



CITY OF GARDEN CITY

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File Number: SUBFY2021-0001
For: Combined Preliminary Plat processed as a Planned Unit Development
A residential townhouse development consisting of 16 units
Location: 539 & 537 Reed Street
Applicant: Richard Wilmot
Report Date: Design Review Committee: December 7, 2020 and March 15, 2021
Planning and Zoning Commission: December 16, 2020
Updated to Include Recommendations: March 22, 2021



REED STREET - VIEW



Staff Report
Report prepared by Hanna Veal

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A. Recommendation Summary:

This summary reflects the recommending bodies recommendations.

On December 7, 2020, the Design Review Committee heard the application. The Committee provided feedback regarding both vehicular and bicycle parking, open space location and square footage, privacy concerns, and subdivision relationship to Reed Street. On March 15, 2021, the Design Review Committee heard the revised application. The Committee unanimously recommended approval with conditions:

- a. The common open space and common drive shall be located on a common lot.
- b. A public pedestrian access easement shall be provided to the property located to the south of the subdivision at such a time the property to the south developed the connection shall be improved.
- c. There shall be no parking on the pedestrian pathway on the common lot.
- d. There shall be additional bicycle and scooter parking throughout the subdivision.

On December 16, 2020 the Planning and Zoning Commission considered the application. The Commission unanimously recommended approval with potential conditions of approval noted by staff.

Both the Planning and Zoning Commission and Design Review Committee discussed the reduction of the tandem garage parking from code designated 10'X40' to 10'X34'. The Commission discussed that an average pick up is about 17' long. The Design Review Committee noted concerns with reducing the size of the parking available coupled with reducing the number of required guest spaces. The applicant noted that the intent of the development is to encourage fewer vehicles. Ultimately both recommending bodies recommended approval with the Design Review Committee noting that additional bicycle and scooter parking should be provided throughout the subdivision.

Please note, during the January 19, 2021 meeting the Design Review Committee discussed the criteria related to the requirement for a variety of housing to be provided when utilizing the Planned Unit Development ordinance. The Design Review Committee members agreed that it was within their purview to review and recommend that a variety of housing include architectural variety and aesthetics. They concluded that the Planning and Zoning Commission should make recommendations as to how proposals meet a variety of housing needs.

There are no recommended conditions of approval that are in conflict with one another that would need to be reconciled.

B. Record Documents ([link to all file documents](#))

Individual links:

1. [Potential Draft City Council Decision: Subdivision, March 22, 2021](#)
2. [Design Review Committee Recommendation, March 15, 2021](#)
3. [Planning and Zoning Commission Recommendation, December 16, 2021](#)
4. Application Materials
 - a) [SUBFY2021-0001 application and materials received November 2, 2020, November 16, 2020 and November 20, 2020](#)
 - b) [SUBFY2021-0001 Geotechnical report submitted November 24, 2020](#)
 - c) [SUBFY2021-0001 Application Resubmittal Documents received February 17, 2021.](#)
5. Staff Reports
 - a) [DSRFY2020-27 Pre-application Report](#)
 - b) [Design Review Staff Report March 15, 2021](#)
 - c) [Planning and Zoning Staff Report January 20, 2021](#)
 - d) [Presentation March 22, 2021](#)
6. Agency Comments: linked in [Section F](#)
7. Public Comments: linked in [Section G](#)
8. Noticing Documents
 - a) [City Noticing](#)
 - b) [City Re-Noticing](#)
 - c) [Property Posting for Design Review Committee](#)
 - d) [Property Posting for Design Review Committee March 15, 2021](#)
 - e) [Property Posting for Planning and Zoning](#)
 - f) [Property Posting for City Council](#)
9. Minutes
 - a) Planning and Zoning Commission
 - [December 16, 2021 Planning and Zoning Commission](#)
 - b) Design Review Committee
 - [October 19, 2021 Design Review Committee](#)
 - [December 7, 2020 Design Review Committee](#)
 - [March 15, 2021 Design Review Committee DRAFT](#)

C. Project Information

Proposed Scope of Work:

This application is for a subdivision and a Planned Unit Development per Garden City Code 8-7A-2 Definition of Terms:

Subdivision: The result of an act of dividing an original lot, tract or parcel of land into two (2) or more parts for the purpose of transfer of ownership or development; which may also include easements and the dedication of a public street or designation of private lanes or rights-of-way,

and the addition to, or creation of, a cemetery

Planned Unit Development: Property planned as a whole that demonstrates innovation in design to protect natural features or create public amenities through more flexible standards, such as lot sizes, densities and setbacks, than those restrictions that would normally apply under these regulations.

