



**July 3, 2024**

**City of Garden City  
Planning and Zoning**

**Re: DSRFY2024-0009 – Fenton Street**

Planning and Zoning Staff,

We are in receipt of the design review comments. We believe we have satisfactorily addressed your comments and wanted to thank you for your efforts and coordination through the design review process. Please see our responses below:

DESIGN REVIEW COMMENTS

1. 8-4C-3

- a. A. Objective 1: The design of all structures shall have a scale, massing and urban form that has a relationship to the street, the pedestrian, and adjacent properties.
- b. 4. First Floor Facades: First floor facades visible from a public street (south, east, west) should include surfaces in windows, showcases, displays, or pedestrian access elements as follows: for retail uses at least fifty percent (50%), for all other uses at least fifteen percent (15%).
  - **All walls contain at least 15% of windows or surface elements.**
- c. 6. Wall plane: Facades should have no wall plane wider than two and one-half (2 ½) times the height of the wall plane. There are (2) 154' wall planes that do not comply.
  - **The building width was reduced by 2-feet, thus reducing the wall height along the westerly face. The north and south planes along the westerly side of the building are 51'-9", with a face height of 20'-7". The ratio of these faces are 2.5 : 1, excluding canopies and overhead doors. The center plane of the westerly wall is 50'-2" wide x 23'-2" height, with a ratio of 2.18 : 1. The center section of the building was further extended to the east by 1-foot, effectively dividing the 154' wall plan into 3 separate planes. The easterly and westerly wall now meets 8-4C-3 criteria.**
- d. 7. Blank Walls: No blank walls should front a public street. Any Blank walls...
  - **The west and south walls contain glazing, doors and canopies. These two walls meet the criteria. The easterly and north walls have been revised to contain metal lattice panels to provide relief and interest. Both of these planes do not face public streets and now meet the criteria.**
- e. 4. Primary Entrance: a. the building closest to the street should have its primary entrance to the street and be clearly defined by the architectural design of the building. b. The primary entrance of all buildings should provide a covered pedestrian open space such as

a building recess, an awning, canopy or marquee. c. Pedestrian amenities should be provided at the entrance including a minimum of one hundred (100) square feet of landscaping, outdoor seating, plaza, courtyards, public art, fountains, special paving, bicycle racks, transit stop.

- **The entrance on the south side of the building has been relocated to face Fenten Street. This entrance has a canopy and enlarged entry space. The entry side of the building contains greater than 100 square feet of landscape.**
- f. E. 1. Building Orientation: Buildings should be oriented to a prominent feature, such as a corner location, a plaza, a street or the river. Buildings and site design should provide inviting entry orientation. Buildings should not turn their backs to the street.
- **The building is oriented to the street, complimenting the adjacent buildings with the entrance prominent to the southwest corner of the building.**
2. 8-4A-5: Outdoor Service and Equipment Areas: Trash enclosure not compliant. Service area for trash conflicts with public sidewalk and street ROW and is a safety hazard. Show Mechanical locations and compliant screening.
- **The site has been revised and accepted by William Pastoor at Republic Services. An enclosure constructed of 6-inch CMU, matching the color of the building for the placement of individual 90 Gal containers for each tenant will be placed at the entrance, with a concrete staging area for trash collection pick-up adjacent to the street. This will ensure that the containers will be obscured and contained out of view from the public, meeting the requirements of the city and Republic Services.**
- A. All on site service areas for waste, recycling, or trash; and equipment areas for transformer and utility vaults shall be located in an area not visible from a public street or adjoining property or shall be screened from view from a public street and adjoining property with a privacy fence.
- B. Unless fully enclosed and baffled so no noise is detected on any adjoining property, the location of outdoor mechanical equipment shall meet the following setback requirements:
- C. HVAC equipment, trash dumpsters, recycling, trash compaction, and other service functions shall be incorporated into the overall design of buildings and landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets. (Ord. 898-08, 9-8-2008; amd. Ord. 944-12, 5-14-2012)
- **All mechanical equipment will be located inside of the building, out of view from adjacent properties and public streets.**

Objective 1: 8-4C-3

- The east and north elevations contain blank walls. Any blank walls should be treated in one or more ways:
  - a. Installing a vertical trellis in front of the wall with climbing vines or plant materials; or
  - b. Providing a landscaped planting bed at least five feet (5') wide or raised planter bed at least two feet (2') high and three feet (3') wide in front of the wall, with plant materials

