

BEFORE THE GARDEN DESIGN REVIEW COMMITTEE
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

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| 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 |) | ANDRECCOMENDATION |
| _____ |) | |

THIS MATTER, came before the Garden City Design Review Committee for consideration on January 18, 2022, February 7, 2022, March 7, 2022, April 4, 2022, and April 18, 2022, May 2, 2022, May 16, 2022, and June 6, 2022. The Garden City Design Review Committee reviewed the application and materials submitted and considered public testimony. Based on the evidence presented, the Garden City Design Review Committee makes the following Findings of Fact, Conclusions of Law and Recommendation:

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 | | | Application |
|--|----|--------|--|
| 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 |

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| | X | | Will Serve |
| X | | | Subdivision Name Reservation |
| | X | | Verification that address is an Ada County Approved Address* |

*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

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 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 is crucial in the application given the requested waivers to reduce parking.
 - iii. The application needs to submit new material that addresses staff's comments in the staff report, and the discussions during the public hearing. The resubmittals 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 required in resubmittals.
 - 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 current 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 lack of Committee quorum.
22. On June 6, 2022, a public hearing before the Design Review Committee was held:
 - a. This section will be filled out after the hearing.
23. 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

24. 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 | | | |
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| Conclusion | | | Standard |
| Compliant | Not Compliant | Not Applicable to this Application | |
| X | X | | <p>Finding 1. The subdivision is in conformance with the Comprehensive Plan;</p> <p>Explanation: In Approval: The application is cohesive with the Comprehensive Plan's Activity Node. It is also cohesive with the Main Street Corridor by providing minimum front</p> |

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| | | | <p>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 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.</p> <p>In Denial: The application is not cohesive with the Comprehensive Plan's Neighborhood Destination Activity Node in that it does not achieve the necessary density of 14-20 units per acre to generate a transit focused destination . The designs are two-story rather than three-story as noted as desirable within the designation.</p> <p>The application is not consistent with the Comprehensive Land Use designation of Main Street Corridor. The Main Street Corridor notes Adams/Alworth as a principal street for Garden City. This application dilutes the street as a principal street by proposing that all refuse be carted to the street which would result in a visual discord and potential conflict for either vehicles or pedestrians. The dwelling units that which face Alworth Street do not adequately address the street, thus hindering the dynamic relationship the property is required to have with the public realm.</p> <p>There is conflict with Goals: 2 Improve the City Image. Having an increase of trash receptacles for nine units add an estimate of 16-24 trash carts (one trash, one recycling, and one compost; however, Garden City does allow for an additional five carts for residential</p> |
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| | | <p>services) on roughly 180' of the city's main street does not improve the city's image.</p> <p>8 Maintain a Safe City: conflicts with vehicles and pedestrians could create unsafe conditions.</p> <p>12 Evolve as a Destination: The lack of parking and refuse at the street detracts from supporting an environment that will evolve as a place that is a destination.</p> <p>For the reasons noted above, there is conflict with objectives: 10.4 Designate locations in proximity to existing and future transit stops throughout the city that serve as activity centers.</p> <p>10.5 Create a "Main Street" corridor with commercial nodes as designated on the Land Use Map and described in the Land Use Designation.</p> |
| X | X | <p>Finding 2. The subdivision is in conformance with all applicable provisions of this title;</p> <p>Explanation: In approval: As conditioned, the application is in conformance with the applicable sections of Garden City Code.</p> <p>In Denial: The application is not in conformance with the applicable sections of Garden City Code as there was not enough information to review thoroughly. The application was found to not be in conformance with the applicable sections of Code 8-4D, 8-4I, and 8-4L.</p> |
| X | X | <p>Finding 3. Public services are available or can be made available; and are adequate to accommodate the proposed development;</p> <p>Explanation: In Approval: It has been conditioned to require that the ability to serve letter be submitted prior to construction plans being</p> |

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| | | <p>approved to confirm that there are public services available that can accommodate the proposed development.</p> <p>In Denial: There is inadequate information provided to verify that public services can accommodate the proposal.</p> <p>The proposal for all trash receptacles to be picked up along N. Alworth is detrimental to the safety of those utilizing the roadway for travel. The nature of the vehicular, bicycle, and pedestrian traffic will conflict with the service trucks along Alworth during pick-up time as there will be an anticipated 16-24 trash carts (one trash, one recycling, and one compost; however, Garden City does allow for an additional five carts for residential services) to be picked up. As the city becomes more dense and as Alworth continues to see more traffic, new developments cannot default to an on street cart services for their refuse.</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>Explanation: In Approval: 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>Explanation: 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 | X | <p>Finding 6. The development will not be detrimental to the public health, safety, or general welfare;</p> |

