

BEFORE THE GARDEN CITY COUNCIL
GARDEN CITY, ADA COUNTY, IDAHO

THIS IS NOT A PREDETERMINED DECISION. ALL EVIDENCE WILL BE CONSIDERED. A DIFFERENT DECISION MAY RESULT IN AN UPDATE OF THE FINDINGS OF FACT, CONCLUSIONS OF LAW, OR CONDITIONS

In the Matter of:)	SUBFY2021-0010
)	
)	
Combined Preliminary and Final Plat Subdivision		
Planned Unit Development)	FINDINGS OF FACT
4900 N. Alworth)	CONCLUSIONS OF LAW,
Garden City, Ada County, Idaho)	AND DECISION
_____)	

THIS MATTER came before the Garden City Council for consideration on June 27, 2022. The Garden City Council reviewed the application and materials submitted and considered public testimony. Based on the evidence presented, the Garden City Council makes the following Findings of Fact, Conclusions of Law, and Decision:

FINDINGS OF FACT

1. The application is for a Combined Preliminary and Final Plat processed as a Planned Unit Development subdivision.
2. The applicant is Craig Kulchuk.
3. The property owner of record is Frank D. Page.
4. The location of the project is 4900 N Alworth St., Parcel R7334160451, LOT 11 BLK 03 EXC R/W RANDALL ACRES SUB NO 05 #0400-B.
5. The subject property is 0.671 acres.
6. The project is located in the Main Street Corridor, Mixed-Use Residential and Neighborhood Destination Activity Node designations of the Comprehensive Plan Future Land Use Map.
7. The project is in the R-3 Zoning District.
8. The project is not located in the floodplain according to the 2003 FIRM.
9. The project is located in the floodplain according to FEMA's most recent modeling of the Lower Boise River.

10. The following section of the Garden City Development Code apply to this proposal:
- a. Garden City Code 8-5: Land Division Regulations
 - b. Garden City Code 8-1B-2 Nonconforming Structures
 - c. Garden City Code 8-2B: Base Zoning District Regulations
 - d. Garden City Code 8-4A: Design and Development Regulations – General Provisions
 - e. Garden City Code 8-4B: Design and Development Regulations – Design Provisions for Residential Structures
 - f. Garden City Code 8-4D: Parking and Off-Street Loading Provisions
 - g. Garden City Code 8-4E: Transportation and Connectivity Provisions
 - h. Garden City Code 8-4H: Flood Hazard
 - i. Garden City Code 8-4G: Sustainable Development Provisions
 - j. Garden City Code 8-4I: Landscaping and Tree Protection Provisions
 - k. Garden City Code 8-4L: Open Space Provisions
 - l. Garden City Code 8-6A: Administration – General Provisions
 - m. Garden City Code 8-6B-7 Planned Unit Development
 - n. Garden City Code 4-14: Storm Drainage and Erosion Control
 - o. Garden City Code Title 6: Public Water and Sewer Systems

11. The applicant provided the following application information:

Materials Provided Per GCC Table 8-6A-2 Required Application Information			
Provided			
Yes	No	Waived	
X			Compliance Statement
X			Preliminary Title Report
X			Neighborhood Map
X			Subdivision Map
X			Master Plan
X			Site Plan
X			Landscape Plan
X			Schematic Drawings
X			Lighting Plan
X			Topographic Survey
X			Grading Plan
X			Soils Report
X			Hydrology
X			Engineering drawing and Specifications
X			Natural Hazards and Resource Analysis
	X		Dedications and Easements
X			Covenants and Deed Restrictions
	X		Will Serve
X			Subdivision Name Reservation

	X		Verification that address is an Ada County Approved Address*
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*Items that may be required for reviews later.

12. The following noticing was completed in accordance with GCC 8-6A-7:

Noticing Requirement	Required Date	Completion Date
Receipt of application	12/9/2021	11/12/2021
Letter of Acceptance	12/12/2021	11/23/2021
Radius Notice	01/03/2022	12/13/2021
Interested Parties	n/a	n/a
Legal Notice	12/30/2021	12/10/2021
Agency Notice	01/03/2022	12/03/2021
Property Posting Sign	01/28/2022	01/28/2022
Affidavit of Property Posting and Photos	01/31/2022	01/31/2022

13. Agency Comments were received from:

- a. City Engineer; December 29, 2021
- b. Ada County Fire and Rescue; December 22, 2021
- c. DEQ; December 10, 2021
- d. Independent School District; December 21, 2021
- e. Republic Services; December 3, 2021, and January 5, 2022
- f. ACHD; January 14, 2022

14. Written Public Comments were received from:

- a. No public comments were received.