Review Process	Notes
8-5B-4 Combined Preliminary and Final Subdivision Process	
8-6B-7 Planned Unit Development	A Planned Unit Development and a Subdivision can be processed concurrently

Special Provisions	Notes
Subdivisions located within a Floodplain 8-5C-4	<p>A floodway development application will be reviewed in conjunction with construction plans provided approval of the requested application.</p> <p>A potential draft condition of approval notes that the application being in the floodplain does not require special development considerations that cannot be addressed through the floodplain development permit and construction plan review.</p>

Site Conditions:

- 1) Street Address: 3945 & 3947 Reed Street
- 2) Parcel Number(s): R2734560070 & R2734560080
- 3) Property Description:
 - a) LOT 8 EXC NE 10' FOR RD BLK 1 FAIRVIEW ACRES SUB 7
 - b) LOT 9 EXC NE 10' FOR ROAD BLK 1 FAIRVIEW ACRES SUB 7
- 4) Property Size: 0.31 and 0.32 acres
- 5) Zoning District: R-3 Medium Density Residential
- 6) Zoning Overlay(s): None
- 7) Comprehensive Plan Land Use Map Designation:
 - a) Mixed Use Residential
- 8) Legal Lot of Record: Yes
- 9) Floodplain Designation:
 - a) 2003 FIRM: 100 Year
 - b) 2017 Draft FIRM: 100 Year
- 10) Surrounding Uses within 600 feet:
 - a) Single Family Dwelling Units
 - b) Public Use: Heron park
 - c) Manufactured home/mobile home park
- 11) Existing Use: Vacant - It appears to be a double wide manufactured home; however, record of the use was identified in 1996. The applicant has stated that the manufactured home has been demolished, but there is no record of a demo permit. Therefore, verification of appropriate capping would be needed.
- 12) Easements on site:
 - a) There are no records on file with Garden City of existing easements on the site.

- b) Easements adjacent to the property that affect the application:
 - i) FA07 B1 L1-13 B2 L14-16 B3 L22-36 ROW
 - ii) Fairview Acres Sub 07 Plat: utility, drainage, irrigation easement

13) Site Access: Reed Street

14) Sidewalks: No sidewalks on or adjacent to the site

15) Wetlands on site: None identified

Project Details:

- 1) Proposed development: Residential Combined Preliminary and Final Plat – Processed as a Planned Unit Development
- 2) Total number of lots: 17
 - a) Common: 1
 - b) Residential: 16
- 3) Density: 25.39 Dwellings per acre
- 4) Site Coverage:
 - a) Building: 46% of the site
 - b) Landscaping: 27.6% of the site
 - c) Paved Areas: 26.4% of the site
- 5) Access: N. Reed Street
- 6) Total number of vehicular parking spaces: 34
 - a) Enclosed: 32
 - b) Surface: 2
- 7) Total number of bicycle parking: Unknown. Applicant has stated that bicycle parking has been provided within the garages.
 - a) Enclosed: unknown
 - b) Surface: 2
- 8) Refuse: Republic Services will pick up individual services internal to the development
- 9) Fencing: Proposed 6' tall tan vinyl fencing along perimeter of the property
- 10) Sidewalk:
 - a) Detached proposed
- 11) Landscaping: 7,596 sq. ft.
 - a) Mulch and lawn area proposed
 - b) Unknown number of shrubs or bushes
 - c) 13 Total number of trees
 - i) 10 Class I, 0 of which are street trees
 - ii) 2 Class II, 2 of which are street trees
 - iii) 0 Class III
 - iv) 1 Coniferous tree
 - d) Parameter Landscaping: 5' perimeter landscaping with mulch and some trees and bushes. 6' high vinyl fencing along the perimeter.
- 12) City Utilities
 - a) Water and Sewer connection to lots
 - b) No fire hydrant proposed
- 13) There are no records on file with Garden City of existing easements on the site.
- 14) Proposed Easements:
 - a) 5,630sqft Access and Public Utilities Easement being portions of Lots 8 & 9, Block 1 of Fairview Acres Subdivision No. 7.