- that obscure or screen at least fifty percent (50%) of the walls surface within three (3) years;
- c. Providing artwork (mosaic, mural, sculpture, relief, etc.) over at least fifty percent (50%) of the blank wall surface.
- **The north and east walls have been revised to contain trellis panels along each of the wall faces to provide additional relief. The landscape design has also been revised to contain taller vegetation along the faces of the building to provide screening to at least 50% of the surface.**
  - **The east wall is adjacent and within 10-feet of an existing metal shop building with a blank wall containing wall mounted HVAC equipment, with no openings, windows or doors. The addition of lattice panels and taller landscape planting along the face of the proposed building will provide the appropriate screening and buffering required per code.**
  - **The north wall faces an existing parking lot, shielded by a dense grove of trees which will remain untouched. The grove of trees will provide nearly 100% screening to this face of the building from adjacent property owners. The addition of the lattice panels will provide additional relief as required.**

#### Objective 2: 8-4C-3

- The design layout of all sites shall maximize opportunities for safe and comfortable pedestrian accessibility and minimize the obtrusive effects of parking and vehicular circulation.
- Driveway lanes crossing a public sidewalk should be no wider than twenty feet (20'). The driveway lane is 25' wide, this could be because the Republic Services trash collection, clarification required. The width of the driveway access is not compliant.
- **The site has been revised to accommodate a Republic Service approved individual container storage enclosure at the entrance to the site. The width of the entrance has also been reduced to 22-feet to accommodate the internal lane width of the parking area. We request the width of the driveway approach be 22-feet to allow for better traffic flow internal to the site and ingress for emergency vehicles. A stamped concrete band will be placed across the entirety of the approach in line with the sidewalk to provide a clear visual path for pedestrian flow, increasing safety for pedestrians.**
- South elevation faces Fenton St. The renderings and schematic drawings do not match. All primary entrances face the internal parking lot, Tenant space F does not have a primary entrance facing the street.
- **The entrance on the south side of the building, Tenant space F, has been relocated to face Fenton Street. This entrance will have a canopy and enlarged entry space, providing a clear entry place of entry to the public from the street.**

#### 8-4D Parking and Off Street Loading Requirements

- **The parking stall depths have been revised to be 20-feet with a 22-foot drive isle width.**

#### 8-4D-5 Required number of Off-street parking spaces

- This application does not request use(s) for the tenant spaces. Therefore, parking requirement calculations are based on the highest standard of 1 per 500 sqft. of gross floor area.
- Bike parking requirements are calculated at the same ratio. 14 bike parking spaces are required, but only 7 are provided. The site is lacking 7 bike spaces.
- **The site plan has been revised to include a total of 14 bike spaces.**

#### 8-4G Sustainable Development Provisions

- The development is required to provide 18 points. A sustainability checklist was not provided.
- **A sustainability checklist will be provided with these responses.**

#### 8-4I-4 Landscaping

- A minimum of five percent (5%) of the gross site shall be landscaped areas, excluding areas for setback or perimeter landscaping.
- **Per Interior landscape Requirements on sheet L1.0, the gross area of landscaping will be 8.76%.**
- A minimum of one class III tree shall be planted in the frontage and every adjacent streetside. An additional class 1 tree shall be planted in the corresponding setback for every increment of fifty feet (50') of linear feet of frontage.
- Provided: 2 class II trees (deficient 1 tree)
- **The Landscape plan has been revised to comply with this section of code.**

#### 8-4I-7 Tree Preservation Provisions

- Arborist report not provided for review. There appears to be existing trees on site, in which one is to remain. Calipers are not identified.
- **All existing trees are to remain on this Project Site. There will be no Tree removal requiring an arborist report.**

#### Consultant comments:

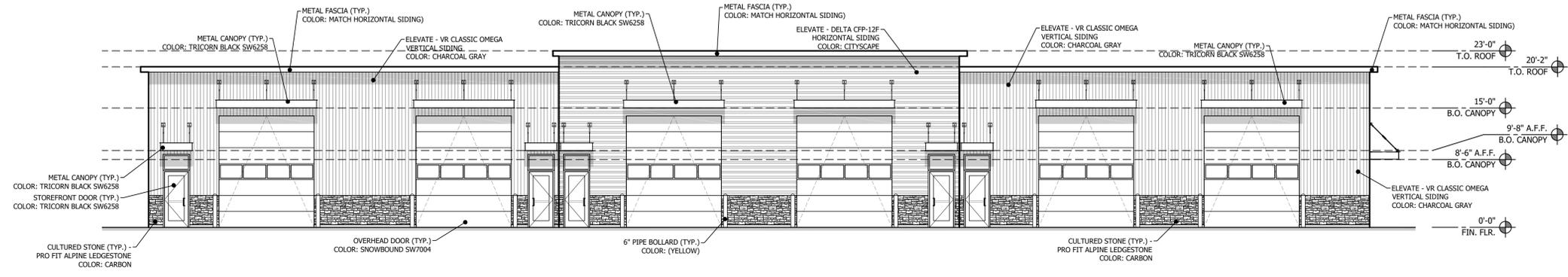
1. Metal siding is a discouraged material. As such, the use of metal siding should not be the predominant exterior finish material.
  - **This area of Garden City has a mix of uses, such as autobody repair, salvage, older residential type structures used as businesses, storage buildings etc... predominantly finished in typical PMB type metal siding.**
  - **This building will not be finished in a typical PMB type metal siding, rather a metal type which will give deeper relief and shadowing to the surface of the structure.**