15. On January 18, 2022, the Garden City Design Review Committee continued the application to a date certain of February 7, 2022, due to a property posting error.

16. On February 7, 2022, a public hearing before the Design Review Committee was held:

- a. Craig Kulchak presented the application.
- b. Staff Hanna Veal presented the staff report.
- c. Public testimony was heard from:
 - i. Don May in favor; in support of the application, supporting the waiver regarding parking reductions.
- d. Craig Kulchak provided a rebuttal:
 - i. The pedestrian pathway on adjacent properties curve.
 - ii. Greenbelt access already exists.
 - iii. Fencing along the Northern property boundary line does not need to be there. If there is fencing, it should be an open vision fence.
 - iv. The irrigation ditch could be a liability issue.
 - v. Parking is within single-car garages. Guest parking could be on the common drive.

- e. Public testimony was closed.
 - f. Discussion included:
 - i. Republic services will either need to back out onto the street, which they won't do, or the trash carts will need to be placed on Alworth Street for service.
 - 1. Cart service along Alworth is not a preferred pick-up location. The nature of the vehicular traffic could conflict with the service trucks.
 - ii. Bicycle and pedestrian access are crucial in the application given the requested waivers to reduce parking.
 - iii. The application needs to submit new material that addresses the staff's comments in the staff report, and the discussions during the public hearing. The resubmittal shall address:
 - 1. Common open space minimum requirements;
 - 2. Street trees and landscaping;
 - 3. Fencing;
 - 4. Trash services;
 - 5. Elevations need to show units addressing Alworth St.
 - iv. 49th Street does not need to be addressed as there is an existing home structure.
 - v. 12-foot-wide public access easement and 10-foot-wide paved public pathway are required.
 - vi. The new site plans shall match the new landscape plans. There shall be no conflicting information in the packet. The site and landscape plans submitted shall show more detail.
 - 1. The new plans shall show how the site and proposed structures address Alworth Street.
 - vii. Parking needs to be addressed. Cannot approve the requested waiver.
 - g. Committee Member Gresham moved to continue to a date certain of March 7, 2022.
 - h. Committee Member Hurd seconded the motion.
 - i. The motion carried unanimously.
17. On March 7, 2022, a public hearing before the Design Review Committee was held and continued to the date certain of April 4, 2022, per the applicant's request.
18. On April 4, 2022, a public hearing before the Design Review Committee was held and continued to the date certain of April 18, 2022, per the applicant's request.
19. On April 18, 2022, a public hearing before the Design Review Committee was held and the application was continued to the date certain of May 2, 2022.
20. On May 2, 2022, a public hearing before the Design Review Committee was held and the application was continued to the date certain of May 16, 2022, per the applicant's request.

21. On May 16, 2022, a public hearing before the Design Review Committee was held and continued to the date certain of June 6, 2022, due to a lack of Committee quorum.
22. On June 6, 2022, a public hearing before the Design Review Committee was held:
 - a. This Craig Kulchak presented the application.
 - b. Staff, Hanna Veal, presented the staff report.
 - i. 49th Street on-street parking does not count towards guest parking minimums.
 - c. No public testimony was heard.
 - d. Craig Kulchak provided a rebuttal:
 - i. Lot 5 and 12 have common open space and landscaping. 3,600sqft of common space is above the 10% requirement.
 - e. Public testimony was closed.
 - f. Discussion included:
 - i. On-site parking is lacking, and the waivers to parking standards are not justified.
 1. If the units were parked per code standards, the guest parking waiver could be justified.
 - ii. Previous committee discussion comments and concerns have not been addressed.
 - iii. The development will create an unsafe environment between vehicles, pedestrians, and bicyclists.
 - iv. Proposed trash pick-up plan is detrimental to safety.
 1. Letter from Republic Services saying that they can service trash from Alworth does not mean that it is the best option.
 - v. Alworth "front" elevation meets what the Committee requested.
 - g. Committee Member Labrie moved to recommend approval of the application as drafted in the draft decision in the affirmative with draft conditions of approval and the following modifications to the conditions of approval:
 - i. The application must meet code's requirements for guest parking.
 - h. Motion dies for lack of a second.
 - i. Committee Member Hurd moved to recommend approval of the application as drafted in the draft decision in the affirmative with draft conditions of approval and the following modifications to the conditions of approval:
 - i. The application must meet code's requirements for guest parking.
 - ii. Refuse service must be on site.
 - j. Motion dies for lack of a second.
 - k. Motion discussion included:
 - i. Application provides three bicycle parking spaces.
 - ii. Additional conditions could include providing more bicycle parking and direct access from the development to the required public pedestrian Greenbelt access pathway.
 - l. Committee Member Gresham moved to recommend denial of the application as drafted in the draft decision in the denial.

