

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

In the Matter of:)	SUBFY2022-0008
)	
)	
Preliminary and Final Plat Subdivision)	FINDINGS OF FACT
Planned Unit Development)	CONCLUSIONS OF LAW,
401 E 52 nd St)	AND RECOMMENDATION
Garden City, Ada County, Idaho)	
_____)	

THIS MATTER, came before the Garden City Design Review Committee for consideration on December 19, 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 Nicolette Womack.
3. The property owner of record is Gravitas Real Estate Holdings, LLC.
4. The location of the project is 401 E 52nd St; Taxing Parcel Number: R7334160670; Property is described as PAR #0670 POR NW2 LOTS 1 & 2 BLK 5 RANDALL ACRES #5 R/S 3814 #0682S
5. The subject property is 0.682 acres.
6. The project is located in the Neighborhood/Destination Activity Node and Mixed-Use Residential, and Main Street Corridor designations of the Comprehensive Plan Future Land Use Map.
7. The project is in the R-3 Zoning District.
8. The project is 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, adopted by resolution 1083-20.
10. There has been no denial of any application in the same form for the same use on this property within one year.
11. The following section of the Garden City Development Code apply to this proposal:
 - a. Garden City Code 8-1: General Regulations
 - b. Garden City Code 8-5: Land Division Regulations
 - 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
12. 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*
Other Materials Provided			
			None

*Items that may be required for reviews later.

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

Noticing Requirement	Required Date ¹	Completion Date
Receipt of application	11/24/2022	09/07/2022
Letter of Acceptance	10/07/2022	10/24/2022
Radius Notice	12/4/2022	10/20/2022
Interested Parties	n/a	n/a
Legal Notice	11/30/2022	10/25/2022
Agency Notice	12/4/2022	10/19/2022
Property Posting Sign	12/9/2022	12/06/2022
Affidavit of Property Posting and Photos	12/12/2022	12/06/2022

14. Agency Comments were received from:

- a. Republic Services 10/19/2022
- b. City Engineer 11/6/2022
- c. Boise Fire 11/7/2022
- d. ACHD 11/14/2022

15. Written Public Comments were received from:

- a. No public comments were received.

16. On December 19, 2022, the Garden City Design Review Committee recommended Approval/ Denial of the application subject to the following conditions:

- a. Condition
- b. Condition

17. The record contains:

- a. Application
- b. Noticing Documents
- c. Agency Comments
- d. Public Comments
- e. Design Review Committee Minutes and Hearing Audio: December 19, 2022
- f. Design Review Committee Recommendation

¹ This date is based on the date of the first of any public hearing scheduled.

18. In consideration of a combined preliminary and final plat subdivision processed as a PUD the decision maker shall make the following findings:

<p>The draft findings are written both in approval and in denial. The Design Review Committee may 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>			
<p>GCC 8-5B-5: SUBDIVISION PROCESS: REQUIRED FINDINGS</p>			
<p>Conclusion</p>			
<p>Compliant</p>	<p>Not Applicable to this Application</p>	<p>Not Compliant</p>	<p>Standard</p>
<p>✘</p>		<p>✘</p>	<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 Main Street Corridor land use designation as it proposes three-story residential buildings which are more urban in character, and that which have minimum front yard setbacks. The application is also cohesive with the Neighborhood Destination Activity Node destination as it proposes a density of approximately 17 dwelling units per acre.</p> <p>The application is in conformance with the Comprehensive Plan’s Goal 1 Nurture the City, Goal 2 Improve the City Image, Goal 4 Emphasize the “Garden” in Garden City, Goal 7 Connect the City, and Goal 9 Sustainable City.</p> <p>In Denial: The application is not cohesive with the Comprehensive Plan’s Mixed-Use Residential future land use designation. The proposal does not adhere to the maximum height of two-stories as set forth in the Comprehensive Plan.</p>

			<p>The application is not in conformance with the Comprehensive Plan’s Goal 2 Objective 2.1.3 and Goal 6 Objective 6.3.1 by not providing a variety of housing types within the development. By not abiding to the Planned Unit Development code requirements for a variety of housing, the application is in conflict with Goal 6 of the Comprehensive Plan. Goal 6 speaks to diversity in housing, objective 6.3 speaks to managing and creating a diverse housing market that which attracts niche markets to which this development does not do.</p> <p>Additionally, by not providing a mix of residential and commercial uses, the development is in conflict with Goal 10 Objective 10.5 which aims to create a “Main Street” corridor.</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, and with approved waivers to code via the Planned Unit development Process, the application is in conformance with the applicable sections of Garden City Code.</p> <p>In Denial: The application is either not in conformance with the applicable sections of Garden City Code or there wasn’t enough information to review the application thoroughly. The application was found to not be in conformance with the applicable sections of code 8-4B-3, and 8-4L-4.</p>
X			<p>Finding 3. Public services are available or can be made available; and are adequate to accommodate the proposed development;</p> <p>Explanation:</p>