2. This building appears to be a pre-engineered metal building due to the lack of articulation. Measures should be taken to lessen the appearance of being a prefabricated structure.
  - **Pilasters have been added along the east face of the building and the center section has been increased 1-foot to provide articulation to the building plane to mirror the westerly face. Also, additional metal lattice panels have been added to provide more interest to the adjacent property owner. With the two different roof planes and articulation of the north and south ends of the building, the structure gives less of an appearance of a rectangular, constant low pitch gabled prefabricated building. This structure will not have the appearance of a prefabricated metal building with the use of vertical and horizontal siding that provides deeper shadow lines and relief to the face of the structure.**
3. Terminal view at the end of the drive aisle should incorporate more significant landscape features or treatment.
  - **100% of the pre-existing dense tree grove along the adjacent north property will remain. Trees will be planted to provide an aesthetically pleasing terminus to the parking area along the north property line. With the additional landscaping and trees being planted along the northly property line, this site will become also entirely obscured to the north parcel and parking area. The terminal end of the drive aisle will be heavily landscaped between the two property owners, satisfying the condition.**

Should you have any questions or concerns regarding this response letter please feel free to contact me at your earliest convenience. We thank you for your time and consideration for this project and look forward to your approval.

Thank you,

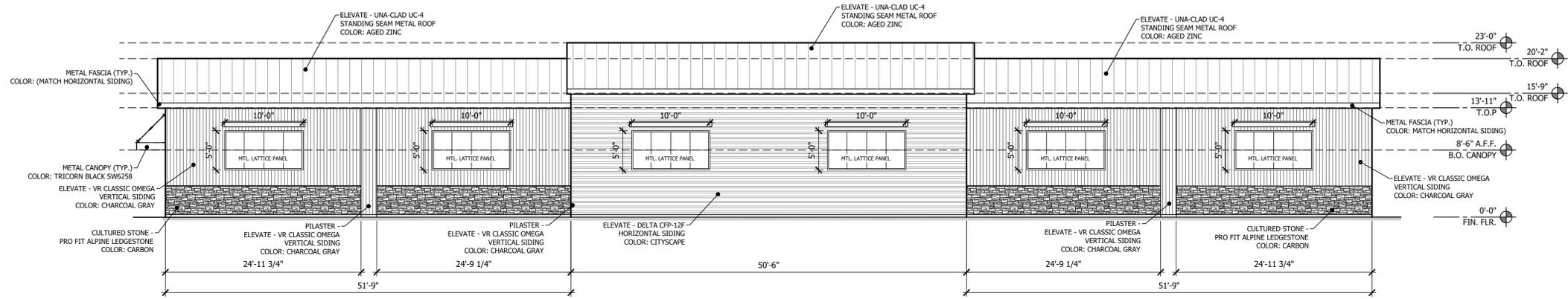
Jeff Likes  
ALC Architecture  
[jeff@alcarchitecture.com](mailto:jeff@alcarchitecture.com)  
208.514.2713



**WEST ELEVATION**

SCALE: 1/8"=1'-0"

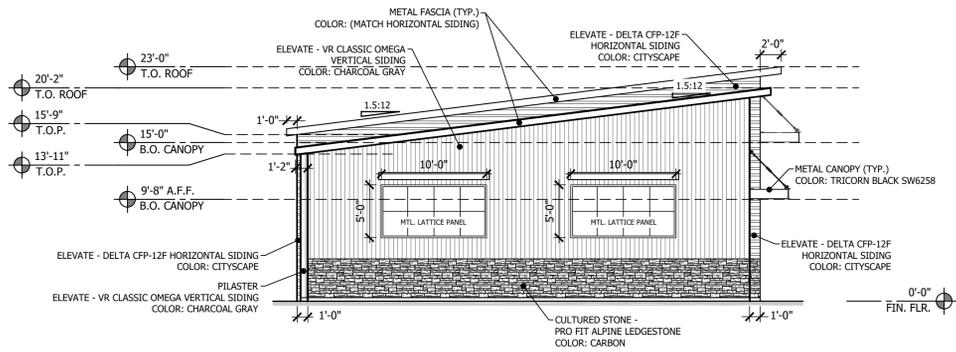
1



**EAST ELEVATION**

SCALE: 1/8"=1'-0"