- m. Committee Member Hurd seconded the motion.
 - n. Discussion of the motion included:
 - i. The application does not adequately address parking, creating a hazardous condition for bikes and pedestrians.
 - ii. Even though trash services can be accommodated along Alworth does not mean it is safe. The hazard is still there.
 - o. The motion passed unanimously.
23. On January 19, 2022, the Garden City Planning and Zoning Commission continued the application to a date certain of February 16, 2022, due to lack of resubmittals.
24. On February 16, 2022, the Garden City Planning and Zoning Commission continued the application to a date certain of March 16, 2022, per the applicant's request.
25. On March 16, 2022, a public hearing before the Planning and Zoning Commission was held and continued to the date certain of April 20, 2022, per the applicant's request.
26. On April 20, 2022, a public hearing before the Planning and Zoning Commission was held and continued to the date certain of May 18, 2022, per the applicant's request.
27. On May 18, 2022, a public hearing before the Planning and Zoning Commission was held:
- a. Staff, Hanna Veal, presented the staff report.
 - b. Craig Kulchak presented the application.
 - c. There was no public testimony.
 - d. Craig Kulchak provided rebuttal:
 - i. Trash turn around would eliminate multiple units and common open space.
 - e. Public testimony was closed.
 - f. Discussion included:
 - i. Guest parking on 49th Street is permitted.
 - ii. Having trash carts on Alworth Street is concerning when it comes to between users on trash day.
 - iii. Requiring on-site garbage pickup would eliminate parking, and common open space.
 - g. The public hearing was closed.
 - h. Commissioner Wilde moved to recommend approval as drafted in the draft decision with draft conditions in the affirmative, with the following modifications to the conditions of approval:
 - i. Condition item #2e under General Conditions in the drafted decision document related to the guest parking waiver shall be removed.
 - i. Chairman Montoya seconded the motion.
 - j. The motion carried unanimously.
28. The record contains:

- a. Application
- b. Noticing Documents
- c. Agency Comments
- d. Public Comments
- e. Design Review Committee Minutes and Hearing Audio: January 18, 2022
- f. Design Review Committee Minutes and Hearing Audio: February 7, 2022
- g. Design Review Committee Minutes and Hearing Audio: March 7, 2022
- h. Design Review Committee Minutes and Hearing Audio: April 4, 2022
- i. Design Review Committee Minutes and Hearing Audio: April 18, 2022
- j. Design Review Committee Minutes and Hearing Audio: May 2, 2022
- k. Design Review Committee Minutes and Hearing Audio: May 16, 2022
- l. Design Review Committee Minutes and Hearing Audio: June 6, 2022
- m. Design Review Committee Recommendation
- n. Planning and Zoning Minutes and Hearing Audio: January 19, 2022
- o. Planning and Zoning Minutes and Hearing Audio: February 16, 2022
- p. Planning and Zoning Minutes and Hearing Audio: March 16, 2022
- q. Planning and Zoning Minutes and Hearing Audio: April 20, 2022
- r. Planning and Zoning Minutes and Hearing Audio: May 18, 2022
- s. Planning and Zoning Commission Recommendation
- t. City Council Minutes and Hearing Audio: June 27, 2022
- u. City Council Decision

29. In consideration of a combined preliminary and final plat subdivision the decision-maker shall make the following findings:

GCC 8-5B-5: SUBDIVISION PROCESS: REQUIRED FINDINGS			
Conclusion			Standard
Compliant	Not Compliant	Not Applicable to this Application	
X			<p>Finding 1. The subdivision is in conformance with the Comprehensive Plan;</p> <p>The application is cohesive with the Comprehensive Plan’s Activity Node. It is also cohesive with the Main Street Corridor by providing minimum front yard setbacks that which allows for pedestrian scale design.</p> <p>The design promotes non-motorized access and public connections by offering the continuation of a multi-use pathway that extends from the Greenbelt, through</p>