- b) Perpetual ingress/egress easement on shared drive.
- 15)Waivers requested via Planned Unit Development process:
 - a) 0' lot line interior side setbacks
 - b) More than 4 dwelling units being served through a common drive
 - c) Less than 10' between structures interior to the development
 - d) Waiver to the requirement of offering a variety of housing types
 - e) Required 0.5 guest parking spots for every dwelling unit
 - f) Tandem garage parking of 10'x40'
- 16)Application Waivers
 - a) Ability to Serve
 - b) Ada County approved addresses
 - c) irrigation/ditch company information form
 - d) natural hazard and resources analysis
 - e) master sign plan

D. Decision Process

General Provisions

This application is processed per GCC 8-6A-7 Public Hearing.

Required Decisions: The following decision processes are required for the project as governed by GCC Table 8-6A-1:

Decision		Recommendation Authority/ Hearing Date	Decision Authority
Combined Preliminary/Final Subdivision	Plat	Planning and Zoning Commission: Hearing December 16, 2020 and Design Review Committee: Hearing December 7, 2020 and March 15, 2021	City Council: Hearing March 22, 2021
And Planned Development	Unit		

Required Findings:

For the approval of a PRELIMINARY PLAT OR COMBINED PRELIMINARY/FINAL PLAT SUBDIVISION, the decision-making body must find the application meets the following findings, found in GCC 8-5B-5:

- A. The subdivision is in conformance with the comprehensive plan;
- B. The subdivision is in conformance with all applicable provisions of this title;
- C. Public services are available or can be made available; and are adequate to accommodate the proposed development;
- D. The subdivision is in conformance with scheduled public improvements in accord with the city's capital improvement program;
- E. There is public financial capability of supporting services for the proposed development;

F. The development will not be detrimental to the public health, safety or general welfare; and

G. The development preserves significant natural, scenic or historic features

PLANNED UNIT DEVELOPMENT: To approve a planned unit development, the decision-making body must find the application meets the following findings, found in GCC 8-6B-7.E:

A. The applicant has demonstrated that the proposed development can be initiated within two (2) years of the date of approval;

B. 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;

C. 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;

D. Any proposed commercial development can be justified at the locations proposed;

E. 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;

F. The area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development;

G. The PUD is in general conformance with the comprehensive plan; and

H. The existing and proposed utility services are adequate for the population densities and nonresidential uses proposed.

Decision:

After hearing the evidence and considering the application, the decision maker shall make their decision. The decision maker shall report the facts upon which it based its conclusion, the ordinance and standards used in evaluating the application, the actions, if any, that the applicant could take to obtain a permit, and whether a permit is granted, granted with conditions, or denied. The decision maker shall make its findings and decision no later than by the next regular scheduled meeting.

The Planning and Zoning Commission and Design Review Committee are recommending bodies for this application.

Recommendation

The Recommending Authority may take one of the following actions:

1. Recommend the City Council grant/ approve the application as applied;
2. Recommend the City Council grant/ approve the application with conditions as drafted or as amended to the City Council;
3. Recommend the City Council deny the application; or
4. Request the applicant return with revised materials for additional review.

The City Council is the final decision maker for this application.

Decision

The City Council may take one of the following actions:

1. Sustain the recommendation as presented to the City Council;
2. Modify the recommendation with conditions;
3. Reject the recommendations; or
4. Remand the application to a recommending body for additional proceedings and findings.

Reconsideration of Decision:

Pursuant to Garden City Code [Table 8-6A-1 Authorities and Processes](#), the Design Committee and Planning and Zoning Commission are recommending authorities and the City Council is the final decision maker for the requested application. The recommendations of the Design Committee and the Planning and Zoning Commission does not constitute a final decision on the application.