			In Approval: There are public services available that can accommodate the proposed development.
X			Finding 4. The subdivision is in conformance with scheduled public improvements in accord with the city's capital improvement program; Explanation: In Approval: The subdivision does not undermine scheduled public improvements or the City's capital improvement program.
X			Finding 5. There is public financial capability of supporting services for the proposed development Explanation: In Approval: 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.
X		X	Finding 6. The development will not be detrimental to the public health, safety, or general welfare; Explanation: In Approval: This proposal will not unreasonably diminish the health, safety, or welfare of the community. The installment of pedestrian sidewalks along E. 52 nd Street, provides for better pedestrian and bicycle connections than what currently exists and helps to connect an otherwise isolated adjacent sidewalk to the network of pathways. The inter-development pathway systems and code compliant parking contribute to the health and welfare of the community by addressing both pedestrian needs as well as vehicular. Residents will be capable of traversing the development via the system of walkways to utilize the common open space while vehicles are limited to common drives. Potential conflict

			<p>points between pedestrians and vehicles is kept minimal due to the limited number of crossing, separated pathways, and number of development access drives.</p> <p>In Denial: The proposal will be detrimental to and unreasonably diminish the health, and safety of the community. The lack of adherence to City Codes and the City's Comprehensive Plan is detrimental to the welfare of the city and its community members.</p> <p>Waivers from code are requested while not clearly demonstrating how the purpose of the Planned Unit Development is met. The development does not provide a variety of housing and building types, nor does it create a more useful pattern of open space and recreation areas. The waivers requested do not allow for the land to be used more efficiently than what is generally achieved through conventional development.</p>
X		X	<p>Finding 7. The development preserves significant natural, scenic, or historic resources.</p> <p>Explanation: In Approval: The application integrates with the surrounding urban area, and proposes to landscape the development site beyond what currently exists.</p> <p>In Denial: The development does not adequately address its location, nor does it provide complementary trees and vegetation for its location adjacent to the river.</p>

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

The draft findings are written both in approval and in denial. The Design Review Committee may 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.			
GCC 8-6B-7: PLANNED UNIT DEVELOPMENT: REQUIRED FINDINGS			
Conclusion			Standard
Compliant	Not Applicable to this Application	Not Compliant	
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: In Approval: Approval of this application is conditioned that the development shall be initiated within two years of the date of approval. In Denial: 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: 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. In Denial: The proposal fails to be compliant with provisions of code without demonstrating</p>

			that a deviation to standards achieves the purpose of a planned unit development.
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 private drive that is capable of handling anticipated traffic which will provide ingress/egress onto E 52nd Street. The PUD is not large enough to trigger a traffic impact analysis.</p> <p>In Denial: If in denial, STATE WHY the subdivision overloads the network.</p>
	X		<p>Finding 4. Any proposed commercial development can be justified at the locations proposed.</p> <p>Explanation: Not Applicable: This 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 open space and recreation areas, as well as convenience in the location of nonresidential uses. The layout of the project preserves and utilizes the natural features of the site.</p> <p>The application provides a choice of living environments through a variety of floorplans consisting of three-, four-, and five-bedroom units. The variety will help</p>

			<p>to address the different needs of individuals and families. The buildings provide architectural variation.</p> <p>The PUD is able to establish a development pattern which preserves and utilizes existing geologic features and scenic vistas.</p> <p>In Denial: The exception from standard district requirements is not warranted as they there is inadequate demonstration that 8-6B-7.A is achieved. Subsequently, the proposal has not achieved the ability to deviate from code standards. More specifically, the application does not:</p> <p>Provide a maximum choice of living environments, create a more useful pattern of open space and recreational areas, establish a development pattern which utilizes the land more efficiently than what is achieved through conventional development, or provide a land pattern in harmony with transportation and community facilities.</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: The proposal is compatible with the surrounding uses and the neighborhood vision. The development is compatible with the Neighborhood Destination Activity Node designation as it proposes new multi-story residential units at a seventeen-dwelling unit per acre density. The development meets the meets the intent of the Mixed-Use Residential designation by developing to a form and scale that is residential in character and design.</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 nor is it in alignment with the Comprehensive Plan's vision for the Main Street Corridor or Neighborhood Destination Activity Node designations. The application is not compatible in that it does not propose a mix of uses. The designation calls for mixed-use development that is focused on making the location a destination. The proposed development does not contain any commercial aspect. If the surrounding area were to develop to the vision of the comprehensive plan, the proposed development would not be compatible with the surrounding area.</p>
X		X	<p>Finding 7. The PUD is in general conformance with the comprehensive plan;</p> <p>Explanation: In Approval: With the unique design of the dwellings and increase in density, this development may be considered compatible with the existing residential uses in the neighborhood.</p> <p>In Denial: The application cannot be found in conformance with the comprehensive plan. See 8-5B-5 Finding 1.</p> <p>The proposed development is not compatible with the Comprehensive Plan's vision for the Main Street Corridor or Neighborhood Destination Activity Node designations. The application is not compatible in that it does not propose a mix of uses. The designation calls for</p>