			adjacent properties, and to the proposed development. This connection is in alignment with Garden City's Comprehensive Plan Goals 5 Focus on the River and Goal 7 Connect the City.
X			<p>Finding 2. The subdivision is in conformance with all applicable provisions of this title;</p> <p>As conditioned, the application is in conformance with the applicable sections of Garden City Code.</p>
X			<p>Finding 3. Public services are available or can be made available; and are adequate to accommodate the proposed development;</p> <p>It has been conditioned to require that the ability to serve letter be submitted prior to construction plans being approved to confirm that there are public services available that can accommodate the proposed development.</p>
X			<p>Finding 4. The subdivision is in conformance with scheduled public improvements in accord with the city's capital improvement program;</p> <p>The subdivision does not undermine scheduled public improvements or the City's capital improvement program.</p>
X			<p>Finding 5. There is public financial capability of supporting services for the proposed development</p> <p>The application has provided a waiver for the ability to serve letter and a condition of approval for the submittal of this letter has been made.</p>
X			Finding 6. The development will not be detrimental to the public health, safety, or general welfare;

			<p>The application proposes to maintain the existing attached sidewalk along N. Alworth Street while connecting it to the common drive isle so that pedestrians may navigate safely from the public sidewalk to the primary entrance of each dwelling unit.</p> <p>The incorporation of the public multi-use pathway from N. Alworth Street to the Greenbelt enhances the non-vehicular based connections and the safety of the adjacent users. This connection greatly impacts the general welfare of the surrounding community by establishing a portion of a previously identified bike and pedestrian pathway system and is the start to a larger network of pathways throughout the city.</p>
X			<p>Finding 7. The development preserves significant natural, scenic, or historic resources.</p> <p>The adjacent Thurman Mill irrigation canal is to remain open.</p> <p>The application addresses the Greenbelt and its connection to the Boise River by providing a public multi-use pathway through the subdivision.</p>

30. In consideration of a planned unit development application, the decision-maker shall make the following findings:

GCC 8-6B-7: PLANNED UNIT DEVELOPMENT: REQUIRED FINDINGS			
Conclusion			Standard
Compliant	Not Compliant	Not Applicable to this Application	
X			Finding 1. The applicant has demonstrated that the proposed

			development can be initiated within two (2) years of the date of approval;
			Approval of this application is conditioned that the development shall be initiated within two years of the date of approval.
X			Finding 2. 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;
			The proposed development and each structure can successfully exist independently of the surrounding area and will not be detrimental to the surrounding neighborhood.
X			Finding 3. 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 development has a common drive that is capable of handling anticipated traffic which will provide ingress/egress onto Alworth Street. The subdivision is not large enough to trigger a traffic impact analysis.
		X	Finding 4. Any proposed commercial development can be justified at the locations proposed.

			The development does not propose any commercial aspects.
X			<p>Finding 5. 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>This application meets the provisions identified by the planned unit development process. The requested waivers provide for a more useful pattern of development space that which allows for a higher density to match the vision of the Comprehensive Plan’s Neighborhood Destination Activity Node. The layout of the project preserves existing mature trees.</p> <p>The requested waivers for the reduction in parking and the reduced setbacks are justified by the 12-foot-wide public multi-use pathway through the development to the Greenbelt.</p>
X			<p>Finding 6. The area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development;</p> <p>As conditioned and with the waivers granted, the application is in conformance with Garden City code regulations. The application is cohesive with the Comprehensive Plan’s Mixed-Use Residential and the Neighborhood Destination Activity Node visions.</p> <p>The proposal is a component of the overall neighborhood. The types of housing and uses will provide for more comprehensive variety of residential options in the neighborhood.</p>

X			<p>Finding 7. The Planned Unit Development is in general conformance with the comprehensive plan;</p> <p>As conditioned and with the waivers granted, the application is in conformance with Garden City code regulations. The application is cohesive with the Comprehensive Plan's Mixed-Use Residential and the Neighborhood Destination Activity Node land use designation as it proposes a higher density of dwelling units that are urban in character.</p> <p>The application is in conformance with the Comprehensive Plan's Goal 5 Focus on the River and Goal 7 Connect the City.</p>
X			<p>Finding 8. The existing and proposed utility services are adequate for the population densities and nonresidential uses proposed;</p> <p>Approval of this application is conditioned in that the ability to serve shall be provided prior to signature of the plat or approval of construction plans.</p>
GCC 8-6B-2 CONDITIONAL USE: REQUIRED FINDINGS			
Conclusion			
Compliant	Not Applicable to this Application	Not Compliant	Standard
X			<p>Finding 1. The use is appropriate to the location, the lot, and the neighborhood, and is compatible with the uses permitted in the applicable zoning district;</p> <p>The residential development is compatible with the surrounding uses and is permitted within use within the R-3</p>