The applicant or someone with standing may request City Council to reconsider their decision. A reconsideration request may be made within 14 days of the formal decision being rendered. Every final decision rendered shall provide or be accompanied by notice to the applicant regarding the applicant's right to request a regulatory taking analysis pursuant to section [67-8003](#), Idaho Code. An applicant denied an application or aggrieved by a final decision concerning matters identified in section [67-6521](#)(1)(a), Idaho Code, may within twenty-eight (28) days after all remedies have been exhausted under local ordinance seek judicial review under the procedures provided by [chapter 52, title 67](#), Idaho Code.

E. Agency Comments

The following is a summary of the agency comments that were provided at the time of the drafting of this report. All comments are included in their entirety as a part of the record.

Agency	Comment Date	Summary
Ada County Highway District	03/05/2021	<p>Dedication additional right-of-way to total 23.5 feet from centerline of Reed Street abutting the site.</p> <p>Construct Reed Street as ½ a 33-foot wide local street section with pavement widening, curb, gutter, an 8-foot wide planter strip, and 5-foot wide detached sidewalk abutting the site.</p> <p>Provide a permanent right-of-way easement to 2-feet behind back of sidewalk for any sidewalk placed outside the dedicated right-of-way on Reed Street.</p> <p>Additional standard comments</p> <p>HERE</p>
Boise School District	11/18/2020	<p>Elementary School: Whittier Junior High School: North High School: Boise</p> <p>No comments regarding traffic nor safe routes to school impact.</p> <p>HERE</p>
Central District Health	11/20/2020	<p>After written approvals from appropriate entities are submitted, CDH can approve the proposal for central sewage and central water.</p> <p>Central sewage and water plans must be submitted to the Idaho Department of Environmental Quality.</p> <p>Infiltration beds for storm water disposal are considered shallow injection wells. Application fee must be submitted to CDH.</p> <p>HERE</p>
COMPASS		
Garden City Engineer	11/21/2020	HERE
Idaho Transportation Department	None received to date	
Irrigation: Fairview Acres	11/19/2020	FALWUA does not currently provide irrigation water to this property.

		HERE
North Ada County Fire and Rescue	02/25/2021	A note on the face of the final plat is required noting the parking restrictions on the common drive. In addition, no parking signs shall be installed. Monument signage for addressing will be required at the entrance and at all intersections within the project. Other standard comments HERE
Meridian School District	None received to date	
Department of Environmental Quality	11/27/2020	Standard Comments

F. Public Comment

The following is a summary of the public comments and testimony that were provided in accordance with [Resolution 1053-18](#). All comments are included in their entirety as a part of the record.

Commenter	Comment Date	Summary
Barbara Decker	11/24/2020	Curious as to the name of the subdivision. Is it Violets Crossing or Violet's Crossing?
Jason Jones	12-26-2020 Planning and Zoning Commission 3-15-2021 Design Review Committee	Waivers are arbitrary and capricious Support of reduction in parking
Hanna Ball	12-26-2020 Planning and Zoning Commission	Requested clarification of pedestrian easement

G. Code/Policy Review

The below serves as an analysis of applicable provisions Garden City Code, Title 8, Development Code and identified applicable policies, plans, and previous approvals.

