



CITY OF GARDEN CITY

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File Number: ZONFY2022-0002
Rezone From: R-3 to C-2
Location: 520 E. 40th Street
Applicant: Francis Fallon
Planning and Zoning Commission Hearing Date: November 16, 2022
City Council Hearing Date: November 28, 2022



STAFF REPORT

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A. Record Documents: [Linked](#)

Individual links:

1. Application Materials
 - a) [ZONFY2022-0002 application and materials](#)
2. Staff Reports
 - a) Planning and Zoning Staff Report November 16, 2022
3. Agency Comments: linked in [Section F](#)
4. Public Comments: linked in [Section G](#)
5. Noticing Documents
 - a) [City Noticing](#)
 - b) [Property Posting for Planning and Zoning](#)
 - c) [Property Posting for City Council](#)
6. Recommendations
 - a) [Planning and Zoning Recommendation](#)
7. [Draft Ordinance](#)
8. [DRAFT City Council Potential Decision Document](#)

B. Recommendation Summary:

The Planning and Zoning Commission unanimously recommended approval of this application on November 16, 2022.

C. Project Information

Proposed Scope of Work: This application is for a rezone per Garden City Code 8-7A-2
Definition of Terms:

ZONING DISTRICT, BASE: General district in which all properties are divided into residential, commercial, or industrial uses and reflected on the zoning map.

| Request | Review Process |
|----------------------|-----------------------------|
| Zoning map amendment | GCC 8-6B-10 |

Project Details:

- 1) Applicant: Francis Fallon
- 2) Owner: Brooklyn Park LLC
- 3) Existing Zoning District: R-3 Medium Density Residential
- 4) Proposed Zoning District: C-2 General Commercial
- 5) Proposed Development Agreement: No

Site Conditions:

- 1) Existing Use: Mobile Home Park
- 2) Street Address: 520 E. 40th Street
- 3) Parcel Number(s): R2734560180
- 4) Property Description: LOT 19 & 20 BLK 2 FAIRVIEW ACRES SUB NO 7 #8219548

- 5) Legal Lot of Record: Yes – Might require lot consolidation.
- 6) Property Size: 0.650acres
- 7) Zoning District: R-3
- 8) Zoning Overlay(s): None
- 9) Comprehensive Plan Land Use Map Designation:
 - a) Mixed Use Residential
 - b) Activity Node: Neighborhood Destination
- 10) Floodplain Designation:
 - a) 2003 FIRM: 100 Year
 - b) 2017 Draft FIRM: 100 Year
- 11) Surrounding Uses:
 - a) Dwelling, Single-Family Attached
 - b) Manufactured Home/Mobile Home Park
 - c) Dwelling, Multi-family - The Boardwalk Apartments
 - d) Commercial tenants yet to be identified – The Boardwalk Project
- 12) Adjacent Zoning: R-3 Medium Density Residential & C-2 General Commercial
- 13) Adjacent Comprehensive Plan Designations: Mixed-Use Residential, Neighborhood Destination Node, Main Street Corridor
- 14) Easements on site: None of note
- 15) Site Access:
 - a) Front: E 40th Street
- 16) Sidewalks: Sidewalks are installed and are in good repair.
- 17) Wetlands on site: None identified

D. Discussion

The proposed zoning map amendment is intended to create contiguous commercial zoning between the site and adjacent properties. Adjacent properties are zoned both R-3 and C-2, in which case spot zoning is not of a concern. The property lies on the boundary between the C-2 district and the R-3 Medium Density Residential zoning district. Contiguous commercially zoned properties enable the consistent delivery of compatible commercial uses to nearby mixed use and residential properties.

While the proposed zoning map amendment would grant several new entitlements to the property, the property is contiguous to and is nearby other C-2 zoned properties. Introducing new uses to the property does not create a uniquely entitled property, but rather brings the property into contiguity with other properties in the area.