			zoning district. It meets most zoning setback and density requirements.
X			<p>Finding 2. The use will be supported by adequate public facilities or services to the surrounding area, or conditions can be established to mitigate adverse impacts;</p> <p>Approval of this application is conditioned in that the ability to serve shall be provided prior to signature of the plat or approval of construction plans.</p>
X			<p>Finding 3. The use will not unreasonably diminish either the health, safety, or welfare of the community;</p> <p>There is no evidence that the proposal is detrimental to the public health, safety, or general welfare of the community. The continued maintenance of the attached sidewalk along Alworth will continue to provide a safe pedestrian travel way.</p>
X			<p>Finding 4. The use is not in conflict with the comprehensive plan or other adopted plans, policies, or ordinances of the city.</p> <p>As conditioned and with the waivers granted, the application is in conformance with Garden City code regulations. The application is cohesive with the Comprehensive Plan's Mixed-Use Residential and the Neighborhood Destination Activity Node land use designation visions.</p> <p>The application is in conformance with the Comprehensive Plan's Goal 5 Focus on the River and Goal 7 Connect the City.</p>

31. The record was reviewed in its entirety by the Garden City Council to render the decision.

CONCLUSIONS OF LAW

The Garden City Council reviewed the application with regard to Garden City Code, Title 8, and based on the conditions required herein, concludes the application **does not satisfy** the required findings under GCC 8-5B-5, 8-6B-2, and 8-6B-7.

DECISION

WHEREFORE, based upon the foregoing Findings of Fact and Conclusions of Law, the Garden City Council hereby does **SUSTAIN/ REJECT/ REMAND** the Design Review Committee and Planning and Zoning Commission recommendations as modified and does **APPROVE** Petra Point, application SUBFY2021-0010 for a Combined Preliminary and Final Plat Subdivision processed as a Planned Unit Development and subject to the following conditions:

Prior to City Signature on Plat:

1. Common Lot
 - a. Lots 1, 5, 6 & 7 shall be considered common lots.
 - b. Common driveways, open space, and other common areas shall be included in an easement or on a common lot.
 - c. All common lots shall be noted as common and unbuildable on the plat.

2. Provide a note on the final plat to read, "Building setback lines shall be in accordance with the approved planned unit development application, Garden City file number SUBFY2021-0010 or Garden City Base Zoning District Standards".
 - a. The approved reductions from code required setbacks are:
 - i. Lot 2 & 8
 1. Front Setback: 0'
 - ii. Lots 4 & 11
 1. Side Yard Setbacks: 0'

3. Easements
 - a. As required by the City Engineer or this decision easements shall be provided.
 - b. All easements must be noted on the plat either directly or by instrument number (generally preferred method) or otherwise recorded.
 - c. Easements shall define the grantee and adequate information to depict the location of the easement such as a legal description and illustration.
 - d. Easements shall be unobstructed unless otherwise specified.
 - e. At a minimum, the following easements shall be provided:
 - i. Perpetual public utility easement
 - ii. Water and sewer
 1. If not otherwise designated by the City Engineer the total easement width shall not be less than ten feet (10'), with twelve feet (12') recommended, front and rear, with at least

twenty feet (20') required for water and sewer easements for main lines.

- iii. A minimum 12-foot-wide perpetual public pedestrian and bicycle pathway connection connecting N. Alworth Street to the pedestrian pathway located to the north adjacent property of River Pointe Subdivision.
 1. An additional pedestrian easement may be required of Thurman Mill Ditch if the Thurman Mill Ditch has an exclusive easement.
4. Documentation shall show the subdivision name of Petra Point Townhomes Subdivision where River Rock Townhomes is currently showing.
5. The CC&Rs must state: "The Association shall not be dissolved without the prior written approval of the City of Garden City, Idaho".
6. A binding contract that establishes the party or parties responsible for the repair and maintenance of the common lots including regulations for the funding shall be recorded with a final plat. No building permit shall be issued until the contract has been recorded.
7. Submit a sustainability checklist that demonstrate compliance with or an exemption from Garden City Code 8-4G for each anticipated lot and or structure prior to final plat signature.

Prior to approval of construction plans:

1. The site plan and subsequent construction shall be in conformance with this approval as reviewed and approved or otherwise conditioned.
2. The ability to serve shall be provided.
3. Install a 10-foot-wide concrete pedestrian pathway from N. Alworth Street through the westerly portion of the project connecting to the adjacent northern pathway in River Pointe Subdivision.
4. A building envelope within which future building footprints will be located shall be shown on the lots.
5. Landscaping
 - a. The landscaping shall be in conformance with this approval of SUBFY2021-0010 as reviewed and approved or otherwise conditioned.
 - b. If any trees are to be removed from the site, a tree mitigation plan must be submitted and in compliance with GCC 8-4I-7 Tree preservation provisions.