Garden City Title 8 Code Sections			
Code Section	Review Authority	Compliance Issues	Analysis/Discussion
Title 8, Chapter 1: General Regulations			
8-1A-4 Applicability			The regulations of Garden City Code, Title 8 Development Code of the City, shall apply and govern development and use of all properties within the corporate limits of the city.
Title 8, Chapter 2: Base Zoning District Regulations			
8-2B-1 Purpose	PZ/CC	No compliance issues noted	The application just over 25 units per acre, under the 35 units per acre maximum within the R-3 Zoning District. The subdivision specifically requests entitlements for single family attached dwelling units in conjunction with this application, which is consistent with the purpose identified for the R-3 Zoning District.
8-2B-2 Allowed Uses	PZ/CC	No compliance issues noted	Single Family attached dwelling units are permitted within the R-3 zoning district.
8-2B-3 Form Standards	PZ/CC	No compliance issues noted	<p>The required setbacks are: Front: 5/20* Interior Side: 0/5* Rear: 15' Street side: 5'</p> <p>The allowable maximum height is: n/a</p> <p>The minimum lot size is: n/a</p> <p>All improvements are more than 70' from the Boise River.</p> <p>All properties meet the minimum street frontage</p>
Title 8, Chapter 4: Design and Development Regulations			
8-4A-3 Fences and Walls	DC/CC	No compliance issues noted	Proposed 6' tall, tan, vinyl fencing along the perimeter of the property.
8-4A-4 Outdoor Lighting	DC/CC	No compliance issues noted	Wall mounted LED light fixture proposed. Measures 6" wide and 1' tall.
8-4A-5 Outdoor Service and Equipment Areas	DC/CC	No compliance issues noted	The proposal includes garage space for roll-away trash carts for Republic Services to pick up internal to the development.

8-4A-7 Stormwater Systems	DC/CC	Compliant as conditioned	A draft condition of approval has been provided in the general requirements requiring that the stormwater systems be built in compliance with provisions of 8-4A-7.
8-4A-8 Utilities	DC/CC	Compliant as conditioned	A general requirement draft condition of approval is provided requiring each lot to be connected to City services. Another general draft condition of approval is provided requiring that all utilities be underground.
8-4B Design Provisions for Residential Structures			
8-4B-3 Single Family and Two-Family Attached and Detached Dwelling	DC/CC	No compliance issues noted	
8-4D Parking and Off Street Loading Provisions			
8-4D-3 Parking Design and Improvement Standards	DC/CC	Compliant as conditioned	The architectural plans show the tandem garage parking dimensions as 10'- 3" wide and 34' long. Code requires garages to be at least 10' X 20". However, the applicant is proposing tandem parking, which, has been interpreted in previous applications to require 10' X 40' parking. Bot the Design Review Committee and the Planning and Zoning Commission has recommended the waiver be granted for the proposed tandem garage parking.
8-4D-4 Parking Use Standards	DC/CC	No compliance issues noted	
8-4D-5 Required Number of Off-Street Parking Spaces	DC/CC	Compliant as conditioned	32 Enclosed parking spaces required: standards were met. 8 Guest parking spaces required: standards were not met. Site plan only proposes 2 guest parking spaces. There has been a waiver request to these standards. Bicycle parking facilities are noted to be in the tandem garage of each dwelling unit. There is also the addition of a bicycle rack for two bikes provided in the rear open space. The Design Review Committee has recommended addition bicycle parking facilities are spread throughout the subdivision. Planning and Zoning has granted the waiver request to guest parking standards.
8-4E Transportation and Connectivity Provisions			
8-4E-3 Public Street Connections	DC/CC	No compliance issues noted	Public street connection at N. Reed Street for a private common driveway to access all buildable lots. There is a general condition of approval requiring that all streets and driveways shall adhere to the standards of a clear vision triangle at all times.
8-4E-4 Internal Circulation Standards	DC/CC	Compliant as conditioned	Proposed common drive is the required 20' wide. This application requests a waiver allowing more than four lots be allowed on the common drive. The proposed common drive is to be a common lot.