The property is located within the Mixed-Use Residential designation and is within ¼ mile walking distance from a Neighborhood Destination Activity Node as identified in the Comprehensive Plan Land Use Map.

Activity nodes are identified on the Land Use Map for neighborhood centers, local and regional destinations, and locations in proximity to existing and future transit stations and stops. Activity centers range in size depending on their function and location. Some nodes may be centered around the intersection of major streets or extend down a street to connect major community facilities. The common characteristics of the activity nodes are a mix of uses, public spaces, compatible transition to the uses

surrounding the nodes and non-motorized connections to within a quarter mile walkable area of the node center. Some nodes, especially around transit stations, would have higher density (at least 14-20 units per acre) and multi-story development (three or more stories). It is not intended that all nodes could be developed within the twenty-year period of the plan. Neighborhood and Destination Centers: The centers should be focused on uses that facilitate making the location a destination. Uses may include small scale retail, art, office, and higher density residential.

The mixed-use residential area is north of Adams/ Alworth Street. This designation allows for residential and commercial uses in a form and scale that is residential in character and design. A mix of residential; small scale office and retail; and public and semi-public uses are appropriate in this district. Regulations for this area should focus on form more than use, with a maximum height of two stories.

The stated purpose of the General Commercial (C-2) zoning district conforms with what the comprehensive plan wishes this neighborhood to develop to. The purpose of the Neighborhood Destination Activity Node is to create neighborhood centers, local and regional destination at locations in proximity to existing and future transit stations. The characteristic of the node is a mix of uses and public spaces where higher density (14-20 units per acre) and multi-story development (more than 3-stories) is promoted. The primary goal of the C-2 zoning district is to allow for activities which are more compatible with mixed uses or residential uses, and minimally disruptive to the neighborhood. The C-2 zoning district promotes higher density by not putting restrictions on dwelling units per acre or height limitations.

Staff does have concerns with the flexibility and incompatibility of the (C-2) zoning district with the adjacent R-3 uses, and its relation to the Comprehensive Plan's designation goals. Regardless of the purpose statement, the C-2 zoning district contemplates uses that are not compatible with residential uses. Staff's major concerns lie within the more industrial uses such as vehicle sales, retail and washing facilities, storage and warehouses, and fuel sales, all of which might not be in accordance with Garden City's comprehensive plan. There is a chart comparing all permitted, prohibited, and conditional uses in the R-3 and C-2 zoning districts further below in this report.

As the parcel to be rezoned consists of two lots, it would be recommended that, at an appropriate time, a parcel consolidation survey (lot consolidation) be required.

E. Decision Process

General Provisions

The ZONFY2022-0002 application is to be 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 |
|----------|---|---------------------------------|
| Rezzone | Planning and Zoning Commission: Hearing November 16, 2022 | City Council: November 28, 2022 |

Required Findings:

For the approval of a ZONING MAP AMENDMENT, the decision making body must find the application meets the following findings, found in [GCC 8-6B-10](#):

1. The zoning map amendment complies with the applicable provisions of the comprehensive plan;
2. The zoning map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;
3. The zoning map amendment shall not be materially detrimental to, or impacts can be mitigated that affect, the public health, safety, and welfare or impacts;
4. The zoning map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts; and
5. The annexation of land, if proposed, is in the best of interest of the city and complies with the procedures as set forth in Idaho Code section [50-222](#).
6. There has been no denial of any application on this property within one year.

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 is the recommending body 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.

If there is a denial, state code requires that the decision maker identify what could be done to obtain approval.

Appeal of Decision:

Pursuant to Garden City Code [Table 8-6A-1 Authorities and Processes](#), Planning and Zoning Commission is a recommending authority 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.

