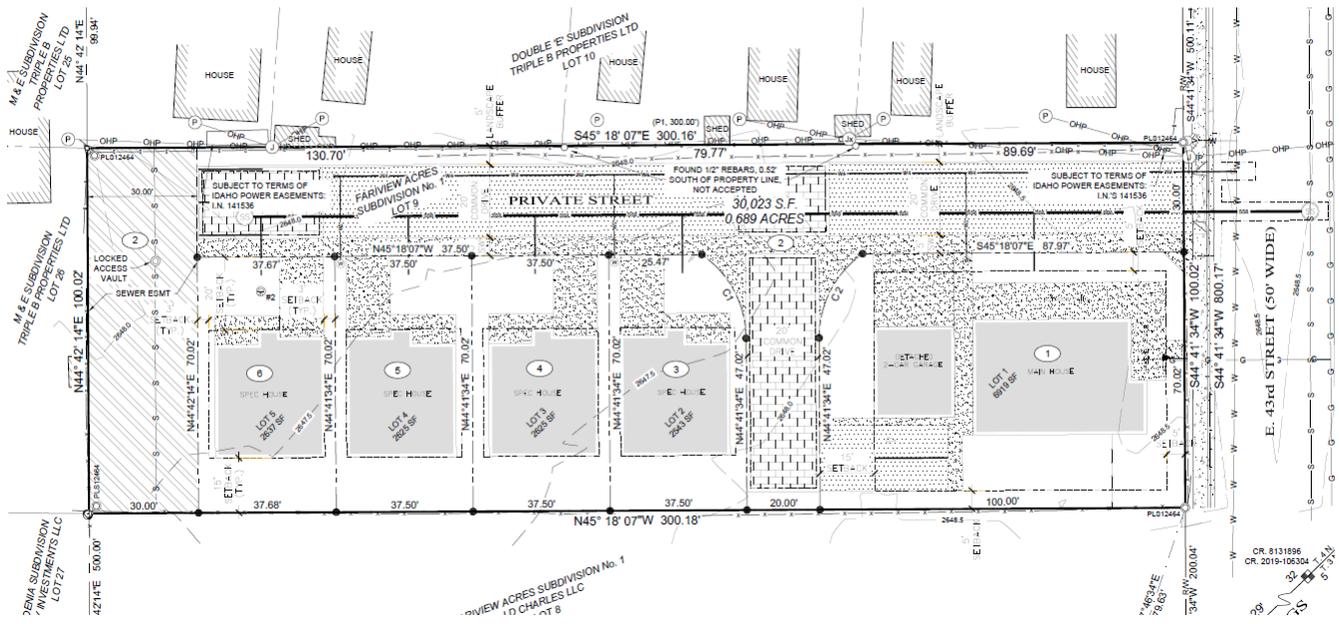


# CITY OF GARDEN CITY

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

**File Number: SUBFY2020 - 2**  
**For: Combined Preliminary/Final Plat Subdivision**  
**Location: 204 E. 43<sup>rd</sup> Street**  
**Applicant: Ben Semple, Rodney Evans and Partners**  
**Report Date: 2/13/2020**



Staff Report  
 Report prepared by Chris Samples

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## A. Report Summary

- Six lot residential subdivision (5 residential lots, 1 common lot)
- Minor planned unit development application forthcoming to approve site layout; Design Committee will make decision on this matter
- Sidewalks installed on E. 43<sup>rd</sup> Street

## B. Project Information

### Proposed Scope of Work:

Request	Review Process	Notes
Combined Preliminary/Final Subdivision Plat	8-5B-5 Subdivision Process – Required Findings	None

### Project Details:

- 1) Proposed development: Combined Preliminary/Final Plat Subdivision
- 2) Subdivision Name: Life Tree Village Subdivision
- 3) Number of Lots: 6
  - a) 5 residential lots
  - b) 1 common lot

### Site Conditions:

- 1) Address: 204 E. 43<sup>rd</sup> Street, Garden City, ID 83714
- 2) Parcel Number: R2734500776
- 3) Property Size: 0.69 acres
- 4) Zoning District: R-3 Medium Density Residential
- 5) Comprehensive Plan Land Use Map Designation:
  - a) Mixed Use Commercial
  - b) Activity Node: Neighborhood/Destination
  - c) Activity Node: Transit Oriented Development
- 6) Legal Lot of Record: Yes/
- 7) Floodplain Designation:
  - a) 2003 FIRM: X
  - b) 2017 Draft FIRM: AE
- 8) Surrounding Uses:
  - a) Manufactured Home Park
  - b) Dwelling Unit, Single Family, Detached
  - c) Commercial Uses
- 9) Existing Use: Dwelling Unit, Single Family, Detached
- 10) Easements on site: None
- 11) Site Access: E. 43<sup>rd</sup> Street
- 12) Sidewalks: in good repair on or adjacent to the site.

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## C. Discussion

None.