8-4E-5 Private Street Standards	DC/CC	No compliance issues noted	No private street has been proposed. If the common drive were to become a private street, the width would need to be increased to 26'.
8-4E-6 Sidewalk Standards	DC/CC	No compliance issues noted	5' wide detached sidewalks with landscape buffer proposed along N. Reed St.
8-4E-7 Pedestrian and Bicycle Accessibility Standards	DC/CC	No compliance issues noted	A 4' wide pedestrian pathway has been proposed throughout development.
8-4H Flood Hazard			
8-4H Flood Hazard	Planning Official	Compliant as conditioned	The subdivision is located in the floodplain and must conform floodplain development standards. Draft conditions of approval have been suggested to ensure that the subdivision and future structures adhere to the regulations identified in 8-4F.
8-4G Sustainable Development Provisions			
8-4G Sustainable Development Provisions		No compliance issues noted	
8-4I Landscaping and Tree Protection Provisions			
8-4I-3 General Landscaping Standards and Irrigation Provisions	DRC/CC	No compliance issues noted	
8-4I-4 Landscaping Provisions for Specific Uses	DRC/CC	Compliant as conditioned	A minimum of 5% of the gross site area shall be landscaped: A total of 27.6% of the overall gross area is proposed to be landscaped. 7,596 sq. ft. of landscaping is proposed, which requires at least 7 trees and 50 shrubs. Trees and shrubs may be substituted for: 1 tree equals 10 shrubs or vice versa. The submitted landscape plan shows that 11 trees are proposed interior to the subdivision with two street trees for a total of 13 trees. The exact amount of shrubs provided was not disclosed, however the landscape plans appear to be compliant. Compliance with GCC 8-4I-4 Landscaping Provisions for Specific Uses has been drafted as a potential condition of approval.
8-4I-5 Perimeter Landscaping Provisions	DRC/CC	No compliance issues noted	Perimeter landscaping not required by code; however, the applicant has stated that landscaping buffers will be provided along all sides of the development with the addition of a 6' tan vinyl fence.
8-4I-6 Parking Lot Landscaping Provisions	DRC/CC	No compliance issues noted	
8-4I-7 Tree Preservation Provisions	DRC/CC	Compliant as conditioned	In the submitted Civil plans, the demolition plan notes that the existing trees are to be removed and disposed of. A tree mitigation plan has not been submitted. Compliance with GCC

			8-4I-7 Tree Preservation Provisions has been drafted as a condition of approval.
8-4L Open Space Provisions			
8-4L-3 General Open Space Standards	DRC/CC	No compliance issues noted	3,644sqft of common open space is proposed which accounts for 13.2% of the overall site.
8-4L-4 Open Space Standards for Single-family, Townhouse, and Two-Family Duplex Developments	DRC/CC	Compliant as conditioned	The exact square footage of the different common open spaces are not depicted on the site plans. The common areas are also proposed to be on individual lots, not on common lots. Staff advises against this due to maintenance issues that may arise.
<u>Title 8, Chapter 5 Article A: Land Division Regulations – General Provisions and Standards</u>			
8-5A-4 General Standards	PZ/DRC/CC	No compliance issues noted	See discussions on Design Review 8-4 B&C; Driveways 8-4-E; Floodplain 8-3-B 8-4H; Landscaping 8-4-I; Open Space 8-4-L; Parking 8-4-D; Planned Unit Development 8-6B; Private Streets 8-4-E; Sidewalks 8-4-E; Street design and development standards 8-4-G; Sustainable development provisions 8-4-G; Utilities 8-4-A; Zoning Provisions 8-2-B There are general conditions of approval that the application must be in conformance with the requirements of Garden City Code Erosion Control 4-15; Public water and sewer systems Title 6; Storm drainage and discharge control 4-14 prior to the approval of the subdivision.
8-5A-6 Improvement Standards			A subsequent construction plan submittal will be required for staff approval to ensure that the proposed improvements meet code standards and policies for storm drainage, water, sewer, utilities, and monuments and are otherwise in conformance with this approval. A fire hydrant has not been proposed. However, a fire turn-around has been proposed. There has been no comment from either the City Engineer or by Public Works. At least 2 streetlights are installed along Reed Street in accordance with the policy.
<u>8-5C-4 Subdivisions located within a Floodplain</u>			
8-5C-4 Subdivisions located within a Floodplain	PZ/DRC/CC	No compliance issues noted, provided the draft conditions of approval, or similar are in place.	There are proposed conditions coinciding with provisions found within code section.
Title 8, Chapter 6, Article A: Administration			
8-6A-3 General Application Process	PZ/DRC/CC	No compliance issues noted	The application was reviewed and considered complete within 30 days of submittal, a notice of application acceptance was