F. Agency Comments

The following agency comments were provided:

| Agency | Comment Date | Summary |
|-------------------|--------------|---|
| Republic Services | 10/19/2022 | The existing manufactured home community has a well-established trash pick up service. Republic Services would prefer to have trash containers already outside in a safe staging area when they come for pick-up. |

G. Public Comment

There were no public comments received as of the drafting of this document.

| Commenter | Comment Date | Summary |
|-----------|--------------|---------|
| | | |

H. 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. |
| 8-1B-1 Nonconforming Properties | | No compliance issues noted | |
| Title 8, Chapter 2: Base Zoning District Regulations | | | |
| 8-2B-1 Purpose | | No compliance issues noted | <p>Pursuant to Garden City Code 8-2B-1D, the purpose statement of the R-3 zoning district is:</p> <p><i>The purpose of the four (4) residential districts is to provide a full range of housing products within the city in areas that are exclusively for residential uses. The four (4) districts are contrasted by the density and housing products that are allowed within each district.</i></p> <p>Pursuant to Garden City Code 8-2B-1D, the purpose statement of the C-2 zoning district is:</p> <p><i>C-2 general commercial: Activities which are more compatible with mixed use or residential uses and minimally disruptive to the neighborhood are to be located in the general commercial (C-2) district.</i></p> <p>The intent of the proposed zoning map amendment is to allow the property to better align with current and future developments adjacent to the applicant property. The intent of the proposed zoning map amendment is in line with the C-2 zoning district purpose statement.</p> <p>The applicant has not proposed a use in conjunction with the rezone. The intent is to maintain the existing manufactured home park. Any future use would be required to alignment with the purpose statement of the C-2 zoning district.</p> <p>The applicant has stated that they, or any future developer, will develop to what the Garden City Comprehensive Plan</p> |

| | | | envisions for the area, and how the area is currently developing. | | | | | | | | | | | | | | | | | | |
|-------------------------------------|-----|---|--|--|-----|-----|----------------|---|---|--------------|---|---|-------------------|--|---|-----------------------|--|---|----------------|---|---|
| 8-2B-2 Allowed Uses | PZ | The rezone of the site to C-2 may be assisted by a development agreement limiting certain uses. | <p>Garden City Code Table 8-2B-1 conditionally allows for the use of a manufactured home park in the R-3 zoning district.</p> <p>Garden City Code Table 8-2B-1 requires a conditional use permit for the use of a manufactured home parking in the C-2 zoning district. As there is an existing manufactured home park on site, a conditional use permit is not required.</p> <p>Garden City Code Table 8-2B-1 allows and conditionally allows for both commercial and residential uses. Any proposed commercial or residential use will be required to go through the proper permitting process in place at the time of entitlement, construction, and occupancy.</p> <p>The uses of commercial entertainment facility, full scale drinking establishments, drive-throughs, equipment rental and service, fuel sales, flex industry, laundry and dry-cleaning commercial plant, RV park, Service Provider, vehicle rental, vehicle sales, and warehouse would be conditionally allowed in the C-2 zoning district whereas all these uses are prohibited in R-3.</p> <p>Neighborhood and personal daycares would be allowed in the M district but are prohibited in the C-2 district but permitted in the R-3 zoning district.</p> <p>The uses of commercial entertainment facility, full scale drinking establishments, drive-throughs, equipment rental and service, fuel sales, flex industry, laundry and dry-cleaning commercial plant, service provider, vehicle rental, vehicle sales, and warehouse are potentially not cohesive uses with a neighborhood destination, nor with the residential component of the mixed-use as designated in the Garden City Comprehensive Plan. A development agreement could potentially restrict these uses.</p> <p>Staff has highlighted the existing use in blue, and the existing use in the chart given, as well as allowed uses that seem to differentiate between the C-2 zoning ordinance and R-3 zoning ordinance. A highlight of green is indicative of a use that is less restrictive than in the R-3 Zoning District, and a highlight of red is indicative of a use that is more restrictive than the R-3 Zoning District.</p> <table border="1" data-bbox="743 1604 1443 1898"> <thead> <tr> <th></th> <th>R-3</th> <th>C-2</th> </tr> </thead> <tbody> <tr> <td>Accessory Use*</td> <td>P</td> <td>P</td> </tr> <tr> <td>Agriculture*</td> <td>P</td> <td>P</td> </tr> <tr> <td>Amusement Center*</td> <td></td> <td>C</td> </tr> <tr> <td>Animal Care Facility*</td> <td></td> <td>C</td> </tr> <tr> <td>Artist Studio*</td> <td>P</td> <td>P</td> </tr> </tbody> </table> | | R-3 | C-2 | Accessory Use* | P | P | Agriculture* | P | P | Amusement Center* | | C | Animal Care Facility* | | C | Artist Studio* | P | P |
| | R-3 | C-2 | | | | | | | | | | | | | | | | | | | |
| Accessory Use* | P | P | | | | | | | | | | | | | | | | | | | |
| Agriculture* | P | P | | | | | | | | | | | | | | | | | | | |
| Amusement Center* | | C | | | | | | | | | | | | | | | | | | | |
| Animal Care Facility* | | C | | | | | | | | | | | | | | | | | | | |
| Artist Studio* | P | P | | | | | | | | | | | | | | | | | | | |