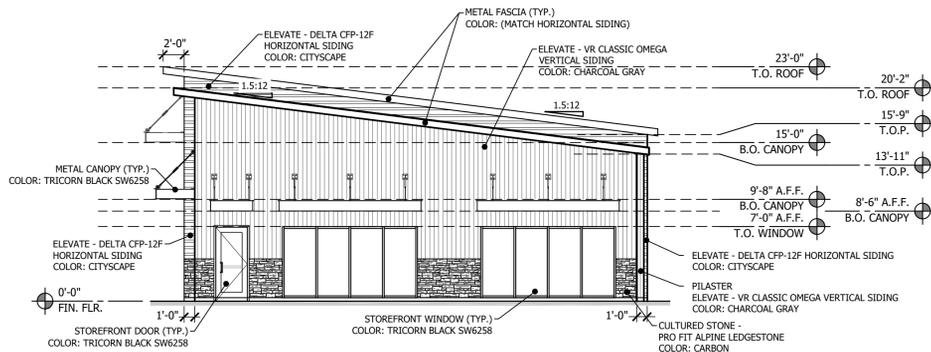
2



**NORTH ELEVATION**

SCALE: 1/8"=1'-0"

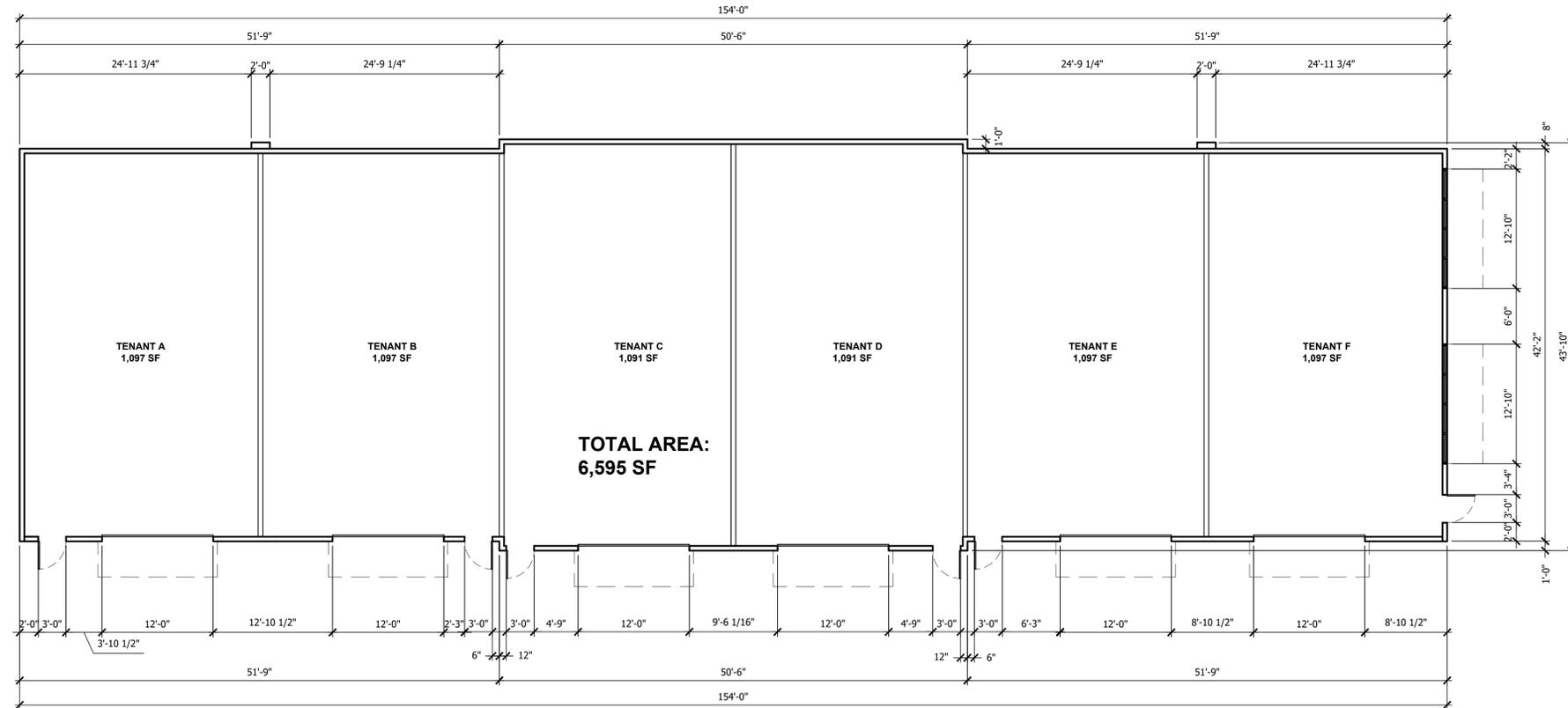
3



**SOUTH ELEVATION**

SCALE: 1/8"=1'-0"