			mixed-use development that is focused on making the location a destination. The proposed development does not contain any commercial aspect. If the surrounding area were to develop to the vision of the comprehensive plan, the proposed development would not be compatible with the surrounding area.
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: The ability to serve has been provided and the city engineer has stated that the project is eligible to receive water and sewer service from the existing infrastructure.</p>
GCC 8-6B-2 CONDITIONAL USE: REQUIRED FINDINGS			
Conclusion			
Compliant	Not Applicable to this Application	Not Compliant	Standard
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 townhome development is compatible with the surrounding uses and is permitted within the R-3 zoning district. The application meets the setback standards set forth in Garden City Code, and any deviations have been conditioned for compliance or waived as part of the Planned Unit Development.</p> <p>In Denial: The application is not appropriate to the location or the neighborhood as the proposal is less intensive than what is envisioned by the Neighborhood Destination Activity Node designation of</p>

			the Comprehensive Plan. Furthermore, the application cuts adjacent properties off, and requests waivers to the base zoning district setback standards.
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: The ability to serve has been provided and the city engineer has stated that the project is eligible to receive water and sewer service from the existing infrastructure.</p>
X		X	<p>Finding 3. The use will not unreasonably diminish either the health, safety, or welfare of the community;</p> <p>Explanation: In Approval: There is no evidence that the proposal is detrimental to the public health, safety, or general welfare of the community.</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 4. The use is no in conflict with the comprehensive plan or other adopted plans, policies, or ordinances of the city.</p> <p>Explanation: Refer to 8-5B-5 Finding 1 and Finding 2.</p>

20. 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 SUBFY2022-0008 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. The final plat shall be in conformance with this approval as reviewed and approved or otherwise conditioned through this approval.
2. Common driveways, open space, and other common areas shall be included in an easement or on a common lot noted as unbuildable.
3. A note must be provided on the final plat documenting:
 - a. The current flood zone in which the property or properties are located;
 - b. FEMA FIRM panel(s), FIRM effective date(s), flood zone(s), base flood elevation(s); and
 - c. A note: "Flood zones are subject to change by FEMA and all land within a floodway or floodplain is regulated by this code.
 - d. The boundary line must be drawn on the plat in situations where two (2) or more flood zones intersect over the property or properties being surveyed.
4. 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. Public utility
 - 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.
5. 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 SUBFY2022-0008".
 - a. The approved reductions from code required setback are:
 - i. Lot 1

1. Front: 6.5'
 2. Rear: 3.5'
 3. Side: 3.5'
 - ii. Lots 2, 3, & 4
 1. Front: 3.5'
 2. Rear: 3.5'
 3. Side: 3.5'
 - iii. Lots 5 - 12
 1. Front 3.5
 2. Rear: 3.5'
 3. Side: 3.5'
 4. Interior Side: 0'
6. Common Lots
 - a. All common open spaces shall be located on common lots and noted as unbuildable on the plat.
 - b. Lots 13 shall be considered a common lot.
7. A building envelope within which future building footprints will be located shall be shown on the lots.
8. All private streets shall be located on common lots.
9. 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.
10. The CC&Rs must state: "The Association shall not be dissolved without the prior written approval of the City of Garden City, Idaho".

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. A Floodplain development permit is required.
3. Landscaping
 - a. The landscaping shall be in conformance with this approval 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 8-41-7 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. The frontage of E. 52nd Street shall have a total of 4 class II or III trees. The trees shall be of high-and-wide branching canopies.
 - 1. Frontage trees shall be approved by Development Services staff.
 - 2. The proposed City Sprite Japanese Zelkova trees are not an approved frontage tree.
 - d. 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.
 - e. 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.
 - f. 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.
 - g. 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.
 - h. All required landscaping shall be provided with an automatically controlled irrigation system in conformance with the best management practices for automatic irrigation systems.
 - i. 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.
4. 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.
 5. All light fixtures must be compliant with Garden City Code 8-4A-4 Outdoor Lighting.
 6. All outdoor service and equipment areas shall be screened and comply with Garden City Code 8-4A-5 Outdoor Service and Equipment Areas.