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|--|---|---|
| Bed And Breakfast* | C | P |
| Bicycle Sales Service, Storage, Rental | | P |
| Building Material, Garden and Equipment* | | C |
| Church Or Place of Religious Worship* | C | C |
| Club* | | C |
| Commercial Entertainment Facility* | | C |
| Day Care, Center* | | C |
| Day Care, Neighborhood* | P | |
| Day Care, Personal* | P | |
| Drinking Establishment, full service* | | C |
| Drinking Establishment, limited service* | | P |
| Drive Through Establishment* | | C |
| Dwelling Unit, Accessory* | P | P |
| Dwelling Unit, Group | C | P |
| Dwelling Unit, Multiple Family* | P | P |
| Dwelling Unit, Single Family Attached (Stated Desired Use) | P | P |
| Dwelling Unit, Single Family Detached | P | P |
| Dwelling Unit, Two-Family | P | P |
| Eating Establishment, full service | C | P |
| Eating Establishments, limited service | C | P |
| Equipment rental, sale, and service* | | C |
| Financial Institution* | | P |
| Food Products, processing* | | |
| Food Products, small-scale processing* | C | P |
| Food Store* | C | P |

| | | |
|--|---|---|
| Fuel Sales * | | C |
| Fuel Yard | | |
| Health Care and Social Service | C | P |
| Health Club* | C | P |
| Home Occupation* | P | P |
| Hospital* | | C |
| Industry, Flex* | | C |
| Industry, Information | | P |
| Industry, Light* | | |
| Kennel, Hobby* | P | P |
| Laboratory - Medical, Dental, Optical | | P |
| Laundromat, Self-Service Cleaner* | | P |
| Laundry and Dry Cleaning, Commercial Plant | | C |
| Laundry and Dry-Cleaning Establishment | | C |
| Lending Institution | | |
| Lodging* | | C |
| Manufactured/Mobile Home Park | C | C |
| Mortuary | | C |
| Nursery* | | P |
| Nursing And Residential Care* | C | C |
| Parking Facility | | C |
| Personal Service* | | P |
| Professional Service* | | P |
| Public Service Facility | C | C |
| Public Uses | C | P |
| Recreational Vehicle Park* | | C |
| Research and Development | | P |
| Retail Production* | C | P |
| Retail Store | | P |
| School* | C | C |
| Service Provider* | | C |

| | | | | | |
|--|--|--|--|---|---|
| | | | Sexually Oriented Businesses* | | |
| | | | Storage Facility, self-service | | |
| | | | Storage Facility or Yard* | | |
| | | | Storage Yard, Commercial Recreational Vehicle* | | |
| | | | Temporary Use* | P | P |
| | | | Tobacco Entertainment Facility* | | C |
| | | | Tobacco Retail Store | | P |
| | | | Vehicle Rental * | | C |
| | | | Vehicle Sales * | | C |
| | | | Vehicle Service * | | C |
| | | | Vehicle Washing Facility * | | |
| | | | Vehicle Wrecking Yard * | | |
| | | | Warehouse And Storage, Wholesale * | | C |
| | | | Wireless Communication Facility * | | |