4



**FLOOR PLAN**  
 SCALE: 1/8"=1'-0" 1

**GENERAL LANDSCAPE NOTES**

- CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.242.1585. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
  - ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.
- GENERAL IRRIGATION NOTES**
- ALL PLANT MATERIALS TO BE WATERED BY THE DEVELOPMENT OR SUBDIVISION PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF COMMON AREAS SHALL BE VIA THE SUBDIVISION'S PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF INDIVIDUAL LOTS AND LANDSCAPING ALONG THE FRONTAGE OF PRIVATE LOTS SHALL BE PRESSURIZED IRRIGATION WATER, AND THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
  - COVERAGE: THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
  - MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
  - IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON THE SEPARATE ZONE OR DISTRICT FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
  - OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.

**TREE PROTECTION NOTES**

- THE CONTRACTOR SHALL TAKE EXTREME CARE TO PROTECT THE CRITICAL ROOT ZONE OF ALL TREES AT ALL TIMES THROUGHOUT PROJECT.
- PRIOR TO COMMENCING WORK, TEMPORARY FENCING SHALL BE INSTALLED IMMEDIATELY AROUND EACH TREE IMPACTED BY DEMOLITION OR CONSTRUCTION. FENCING SHALL BE MAINTAINED THROUGHOUT THE COURSE OF THE ENTIRE DEMOLITION AND CONSTRUCTION PROCESS.
- BULK MATERIAL, EQUIPMENT, VEHICLES, AND CONSTRUCTION DEBRIS AND WASTE SHALL NOT BE STOCKPILED WITHIN THE CRITICAL ROOT ZONE.
- COMPACTION BY EQUIPMENT TRAFFIC IS PROHIBITED WITHIN THE CRITICAL ROOT ZONE.
- MAINTAIN WATERING WITHIN THE CRITICAL ROOT ZONE. APPLY A MIN. 1.5" OF WATER OVER THE CRITICAL ROOT ZONE PER WEEK. THIS IS A MIN. RECOMMENDATION. CONTRACTOR IS RESPONSIBLE TO DETERMINE IF MORE WATER IS NECESSARY DURING CONSTRUCTION.
- ANY DAMAGE TO EXISTING TREES DURING CONSTRUCTION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL PERFORM REMEDIAL WORK TO DAMAGED TREES AT THE CONTRACTOR'S EXPENSE.

**ACHD LANDSCAPE NOTES**

- TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
- SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- ALL TREES SHALL BE PLANTED A MINIMUM OF 5' FROM ALL ACHD CURBS AND/OR ATTACHED SIDEWALK, UNLESS PLANTED WITHIN THE PARKSTRIP. ALL TREES PLANTED IN PARKSTRIP SHALL BE CENTERED.

**STREET TREE CALCULATIONS (1 TREE PER EVERY ADJACENT STREETSIDE + 1 TREE / 50 LF OF SETBACK)**

STREET NAME	LF	CALCULATIONS	REQ	PRVD
N. FENTON ST.	100	2 STREETSIDE TREES + 100 LF / 50	4	4
<b>TOTAL STREET TREES</b>			4	4

**PARKING PERIMETER BUFFER TREE CALCULATIONS (1 TREE / 15 LF)**

LF	CALCULATIONS	REQ	PRVD	
134	134 LF / 15	9	9	
<b>TOTAL PARKING ISLAND TREES</b>			2	2

**INTERIOR LANDSCAPE CALCULATIONS**

MINIMUM 5% OF SITE AREA MUST BE LANDSCAPED AREAS, EXCLUDING BUFFERS AND PERIMETER LANDSCAPE BUFFERS

AREA	CALCULATIONS	REQ (SF)	PRVD (SF)
SITE AREA 18,565 SF	18,565 * 5%	928	1,903
		5.00 %	10.25 %

**GENERAL OPEN SPACE LANDSCAPE CALCULATIONS**

(1) TREE PER 1,000 SF AND (1) SHRUB PER 150 SF OF LANDSCAPE AREA

AREA	CALCULATIONS	REQ	PRVD / EXT
LANDSCAPE AREA 4,754 SF	TREES: 4,754 / 1,000	5	13
	SHRUBS: 4,754 / 150	32	70
		REQ	PRVD
		3	4