- i. Any trees removed prior to the certified arborist's report being submitted will be considered to have been healthy, and thus, mitigation will be required.
 - c. A minimum of one class III or class II tree shall be planted in the frontage and every adjacent streetside. An additional tree shall be planted in the corresponding setback for every increment of fifty feet (50') of linear feet of frontage.
 - i. N. Alworth shall have a total of at least 7 trees along the frontage property line.
 - ii. E. 49th Street shall have a total of at least 2 trees along the frontage property line.
 - d. The number of tree species to be planted shall vary according to the overall number of trees required as set forth in Garden City Code 8-4L-3.
 - i. There shall be at least 2 tree varieties provided of the planted trees.
 - e. The landscaping plan may be amended, and reviewed at a staff level, to ensure compliance with Garden City Code 8-4I Landscaping and Tree Protection Provisions, and 8-4L-4 Common Open Space provided that there is equal or greater landscaping provided and no reduction in tree canopy. All other changes to landscaping must be approved by the Design Review Committee or decision maker.
 - f. Retain and protect existing trees, vegetation, and native soils and integrate these features into the overall landscape plan as required by or exempted from Garden City Code 8-4I and as shown in the approved landscape plans.
 - g. Required landscape areas shall be at least seventy percent (70%) covered with vegetation at maturity, with mulch used under and around the plants. Use of mulch, organic or rock as the only ground cover in required planting areas is prohibited.
 - h. Trees shall be planted at least three feet (3') from curbs, sidewalks, driveways, and other hard surfaces to buffer from stress caused by vehicle overhang and compacted soils or planted with sufficient space to provide for the full maturity of the particular tree species.
 - i. All plant material, except sod or ground cover, shall be set back a minimum of one foot (1') from any curb edge to protect from vehicle overhang and mechanical damage.
 - j. All required landscaping shall be provided with an automatically controlled irrigation system in conformance with the best management practices for automatic irrigation systems.
 - k. All streets and driveways shall adhere to the standards of a clear vision triangle.
- 6. Pressurized irrigation shall be provided in conformance with Garden City Code 8-5A-5H. Each and every lot within the subdivision shall have underground pressurized irrigation water. The pressurized irrigation system shall be constructed and installed at the same time as the domestic water lines but shall not necessarily be in the same trenches.

- a. The requirement for installation of a pressurized irrigation system in all new residential developments may be waived by the city engineer if reviewed and approved by the city engineer and is found in conformance with Idaho State Statutes.
7. The application shall be compliant with Garden City Code 8-4L Open Space Provisions.
 - a. At least 10% of the site is required to be designated common open space.
 - b. Common open space shall provide connectivity with other open areas, public spaces, trails, or water features within and off the site.
 - c. The landscaping located within individual unit's backyards shall not count towards the common open space minimum requirements.
 - d. The common drive shall not count towards common open space requirements unless specifically designed to act as a plaza area as defined by Garden City Code 8-4C.
8. Contrasting hardscape material shall be installed at the drive aisles to better identify the pedestrian crossings along N. Alworth Street.
9. At least one bicycle parking space shall be provided on site in accordance with Garden City Code 8-4D.
 - a. Bicycle parking spaces shall be placed in such a way that when mounting and dismounting the bicycles do not reverse into the sidewalk traffic area, the E. 49th Street, nor N. Alworth.
 - b. All bicycle parking shall be located so as to not prevent the sidewalk, pedestrian pathway traffic from maintaining a continuous momentum.
10. Vehicular parking
 - a. Parking spaces shall be a minimum of 10'X20'
 - b. The guest parking shall be in conformance with this approval as reviewed and approved or otherwise conditioned.
11. All light fixtures must be compliant with Garden City Code 8-4A-4 Outdoor Lighting.
12. All outdoor service and equipment areas shall be screened and comply with Garden City Code 8-4A-5 Outdoor Service and Equipment Areas.
13. All utilities on the site and in the right-of-way adjacent to the site, including telephone, cable television, and electrical systems shall be underground and in compliance with Garden City Code 8-4A-8.
14. Driveway openings in curbs shall comply with the requirements of the Transportation Authority.