While the proposal expands the intensity of uses onsite, there does not appear to be evidence on the record that a development agreement is necessary to restrict them. With any new structure or use, there are administrative and public hearing processes necessary that would protect the health, safety, and welfare of the community.

| 8-2B-3 Form Standards | | <p>Should the lack of restriction on height in the C-2 zoning district designation be of concern, this could be remedied through a Development Agreement. It has been conditioned in the drafted decision document to require compliance with the minimum</p> | <p>The C-2 zoning district allows for reduced setbacks, increased density, and increase lot coverage compared to the R-3 zoning.</p> <p>The principal differences between the C-2 District and the R-3 District is that in the C-2 zoning district there is no maximum height, whereas there is a 35' height maximum in the R-3 district. The R-3 zoning district allows for 0' interior side setbacks (for townhome developments) whereas C-2 does not.</p> <p>The applicant's current use of the site is required to comply with R-3 zoning setbacks. If rezoned, the site would require complying with C-2 zoning setbacks. It is unclear based on the submitted site plans if the site meets any setback standards.</p> <table border="1" data-bbox="738 1785 1469 1921"> <thead> <tr> <th>District</th> <th>Zoning Standards</th> </tr> </thead> <tbody> <tr> <td>R-3</td> <td>Setbacks: Front: 5'/20', Rear: 15', Interior side: 0/5', Street Side: 5'.</td> </tr> </tbody> </table> | District | Zoning Standards | R-3 | Setbacks: Front: 5'/20', Rear: 15', Interior side: 0/5', Street Side: 5'. |
|---------------------------------------|--|---|--|----------|------------------|-----|--|
| District | Zoning Standards | | | | | | |
| R-3 | Setbacks: Front: 5'/20', Rear: 15', Interior side: 0/5', Street Side: 5'. | | | | | | |

| | | | | |
|--|--|---|-----|---|
| | | setback standards of the C-2 zoning district. | | Maximum Height: n/a Maximum Lot Coverage: 70% |
| | | | C-2 | Setbacks: Front: 5', Rear: 5' Interior Side: 5', Street Side: 5' Maximum Height: n/a Maximum Lot Coverage: n/a |

Title 8, Chapter 3: Overlay Zoning District Regulations

| | | | |
|---|----|----------------------------|---|
| 8-3C Surel Mitchell Live-Work-Create | PZ | No compliance issues noted | Not applicable. |
| 8-3D Neighborhood Commercial Node | PZ | No compliance issues noted | Not requested by the applicant. |
| Title 8, Chapter 6, Article A: Administration | | | |
| 8-6A-3 General Application Process | | 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 | | | Application waivers requested pursuant to 8-6A-4A: <ul style="list-style-type: none"> - Master Plan - Site Plan - Natural Hazard and Resources Analysis |
| 8-6A-7 Public Hearing Process | | 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 of property posting more than 7 days in advance of the hearing validating that the property was posted more than 10 days prior to the hearing. |