**TREE SPECIES MIX**

**MITIGATION REQUIREMENTS**

THERE ARE NO HEALTHY TREES > 4" CAL. PROPOSED FOR REMOVAL

REQ	PRVD
17	17

**TOTAL SITE TREES**

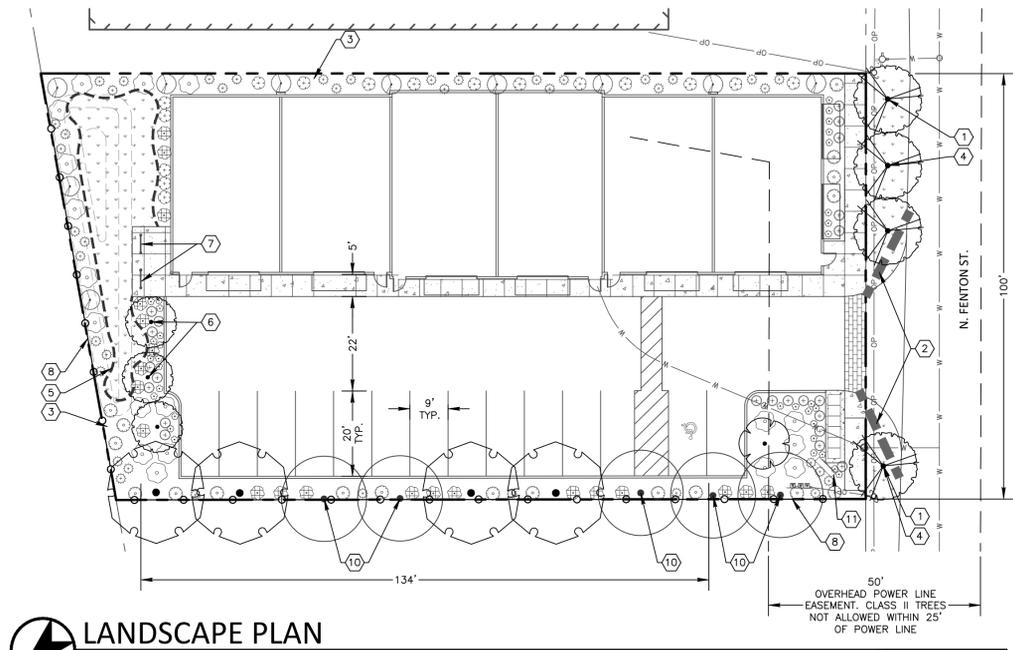
**BICYCLE PARKING CALCULATIONS (1 RACK = 7 STALLS)**

(1) BIKE PARKING SPACE / 500 GROSS SF

CALCULATIONS	REQ	PRVD
6,876 SF / 500	14	14
<b>BICYCLE PARKING SPACE TOTAL</b>		
	14	14

**KEYNOTES (TYPICAL) (#)**

- INSTALL 3" DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
- CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
- ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMABARK (ROCK) MULCH WITH PERMEABLE FABRIC WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING AREAS IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
- TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.
- INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE L1.0-02.
- INSTALL 3" DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
- BIKE RACK. SEE BICYCLE CALCULATIONS AND L1.0-04.
- 6" HEIGHT WOOD PRIVACY FENCE. SEE L1.0-03.
- NOT USED.
- EXISTING TREES TO REMAIN. PRESERVE AND PROTECT. SEE TREE PROTECTION NOTES.
- ENTRY MONUMENT BY OTHERS.



**CONTACT INFORMATION**

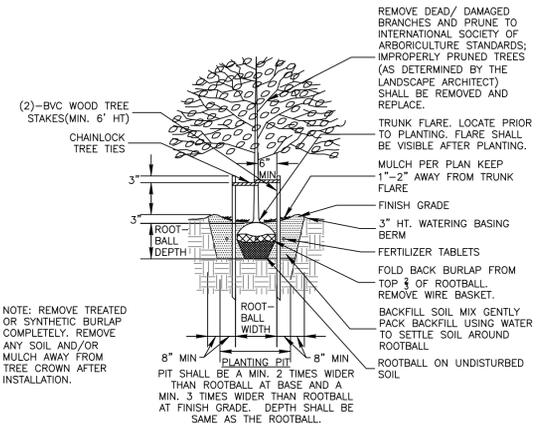
**LANDSCAPE CONSULTANT**  
 KM ENGINEERING, LLP  
 5725 NORTH DISCOVERY WAY  
 BOISE, IDAHO 83713  
 PHONE: (208) 639-6939  
 FAX: (208) 639-6930  
 CONTACT: ALYSSA YENSEN, PLA  
 EMAIL: ayensen@kmengrp.com

NAME	MATURE WIDTH	QUANTITY	COVERAGE EACH (SF)	TOTAL COVERAGE (SF)
IVORY HALO DOGWOOD, GRO-LOW SUMAC	6'	28	28.3	792.4
WINTER GEM BOXWOOD, LITTLE LIME HYDRANGEA	4'	39	12.6	491.4
BLUE ARROW JUNIPER, PURPLE FLAME GRASS, ANGELINA SEDUM	3'	79	7.1	560.9
STELLA DE ORO DAYLILY	2'	22	3.1	68.2
TURF SOD RHIZOMATOUS	N/A	N/A	1,498	1,498