15. All outdoor living spaces must comply with Garden City Code 8-3C General Provisions- Living Space Requirements.
16. All stormwater systems must comply with Garden City Code 8-4A-7.
17. Cross-Connections: All cross-connections between the domestic water lines and the irrigation water lines shall be in accord with the City's adopted standards, specifications, and ordinances.
18. The subdivision shall provide for a minimum of three bicycle parking spaces within the common lot.
19. Direct access from the common area on the common lot to the public pedestrian pathway shall be required.
 - a. The access shall always remain open.
 - b. Fencing between the common lot and the pathway is not permitted.

Prior to approval of building permits for structures:

1. The subdivision must obtain Ada County Approved addresses for all new lots prior to the submittal for building permits.
2. All structures shall adhere to the requirements of GCC 8-4H Flood Hazard should the FEMA flood insurance maps be updated prior to building permit submittal.
3. All structures except for those dedicated solely to storage, access, or parking, and utilities thereof, shall be built with the lowest floor at or above the anticipated base flood elevation, refer to Garden City resolution 1083-20.
 - a. An elevation certificate shall be submitted to the City verifying compliance with this condition.
4. Setbacks for all lots shall be from the property lines.
5. For the purposes of setback measurements:
 - a. On lots 3, 4, & 9-11 The front setback shall be considered the portion of the property that which the front entry door faces;
 - b. The rear setback shall be considered the portion of the property that which the back yards are.
 - c. On lots 2 & 8, the front setback shall be considered the southernmost property boundary line facing N. Alworth. And; the side yard setback shall be considered the portion of the property that which the garage faces.
6. The front entry of a residential structure shall be clearly defined and identifiable as demonstrated by the following:
 - a. All units adjacent to streets shall have a primary entrance on the street.
 - b. All dwelling units shall have a direct and permanent that connects to the public sidewalk.

7. The existing shed on Lot 12 shall be moved to meet R-3 Base Zoning District setback standards.
8. All HVAC systems shall be screened to be compliant with Garden City Code 8-4A-5 Outdoor Service and Equipment Areas.
9. All light fixtures must be compliant with Garden City Code 8-4A-4 Outdoor Lighting.

For the Duration of the Use:

1. All streets and driveways shall adhere to the standards of a clear vision triangle.
2. All common open spaces shall be located on an open space easement with the grantee being Petra Point Subdivision or be located within a common lot.
 - a. The common open spaces shall not be altered or eliminated by individual property owners.
 - b. The subdivision shall maintain all open spaces in accordance with Garden City Code 8-1C Property Maintenance Provisions as well as Garden City Code 8-4L Open Space Provisions.
3. The fencing adjacent to the Thurman Mill irrigation ditch, if provided, shall be made of open-vision material, cannot exceed six-feet in height, and shall not block pedestrian and bicycle access where the pathway connects to the adjacent property of the Riverpoint Subdivision.
4. Landscaping:
 - a. The property owner is responsible for the maintenance of all landscaping and screening devices required.
 - b. Plant materials which exhibit evidence of insect pests, disease, and/or damage shall be appropriately treated to correct the problem.
 - c. Dead plant materials shall be replaced equal or larger species.
 - d. Where landscaping might impact motorist or pedestrian sight distance, shrubs shall be maintained below three feet (3') in height and trees shall be pruned so that the lowest branches will be at least seven feet (7') above the ground level.
 - e. If trees are staked, the stakes shall be removed within twelve (12) months to prevent damage to the tree.
 - f. All planting areas that border driveways, parking lots, and other vehicle use areas shall be protected by curbing, wheel stops, or other approved protective devices.
 - g. The landscape installation shall stabilize all soil and slopes.
5. Property maintenance standards shall be maintained in perpetuity as required by Garden City Code.

6. A three-foot (3') clearance zone shall be maintained around the circumference of fire hydrants.
7. The subdivision shall provide for a minimum of three bicycle parking spaces within the common lot.
8. Direct access from the common area on the common lot to the public pedestrian pathway shall be required.
 - a. The access shall always remain open.
 - b. Fencing between the common lot and the pathway is not permitted.