**D. Required Decisions; Required Findings; Decision Maker Actions; Appeals**

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

Decision	Recommendation Authority	Decision Authority	Hearing Date
Combined Preliminary/Final Plat Subdivision	P&Z Commission, Design Committee	City Council	Design Committee: 2/3/2020 (Approved)  P&Z Commission: 2/19/2020  City Council: 3/9/2020

**Required Findings:**

To recommend approval of a combined preliminary/final plat subdivision, the Planning and Zoning Commission must find the application meets the following findings:

- A. The subdivision is in conformance with the comprehensive plan;
- B. The subdivision is in conformance with all applicable provisions of this title;
- C. Public services are available or can be made available; and are adequate to accommodate the proposed development;
- D. The subdivision is in conformance with scheduled public improvements in accord with the city’s capital improvement program;
- E. There is public financial capability of supporting services for the proposed development;
- F. The development will not be detrimental to the public health, safety or general welfare; and
- G. The development preserves significant natural, scenic or historic features

**Decision Options:**

**RECOMMENDATION**

The Planning and Zoning Commission may take one of the following actions:

1. Recommend approval of the application as presented to the City Council ;
2. Recommend approval of the application with conditions to the City Council;
3. Recommend denial of the application to the City Council.

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4. Request the applicant return with revised materials for additional review;

**Appeal of Decision:**

At the hearing, the Planning and Zoning Commission will make a motion to make a recommendation to the City Council on the requested application. The recommendation will be signed within a few days after the hearing.

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

## E. Agency Comments

The following agency comments were provided:

<b>Agency</b>	<b>Comment Date</b>	<b>Summary</b>
Ada County Highway District	1/17/2020	<ul style="list-style-type: none"><li>• Site specific conditions include installation of improvements, payment of impact fees, and civil plan review</li><li>• Standard conditions required</li></ul>
North Ada County Fire and Rescue	1/7/2020	Standard conditions required
Garden City Engineer	1/2/2020	Minor issues need to be addressed

## F. Public Comment

The following public comments were provided:

None

## G. Code/Policy Checklist

Sections with compliance issues noted will be analyzed in detail in section E: Code/Policy Analysis of this report. Sections without any compliance issues noted will not be further detailed in this report.

<b>Garden City Title 8 Code Sections</b>			
Code Section	Review Authority	Compliance Issues	Staff Comment
Title 8, Chapter 2: Base Zoning District Regulations			
8-2B Base Zoning District Provisions	Planning and Zoning Commission	No compliance issues noted	No comment
8-2C Land Use Provisions	Planning and Zoning Commission	No compliance issues noted	No comment
Title 8, Chapter 4: Design and Development Regulations			
8-4A General Provisions	Planning and Zoning Commission, Design Committee	No compliance issues noted	No comment
8-4B Design Provisions for Residential Structures	Design Committee	No compliance issues noted	No comment
8-4D Parking and Off Street Loading Provisions	Design Committee	No compliance issues noted	No comment
8-4E Transportation and Connectivity Provisions	Planning and Zoning Commission, Design Committee	No compliance issues noted	No comment
8-4I Landscaping and Tree Protection Provisions	Design Committee	No compliance issues noted	No comment
8-4L Open Space Provisions	Design Committee	No compliance issues noted	No comment
Title 8, Chapter 7: References			
8-7A Definitions		N/A	Defined terms referenced

<b>Garden City Plans/Policies</b>		
Plan/Policy	Compliance Issues	Staff Comments
<a href="#">Garden City Comprehensive Plan</a>	No compliance issues	Comprehensive Plan Analysis
<a href="#">Garden City Sidewalk Policy</a>	No compliance issues noted	Sidewalk installed
<a href="#">Garden City Street Light Policy</a>	No compliance issues noted	Streetlight installed within 400'

## E. Code/Policy Analysis

<b>Garden City Title 8 Code Section</b>	
<b>City Code</b>	<b>Analysis</b>
<b><u>8-7A References</u></b>	
8-7A-1 Definitions	<p>The following relevant defined terms were referenced in this report:</p> <p>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 designation of private lanes or rights-of-way, and the addition to, or creation of, a cemetery</p>

<b>Garden City Plan/Policy Analysis</b>	
<b>Plan/Policy</b>	<b>Analysis</b>
<b><u>Comprehensive Plan</u></b>	<p>The property is located within the Mixed Use Commercial, Activity Node: Neighborhood/Destination, and Activity Node: Transit Oriented Development designations of the Comprehensive Plan</p> <p>Mixed Use Commercial: 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 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.</p> <p>Activity Node: Activity nodes are identified on the Land Use Map for neighborhood centers, local and regional destinations, and locations in proximity to existing and future transit stations and stops. Activity centers range in size</p>

	<p>depending on their function and location. Some nodes may be centered around the intersection of major streets or extend down a street to connect major community facilities. The common characteristics of the activity nodes are a mix of uses, public spaces, compatible transition to the uses surrounding the nodes and non-motorized connections to within a quarter mile walkable area of the node center. Some nodes, especially around transit stations, would have higher density (at least 14-20 units per acre) and multi-story development (three or more stories). It is not intended that all nodes could be developed within the twenty-year period of the plan.</p> <p>The property is located in multiple designations. However, the Mixed Use Commercial designation is the predominant designation on the property. The Activity Node designation takes up small parts of the property and would be impossible to implement due to its placement.</p> <p>The following objectives may apply to this proposal:</p> <p>Goal 2: Improve the City Image Objective 2.1: Encourage new and distinctive neighborhoods</p>
<p><b><u>Garden City Sidewalk Policy</u></b></p>	<p>A sidewalk is installed along E. 43<sup>rd</sup> Street in accordance with the policy.</p>
<p><b><u>Garden City Street Light Policy</u></b></p>	<p>A streetlight is installed within 400' of the property in accordance with the policy.</p>