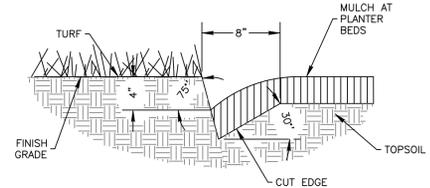
TOTAL GROUND COVERAGE	3410.9
TOTAL LANDSCAPE	4754
PERCENT GROUND COVERAGE	71.75%

**PLANT SCHEDULE**

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
<b>DECIDUOUS TREES</b>					
(Symbol)	4	ACER TRUNCATUM 'PACIFIC SUNSET' TM PACIFIC SUNSET MAPLE	2" CAL. B&B	35'X30'	CLASS II
(Symbol)	4	MALLUS 'SPRING SNOW' SPRING SNOW CRABAPPLE	2" CAL. B&B	25'X20'	CLASS I
(Symbol)	1	PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERY PEAR	2" CAL. B&B	35'X15'	CLASS II
(Symbol)	3	SYRINGA RETICULATA 'IVORY SILK' IVORY SILK JAPANESE TREE LILAC	1.5" CAL. B&B	20'X15'	CLASS I
<b>EXISTING TREES</b>					
(Symbol)	5	EXISTING TREE TO REMAIN PRESERVE AND PROTECT SEE TREE PROTECTION NOTES AND KEY NOTES	EXISTING	VARIES	
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	
<b>SHRUBS</b>					
(Symbol)	18	BUXUS MICROPHYLLA VAR. JAPONICA 'WINTER GEM' WINTER GEM BOXWOOD	2 GAL.	4'X4'	
(Symbol)	10	CORNUS ALBA 'IVORY HALO' TM TATARIAN DOGWOOD	2 GAL.	6'X6'	
(Symbol)	21	HYDRANGEA PANICULATA 'LITTLE LIME' LITTLE LIME HYDRANGEA	2 GAL.	4'X4'	
(Symbol)	16	RHAMNUS FRANGULA 'FINE LINE' FINE LINE BURNING BUSH	6"-8" B&B	6'X3'	
(Symbol)	18	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	2 GAL.	3'X6'	
<b>GRASSES</b>					
(Symbol)	41	MISCANTHUS X 'PURPURASCENS' PURPLE FLAME GRASS	1 GAL.	5'X3'	
<b>PERENNIALS</b>					
(Symbol)	34	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY	1 GAL.	1'X2'	
(Symbol)	22	SEDUM X 'ANGELINA' ANGELINA SEDUM	1 GAL.	.5'X3'	
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT		
(Symbol)	1,498 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD		



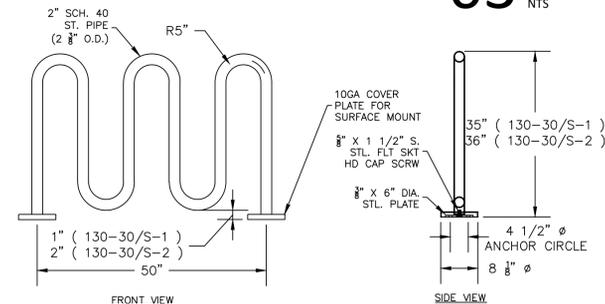
**01 DECIDUOUS TREE PLANTING AND STAKING DETAIL**  
 NTS



**02 SHOVEL CUT EDGE**  
 NTS



**03 6' HEIGHT WOOD PRIVACY FENCE - REFERENCE PHOTO**  
 NTS



- NOTES:  
 1. DUMOR, INC. 130-30 SURFACE MOUNT BLACK BIKE RACK OR APPROVED EQUAL.  
 2. SURFACE MOUNT PER DETAIL. 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.  
 3. REFER TO SITE LAYOUT PLAN FOR BIKE RACK LOCATIONS.

**04 BIKE RACK DETAIL**  
 NTS



NO.	REVISIONS	DATE

FENTON STREET WAREHOUSE  
 N FENTON STREET, GARDEN CITY, IDAHO  
 LANDSCAPE PLAN



**ENGINEERING**  
 5725 NORTH DISCOVERY WAY  
 BOISE, IDAHO 83713  
 PHONE (208) 639-6939  
 kmengllp.com

DESIGN BY: KZ  
 DRAWN BY: KZ  
 CHECKED BY: AY  
 DATE: JUNE 2024  
 PROJECT: 24-084  
 SHEET NO.