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| | | <p>Explanation:</p> <p>In Approval: 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> <p>In Denial: The lack of adherence to City Codes and the City's Comprehensive Plan is detrimental to the welfare of the city.</p> |
| X | X | <p>Finding 7. The development preserves significant natural, scenic, or historic resources.</p> <p>Explanation:</p> <p>In Approval: 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> <p>In Denial: The development does not provide complementary trees and vegetation for its location adjacent to Alworth Street as the Main Street Corridor. Additionally, the adjacent Thurman Mill irrigation canal, while remaining open, is not being utilized as an amenity, but is</p> |

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| | | | rather being hidden by a fence. Separating the natural feature from the rest of the subdivision. |
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25. In consideration of a planned unit development, the decision maker shall make the following findings:

| <p>The draft findings are written both in approval and in denial. The Design Review Committee select the explanations that correspond to their conclusions or amend the explanations based on the record that they have reviewed. Potential explanations have been provided.</p> | | | |
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| <p>GCC 8-6B-7: PLANNED UNIT DEVELOPMENT: REQUIRED FINDINGS</p> | | | |
| Conclusion | | | Standard |
| Compliant | Not Compliant | Not Applicable to this Application | |
| X | X | | <p>Finding 1. The applicant has demonstrated that the proposed development can be initiated within two (2) years of the date of approval;</p> <p>Explanation:</p> <p>In Approval: Approval of this application is conditioned that the development shall be initiated within two years of the date of approval.</p> <p>In Denial:</p> <p>The application has not provided documentation that the development will be initiated within two years of the date of approval.</p> |
| X | X | | <p>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;</p> <p>Explanation:</p> |

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| | | <p>In Approval: The proposed development and each structure can successfully exist independently of the surrounding area and will not be detrimental to the surrounding neighborhood.</p> <p>In Denial: If the entire project fails to be completed the components of the development cannot sustainably continue. The proposal contains elements that will be detrimental to the present and potential surrounding uses. The subdivision development does not propose adequate parking and thus will cause congestion on the street. The functionality of the common drive, without a turn-around area, will cause trash cart congestion on Alworth Street, and potential vehicular conflicts between those entering or leaving the subdivision with those that are traveling on Alworth.</p> |
| X | X | <p>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;</p> <p>Explanation: In Approval: 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.</p> <p>In Denial: While the proposal will not create traffic that will overload the street the design is not suitable as it may impede the street. The subdivision development does not propose adequate parking and thus will cause congestion on the street. The functionality of the common drive, without a turn-around area, will cause trash cart</p> |

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| | | | congestion on Alworth Street, and potential vehicular conflicts between those entering or leaving the subdivision with those that are traveling on Alworth. |
| | | X | <p>Finding 4. Any proposed commercial development can be justified at the locations proposed.</p> <p>Explanation: Not Applicable: The development does not propose any commercial aspects.</p> |
| X | 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>Explanation: In Approval: 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> <p>In Denial: The exception from standard district requirements is not warranted as they result in a proposal that is over taxing of the location, detracts from the required open spaces of the development, and prohibit a large urban street tree canopy along Alworth Street.</p> |

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| | | | <p>The purpose of the waivers as granted through the planned unit development is to provide for well planned development while deviating from certain respects from the zoning map and district regulations. The waivers that which have been requested, in conjunction with the proposed site plans submitted, do not support the purpose statement and intentions of the planned unit development.</p> |
| X | 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>Explanation: In Approval: 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> <p>In Denial: The proposed development is not compatible with the surrounding uses, the surrounding subdivisions, nor the neighborhood vision.</p> |
| X | X | | <p>Finding 7. The Planned Unit Development is in general conformance with the comprehensive plan;</p> <p>Explanation: In Approval: As conditioned and with the waivers granted, the application is in conformance with Garden City code</p> |