General:

1. This approval is for a combined preliminary and final plat for a residential subdivision encompassing 12 lots – 8 lots are to be designated for residential use, and 4 lots are to be designated as common lots.
2. Approved waivers to Garden City Code, Title 8 regulations include:
 - a. Waiver to Garden City 8-5A-5 Design Standards for pressurized irrigation system instalment.
 - b. More than 4 dwelling units being served through a common drive, allowing for 8 units to be served on a common drive;
 - c. Waiver to Garden City 8-4D-5 Required Number of Off-Street Parking Spaces; allowing for only one enclosed vehicular parking spot per dwelling unit versus the required two.
 - d. Setbacks, allowing for custom setbacks within the development;
 - e. 0.5 guest parking spots for every dwelling unit, allowing for two guest parking spaces.
3. This approval is based on the following plans:
 - a. Landscape Plan Submitted on April 4, 2022, dated April 4, 2022;
 - b. Architectural Elevation Plans submitted on April 4, 2022, dated August 6, 2021;
 - c. Site Plan Submitted April 4, 2022, dated January 20, 2022;
 - d. Final Plat submitted on April 4, dated September 14, 2022.
4. RECOMMENDATION: As of the date of this writing, the Federal Emergency Management Agency has issued Digital Federal Insurance Rate Maps (DFIRM) which identifies Garden City in seclusion. The most current flood mapping model proposes to delineate the subject properties to be within the 100-year Floodplain once the seclusion is lifted. The applicant should consider that any new structures must have the top of the lowest floor 2' above BFE (as defined by adopted FIRM) pursuant to current Garden City Code. We request that you build at least to at or above the anticipated BFE for future insurance rates. Stricter standards may be required in the future for building permit approval.
5. The development shall be initiated within two (2) years of the date of approval.

6. The applicant shall comply with all requirements of the reviewing entities.
7. All improvements and operations shall comply with applicable local, state, and federal requirements and procedures whether specifically addressed in the analysis of this application or not. This shall include but not be limited to 8-4A General Provisions of Design and Development Regulations; 8-4I-3 and Landscape maintenance provisions 8-4I-9; and standards for transportation and connectivity provisions identified in 8-4E.
8. Approval of the subdivision does not constitute as the approval for any uses.
9. The approved addresses and a copy of the recorded plat must be provided to the city prior to the city considering the subdivision complete.
10. The approval is specific to the application provided and reviewed.
11. This approval is for this application only. Additional permits, licenses and approvals may be necessary. All other applicable permits must be obtained.
12. Materials submitted after the decision shall not be considered part of the record for this decision. If additional materials or information is submitted after the decision the application may be remanded to the decision-making body during which time the decision shall be stayed provided that there is no immediate threat to life or safety.
13. Any changes in the design, construction, operation, or use shall be brought to the immediate attention of the Planning Official for determination if the changes are in conformance with the City's action. Any modification to approved plans shall require submittal and approval of these modifications prior to construction and recordation of the final plat. Any changes to the plans and specifications upon which this approval is based, other than those required by the conditions noted in this decision, will require submittal of an application for modification and approval of that application prior to commencing any change. Final approval is based on conformance with the plans reviewed and approved.
14. Any changes to the design of this project shall be reviewed by the Design Review Committee for compliance with Garden City Code 8-4. Other changes that are not in conformance with the approval shall be remanded to the decision-making body.
15. No public board, agency, Commission, official or other authority shall proceed with the construction of or authorize the construction of any of the public improvements required by this Title until final plat has received the approval by the Council.

16. 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.
17. In the event that an applicant and/or owner cannot complete the non-life, safety, and health improvements, within the time specified in the final subdivision approval or prior to occupancy, the City may require a surety agreement in accordance Garden City Code. Unless financial guarantees of improvement completion have been accomplished, no approval of the final subdivision or recording thereof shall be permitted unless the applicant provides satisfactory proof that all required public improvements and facilities have been fully and satisfactorily constructed and installed.
18. The Development Services Director may enter into a restricted build agreement on the City's behalf, provided the agreement is compliant with the approved restricted build agreement policies.
19. This approval shall expire 365 days from its approval, unless otherwise extended as allowed by Garden City Code.
20. Approval shall become null and void if the applicant fails to record a final subdivision within one (1) year of the approval. If the timetable is not met and the applicant does not receive a time extension, the application will expire and become null and void.
21. This application shall be considered intent to vacate any previous use on site; all previous uses at this location shall be considered abandoned.
22. Final decisions are subject to judicial review pursuant to The Local Land Use Planning Act, Chapter 65 Title 67 Idaho Code.
23. Pursuant to Idaho Code, a request for reconsideration must be submitted within 14 days of the final decision and prior to judicial review. The written request must identify specific deficiencies in the decision for which reconsideration is sought.
24. A takings analysis pursuant to Idaho Code may be requested on final decisions.
25. If any term or provision of this decision, to any extent, is held invalid or unenforceable, the remaining terms and provisions hereof shall not be affected thereby, but each such remaining term and provision shall be valid and enforced to the fullest extent permitted by law.

Mayor, John G. Evans

Date