Other Items Reviewed

| Plan/Policy | Discussion/ Analysis |
|-------------------------------------|--|
| Idaho Code 67-6511 | The Local Land Use Planning Act requires that a rezone be compliant with the Comprehensive Plan. |
| Idaho Code 67-6511A | A development agreement has not been proposed as a part of this application. |
| Idaho Code 67-6512 | Garden City Code noticing requirements are compliant with this Statute. |

| | |
|--|---|
| <p>Local Land Use Planning Special Use Permits, Conditions, and Procedures</p> | <p>The statute notes that upon the granting of a special use permit, conditions may be attached to a special use permit including, but not limited to, those:</p> <ol style="list-style-type: none"> (1) Minimizing adverse impact on other development; (2) Controlling the sequence and timing of development; (3) Controlling the duration of development; (4) Assuring that development is maintained properly; (5) Designating the exact location and nature of development; (6) Requiring the provision for on-site or off-site public facilities or services; (7) Requiring more restrictive standards than those generally required in an ordinance; (8) Requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction. <p>Prior to granting a special use permit, studies may be required of the social, economic, fiscal, and environmental effects and any aviation hazard as defined in section 21-501(2), Idaho Code, of the proposed special use. A special use permit shall not be considered as establishing a binding precedent to grant other special use permits. A special use permit is not transferable from one (1) parcel of land to another.</p> |
| <p>Garden City Comprehensive Plan</p> | <p>This application is in future land use designations of the Comprehensive Plan:</p> <ol style="list-style-type: none"> a) Mixed Use Residential b) Neighborhood Destination; Activity Node <p>In and of itself, a Comprehensive Plan is not legally binding. However, a required Conclusion of Law for zoning map amendments in Garden City is that the amendment is in conformance with the Comprehensive Plan. In this way the Garden City Zoning Code ensures that proposed zoning map amendments are not only required to be compatible with existing neighborhoods but are also progressing the vision that the community has for those neighborhoods.</p> <p>The proposed use is in the Mixed-Use Commercial and the Neighborhood Destination Activity Node designations of the Comprehensive Plan Land Use Map.</p> <p><i>Activity nodes are identified on the Land Use Map for neighborhood centers, local and regional destinations, and locations in proximity to existing and future transit stations and stops. Activity centers range in size depending on their function and location. Some nodes may be centered around the intersection of major streets or extend down a street to connect major community facilities. The common characteristics of the activity nodes are a mix of uses, public spaces, compatible transition to the uses surrounding the nodes and non-motorized connections to within a quarter mile walkable area of the node center. Some nodes, especially around transit stations, would have higher density (at least 14-20 units per acre) and multi-story development (three or more stories). It is not intended that all nodes could be developed within the twenty-year period of the plan. Neighborhood and Destination Centers: The centers should be focused on uses that facilitate making the location a destination. Uses may include small scale retail, art, office, and higher density residential.</i></p> |

The mixed-use residential area is north of Adams/ Alworth Street. This designation allows for residential and commercial uses in a form and scale that is residential in character and design. A mix of residential; small scale office and retail; and public and semi-public uses are appropriate in this district. Regulations for this area should focus on form more than use, with a maximum height of two stories.

The Rezone application may be supported by:

Goal 1. Nurture the City

- a.) Objective 1.4: Create a premier destination place to live, work, and recreate

Goal 2: Improve the City Image

- a.) Objective 2.1: Encourage new and distinctive neighborhoods.

Goal 10: Plan for the Future

- a.) 10.4.3 Objective: Provide a transition in the height and scale of development that is compatible with the existing surrounding neighborhoods.
- b.) Objective 10.6: Continue to support commercial and industrial land uses
- c.) 10.3.2 Objective: Recognize the stability of many areas within the city and focus future planning efforts on neighborhoods of rapid change and regeneration, especially east of Glenwood Street on both sides of Chinden Boulevard.

Goal 12. Evolve as a Destination

- a.) 12.1 Objective: Support a positive business environment
- b.) 12.2 Objective: Continue to support commercial and industrial land uses.

The Rezone application may not be supported by:

Goal 10. Plan for the Future

- a.) 10.4.3 Objective: Provide a transition in the height and scale of development that is compatible with the existing surrounding neighborhoods.

[Garden City Street Light Policy](#)

A streetlight is installed along E. 40th Street in accordance with the policy.