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| | | | <p>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> <p>In Denial: The proposed development is not compatible with the surrounding uses, the surrounding subdivisions, nor the neighborhood vision.</p> <p>The project is not complaint with the definition of Activity Node Neighborhood Destination as it does not create a destination for the community. Additionally, it is in conflict with the Comprehensive Plans Goals of: Goal 2, Objective 2.4 and Goal 7, Objective 7.3.1.</p> |
| X | X | | <p>Finding 8. The existing and proposed utility services are adequate for the population densities and nonresidential uses proposed;</p> <p>Explanation: In Approval: 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> <p>In Denial: Without ability to serve information the application does not meet this finding. As proposed, the waste management services being on N. Alworth Street is detrimental to the safety of those using it.</p> |
| GCC 8-6B-2 CONDITIONAL USE: REQUIRED FINDINGS | | | |
| Conclusion | | | |
| Compliant | Not Applicable | Not Compliant | Standard |

| | to this Application | | |
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| X | | 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>Explanation: In Approval: The residential development is compatible with the surrounding uses and is permitted within use within the R-3 zoning district. It meets most zoning setback and density requirements.</p> <p>In Denial: The application is not appropriate to the location or the neighborhood as the proposal does not adequately address Alworth Street like what is envisioned in the Comprehensive Plan's Main Street Corridor. Furthermore, the application cuts adjacent properties off, ignores its adjacent uses, and creates a strain on the neighborhood in the form of inadequate parking and poorly designed refuse system.</p> |
| X | | 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>Explanation: In Approval: 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> <p>In Denial: The subdivision does not meet this finding as the Ability to Serve Letter was never submitted reviewed. Furthermore, the proposed plans do not allow for on-site waste management and is thus pushing the waste bin pick-up to be on N. Alworth. Waste bin pick-up will prove to be detrimental to the safety of those using Alworth for transportation.</p> |

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| X | | X | <p>Finding 3. The use will not unreasonably diminish either the health, safety, or welfare of the community;</p> <p>Explanation:</p> <p>In Approval: 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> <p>In Denial: The lack of adherence to City Codes, specifically that of 8-4D, 8-4I, 8-4L, and the City's Comprehensive Plan is detrimental to the welfare of the city. The proposed development is in conflict with the previous investments along Alworth Street, as it is anticipated to be more constrained and the development will be contributing to future user conflicts.</p> |
| X | | X | <p>Finding 4. The use is no in conflict with the comprehensive plan or other adopted plans, policies, or ordinances of the city.</p> <p>Explanation:</p> <p>In Approval: 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> <p>In Denial:</p> <p>The proposed development is not compatible with the surrounding uses, the surrounding subdivisions, nor the neighborhood vision. The project is not compliant with the definition of Activity Node Neighborhood Destination.</p> |

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| | | | <p>The project is not complaint with Garden City Code 8-4D; 8-4I; 8-4L.</p> <p>The project is not complaint with the definition of Activity Node Neighborhood Destination; Goal 2, Objective 2.4 and Goal 7, Objective 7.3.1.</p> |
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26. The record was reviewed in its entirety by the Design Review Committee to render the decision.

CONCLUSIONS OF LAW

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

RECOMMENDATION

WHEREFORE, based upon the foregoing Findings of Fact, Conclusions of Law, and Decision, the Garden City Design Review Committee hereby recommends **APPROVAL/DENIAL** of 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. Lot 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.
 - ii. The applicant shall work with staff for approval of tree varieties provided onsite.
 - 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.

Commented [HV1]: Waiver requested

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.

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.

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 zero 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.

Commented [HV2]: Not formally requested in initial submittal. Staff recommended based off code non-compliance.

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.

document has been reviewed and approved
by the Design Review Committee

STANDARD CONDITIONS FOR DENIAL DECISION

1. In order for approval by Garden City, the proposal must be in compliance with all standards of 8-5B-5, 8-6B-2, and 8-6B-7. This project is not in compliance with 8-5B-5, 8-6B-2, and 8-6B-7 standard(s) because it does not establish a development pattern which preserves and utilizes the natural topography, drainage, or vegetation of the existing site, nor does it create a more useful pattern of open space and recreation area. It is not in compliance with the Garden City Comprehensive Plan Future Land Use Designation of Neighborhood Activity Node or Goals 2 and 7 of the Comprehensive Plan. Additionally, the proposal is not in conformance with Garden City Code sections 8-5A, 8-4L, 8-4I, and 8-4D. Compliance can be met by providing required enclosed and guest parking; adhering to Garden City Code setback standards; disclosing common open space and landscape details; including the existing site details for Lot 12, having the units closest to Alworth address the street; and providing on-site waste management and vehicular turn around.
2. Final decisions are subject to judicial review pursuant to The Local Land Use Planning Act, Chapter 65 Title 67 Idaho Code.
3. 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.
4. A takings analysis pursuant to Idaho Code may be requested on final decisions.
5. 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.

This signature verifies that this decision
document has been reviewed and approved
by the Design Review Committee

Date