create a premier destination for work, recreation, entertainment, culture, and commerce.</p> <hr/> <p>Analysis: The proposed development may contribute to the mixed-use designation by adding three story residential units to an otherwise commercial area.</p> <p>While most of the Comprehensive Plan goals, objectives, and action steps may be met through a combination of residential uses, landscaping, sidewalk and pedestrian connectivity, and diverse housing types, the application creates potential concern with completing the following goals, objectives, and action steps:</p> <ul style="list-style-type: none"> • Goal 5: Focus on the River <ul style="list-style-type: none"> 5.5 Objective: Create more accessibility to the Boise River and Greenbelt 5.5.2 Action Step: Develop a city-wide pathway and sidewalk plan with links to the Boise River Greenbelt. Consider linear pathways adjacent to existing waterways such as the Thurman Mill Ditch and waterways to the Settler’s Canal that can link to the river and provide alternative locations for parking and river activity staging. <p>The applicant has proposed closing off access to the walkways of the Settler’s Canal citing liability concerns. There is not presently a plan in place to coordinate with the Settler’s Canal to official open the adjacent pathways to public use.</p>
<p><u>Garden City Sidewalk Policy</u></p>	<p>The Garden City Sidewalk Policy was reviewed as part of this application. The applicant has proposed a sidewalk connecting to the existing public sidewalk network and to the private sidewalk network on the development.</p>
<p><u>Garden City Street Light Policy</u></p>	<p>The Garden City Streetlight Policy was reviewed as part of this application. A streetlight is required every 400’ along a public street. The applicant has provided a streetlight at the end of W. 53rd Street.</p>

G. Recommendation

Recommendation Options:

The Design Committee may take one of the following actions:

1. Recommend approval of the application as presented;
2. Recommend approval of the application with conditions;
3. Request the applicant return with revised materials for additional review;
4. Recommend denial of the application.

Recommendation of the Design Committee:

At the hearing, the Design Committee will make a motion to make a recommendation to the City Council on the requested application. The Design Committee will review and approve the legal findings at the next scheduled hearing and a recommendation will be formally rendered.

Pursuant to Garden City Code Table 8-6A-1 (Authorities and Processes), the Design Committee is a recommending authority and the City Council is the final decision maker for the requested application. The recommendation of the Design Committee does not constitute a final decision on the application.

The Planning and Zoning Commission will hold a recommendation hearing on the application on February 19, 2020 at 6:30 pm in the City Council Chambers.

The City Council will hold a decision hearing on March 9, 2020 at 6:00 pm in the City Council Chambers.