7. 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.
 - a. The overhead utilities adjacent to E. 52nd Street shall be relocated or undergrounded in such a manner so as to not conflict with the Class II or III frontage trees or the sidewalk.
8. Driveway openings in curbs shall comply with the requirements of the Transportation Authority.
9. Contrasting hardscape material shall be installed at the drive aisles to better identify the pedestrian crossings along E. 52nd Street.
10. Contrasting hardscape material shall be installed within the drive aisles to better identify the pedestrian crossings internal to the development.
11. Vehicular parking
 - a. Parking spaces shall be a minimum of 9'X20'
 - b. The guest parking shall be in conformance with this approval as reviewed and approved or otherwise conditioned.
12. Bicycle Parking
 - a. At least two bicycle parking spaces shall be placed within the common area of the subdivision.
 - b. 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 private street, nor E. 52nd Street.
 - c. All bicycle parking shall be located so as to not prevent pedestrian or vehicular traffic from maintaining a continuous momentum.
13. All outdoor living spaces must comply with Garden City Code 8-3C General Provisions- Living Space Requirements.
14. All stormwater systems must comply with Garden City Code 8-4A-7.
15. 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.
16. A minimum of ten percent (10%) of the gross site area shall be in common open space.
 - a. Common open space shall be identified in a separate sheet, and it shall clearly conform to the standards as set forth in GCC 8-4L-4.
17. Private streets shall be compliant with Garden City Code 8-4E-5. Standards include, but are not limited to:

- a. The private street shall be constructed on a perpetual ingress/egress easement or a single platted lot that provides access to all applicable properties.
- b. The private street shall be constructed within the easement and shall have a travel lane width of twenty-six feet (26').
- c. The private street name(s) shall obtain approval from the Ada County Street name committee.

Prior to approval of building permits for structures:

1. The structural elevations shall be in conformance with this approval as reviewed and approved or otherwise conditioned.
2. The floorplans shall be in conformance with this approval as reviewed and approved or otherwise conditioned.
3. 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.
4. The subdivision must obtain Ada County Approved addresses for all new lots.
5. The naming of streets shall conform to the requirements of the Ada County street name committee.
6. All HVAC systems and outdoor service and equipment areas shall be identified in building plans for permit review and screened to be compliant with Garden City Code 8-4A-5 Outdoor Service and Equipment Areas.
7. Setbacks for all lots shall be from the property lines.

For the Duration of the Use:

1. There shall be no landscaping work done beyond the parameters of the ownership of Chandlers Place without expressed permission of the ownership of the property owner, including on public property.
2. 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 private street, nor E. 52nd Street.
 - a. All bicycle parking shall be located so as to not prevent the pedestrian or vehicular traffic from maintaining a continuous momentum.
3. All streets and driveways shall adhere to the standards of a clear vision triangle.
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. All common open spaces shall be located on an open space easement with the grantee being Chandlers Place 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.

General:

1. This approval is for a combined preliminary and final plat for a residential subdivision encompassing 13 lots – 12 lots are to be designated for residential use, and 1 lot is to be designated as a common lot.
2. This approval is based on the following plans:
 - a. Landscape Plan Submitted on November 29, 2022, dated November 29, 2022;
 - b. Architectural Elevation Plans and Floor Plans submitted on November 29, 2022, dated November 28, 2022;
 - c. Site Plan Submitted November 2, 2022, dated August 11, 2022.
3. Approved waivers to Garden City Code, Title 8 regulations include:
 - a. Setbacks, allowing a minimum of 3.5' interior of the development; and
 - b. More than 4 dwelling units being served through a common drive, allowing for 12 units to be served on a common drive;
 - c. Parking space dimensional standards, allowing for 9' x 20' parking spaces.

4. The development shall be initiated within two (2) years of the date of approval.
5. The applicant shall comply with all requirements of the reviewing entities.
6. 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.
7. Approval of the subdivision does not constitute as the approval for any uses.
8. The approved addresses and a copy of the recorded plat must be provided to the city prior to the city considering the subdivision complete.
9. The approval is specific to the application provided and reviewed.
10. This approval is for this application only. Additional permits, licenses and approvals may be necessary. All other applicable permits must be obtained.
11. 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.
12. 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.
13. 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.
14. 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.

15. 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.
16. 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.
17. 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.
18. This approval shall expire 365 days from its approval, unless otherwise extended as allowed by Garden City Code.
19. 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.
20. This application shall be considered intent to vacate any previous use on site; all previous uses at this location shall be considered abandoned.
21. Final decisions are subject to judicial review pursuant to The Local Land Use Planning Act, Chapter 65 Title 67 Idaho Code.
22. 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.
23. A takings analysis pursuant to Idaho Code may be requested on final decisions.
24. 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

Date

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 for reasons stated in the findings. Compliance can be met by meeting all governing code standards or identifying how any requested waivers to code clearly implement the purpose of GCC 8-6B-7 Planned Unit Development.
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.

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by the Design Review Committee

Date