			issued to the applicant, and staff started processing the application.
8-6A-4 Required Application Information	PZ/DRC/CC	No concerns noted	Application waivers requested pursuant to 8-6A-4A. The applicant requested waivers to the ability to serve, approved addresses, irrigation/ditch company information form, natural hazards and resources analysis, and the master sign plan documentation.
8-6A-7 Public Hearing Process	PZ/DRC/CC	No compliance issues noted	The applicant provided a neighborhood meeting more than one month and less than three months prior to application submittal. The City provided a radius notice, notifications to agencies with jurisdiction, and ran a legal notice in the Idaho Statesman, at least 15 days prior to the first hearing. The applicant provided an affidavit more than 7 days prior to the hearing that the property was posted more than 10 days prior to the hearing.
8-6B-7 Planned Unit Development	DC/CC	Compliant upon approval	<p>PUD Waivers requested: PUD Waivers requested:</p> <ul style="list-style-type: none"> • 0' lot line interior side setbacks • More than 4 dwelling units being served through a common drive • Less than 10' between structures • Waiver to the requirement of offering a variety of housing types • 0.5 guest parking spots for every dwelling unit • Tandem garage parking of 10'x40' <p>As noted by the City Engineer, this application is lacking in the following easements:</p> <ol style="list-style-type: none"> 1. Drainage 2. Water mains 3. Water meters, 4. Fire hydrants, 5. Sanitary sewer services, 6. Manholes <p>A recommended potential condition of approval includes requiring these easements to be on the plat or otherwise adopted prior to signature of the final plat.</p>

Other Items Reviewed	
Plan/Policy	Discussion/Analysis
Idaho Code 67-6513 Local Land Use Planning Subdivision Ordinance	<p>Garden City has, by ordinance, adopted hearing procedures compliant with section 67-6509, Idaho Code, for standards and for the processing of applications for subdivision permits under sections 50-1301 through 50-1329, Idaho Code.</p> <p>This statute enables Garden City regulations to provide for mitigation of the effects of subdivision development on the ability of political subdivisions of the state, to deliver services without compromising quality of service delivery to current residents or imposing substantial</p>

	<p>additional costs upon current residents to accommodate the proposed subdivision.</p> <p>This section notes that denial of a subdivision permit or approval of a subdivision permit with conditions unacceptable to the landowner may be subject to the regulatory taking analysis provided for by section 67-8003, Idaho Code, consistent with the requirements established thereby.</p>
Idaho Code 67-6515 Local Land Use Planning Planned Unit Developments	This statute enables Garden City to process applications for planned unit developments.
Previous entitlement that might affect this project	DSRFY2021-01 : A pre-application meeting was held with the DSR Committee for the intended subdivision. It was neither confirmed nor denied, as it was only a pre-application conference, however the materials submitted for SUBFY2020-01 addressed the concerns the committee made during the DSRFY2021-01 conference.
Garden City Comprehensive Plan	<p>This application is in future land use designations of the Comprehensive Plan:</p> <ul style="list-style-type: none"> a) Mixed Use Residential <p>The application may be supported by:</p> <p>Goal 1. Nurture the City</p> <ul style="list-style-type: none"> a.) 1.4 Objective: Create a premier destination place to live, work, and recreate. <p>Goal 2. Improve the City Image</p> <ul style="list-style-type: none"> a.) 2.1 Objective: Encourage new and distinctive neighborhoods. b.) 2.3 Objective: Promote quality design and architecturally interesting buildings. c.) 2.4 Objective: Create a vision for the design of all streets and highways consistent with city's urban setting. <p>Goal 4. Emphasize the "Garden" in Garden City</p> <ul style="list-style-type: none"> a.) 4.3 Objective: Beautify streets, sidewalks and gateways with landscaping, trees, and public art. <p>Goal 7. Connect the City</p> <ul style="list-style-type: none"> a.) 7.4 Objective: Maintain and improve standards for sidewalks, curbs and gutters. <p>The application may not be supported by:</p> <p>Goal 5. Focus on the River</p> <ul style="list-style-type: none"> a.) 5.5 Objective: Create more accessibility to the Boise River and Greenbelt. b.) 5.8 Objective: Plan for the Future of the Greenbelt Pathway and the Boise River.
Garden City Sidewalk Policy	Applicant proposes a 5' wide detached sidewalk
Garden City Street Light Policy	At least 2 streetlights are installed along Reed Street in accordance with the policy.