L1.0

FOR AGENCY REVIEW



LOOKING NORTHEAST

SCALE: -

1



LOOKING EAST

SCALE: -

2



LOOKING SOUTHWEST

SCALE: -

3



LOOKING SOUTHEAST

SCALE: -

1

## Chad Jones

---

**From:** Pastoor, William <WPastoor@republicservices.com>  
**Sent:** Thursday, June 20, 2024 10:07 AM  
**To:** Chad Jones; McDannel, Konrad  
**Cc:** Jeff Likes  
**Subject:** RE: 4844 Fenton, Garden City - DSRFY2024-0009

Thank you Chad. I hope that I stated that clearly that a staging area facing Fenton St. for the carts probably would serve the best.

**From:** Chad Jones <ChadJ@alcarchitecture.com>  
**Sent:** Thursday, June 20, 2024 10:04 AM  
**To:** Pastoor, William <WPastoor@republicservices.com>; McDannel, Konrad <KMcDannel@republicservices.com>  
**Cc:** Jeff Likes <Jeff@alcarchitecture.com>  
**Subject:** RE: 4844 Fenton, Garden City - DSRFY2024-0009

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

Report Suspicious

That will work. We will list that as trash bin storage and spell out the requirement for each tenant to place the bins along Fenton weekly for pick-up. Does that sound ok ?



## CHAD JONES

1119 State. Ste. 120

Eagle, Idaho 83616

p. 208.514.2713 Ext. 8206

c. 208.570-5722

e. [chadj@alcarchitecture.com](mailto:chadj@alcarchitecture.com)

**From:** Pastoor, William <WPastoor@republicservices.com>  
**Sent:** Thursday, June 20, 2024 9:52 AM  
**To:** Chad Jones <ChadJ@alcarchitecture.com>; McDannel, Konrad <KMcDannel@republicservices.com>  
**Cc:** Jeff Likes <Jeff@alcarchitecture.com>  
**Subject:** RE: 4844 Fenton, Garden City - DSRFY2024-0009

Hello Chad,  
Konrad made an excellent point that it would be best for us to roll these out to Fenton St. for service. This street isn't as busy and we wouldn't then have to back into the property.

**From:** Chad Jones <ChadJ@alcarchitecture.com>  
**Sent:** Thursday, June 20, 2024 7:26 AM  
**To:** Pastoor, William <WPastoor@republicservices.com>; McDannel, Konrad <KMcDannel@republicservices.com>  
**Cc:** Jeff Likes <Jeff@alcarchitecture.com>  
**Subject:** RE: 4844 Fenton, Garden City - DSRFY2024-0009

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

Report Suspicious

Good morning Bill,

See attached revised site plan for the Fenton Street Project. As we discussed yesterday, we have revised the site plan to provide individual 96gal bins for each tenant suite, enclosed in a CMU enclosure. This would negate the need for any turn-arounds and provide direct access for pick-up while also providing the required screening needed. Please let me know if this will be acceptable and supported by Republic Services.

Thanks,



**CHAD JONES**

1119 State. Ste. 120

Eagle, Idaho 83616

p. 208.514.2713 Ext. 8206

c. 208.570-5722

e. [chadi@alcarchitecture.com](mailto:chadi@alcarchitecture.com)

**From:** Pastoor, William <[WPastoor@republicservices.com](mailto:WPastoor@republicservices.com)>  
**Sent:** Wednesday, June 19, 2024 3:08 PM  
**To:** Chad Jones <[ChadJ@alcarchitecture.com](mailto:ChadJ@alcarchitecture.com)>; McDannel, Konrad <[KMcDannel@republicservices.com](mailto:KMcDannel@republicservices.com)>  
**Cc:** Jeff Likes <[Jeff@alcarchitecture.com](mailto:Jeff@alcarchitecture.com)>  
**Subject:** RE: 4844 Fenton, Garden City - DSRFY2024-0009

We can do residential pick up if there is a turn around for the truck on the property.

**From:** Chad Jones <[ChadJ@alcarchitecture.com](mailto:ChadJ@alcarchitecture.com)>  
**Sent:** Wednesday, June 19, 2024 2:36 PM  
**To:** Pastoor, William <[WPastoor@republicservices.com](mailto:WPastoor@republicservices.com)>; McDannel, Konrad <[KMcDannel@republicservices.com](mailto:KMcDannel@republicservices.com)>  
**Cc:** Jeff Likes <[Jeff@alcarchitecture.com](mailto:Jeff@alcarchitecture.com)>  
**Subject:** RE: 4844 Fenton, Garden City - DSRFY2024-0009

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You have not previously corresponded with this sender.

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That's what I was thinking. The second part of my last e-mail was a request to provide individual receptacles, that each would place at the street for pick-up each week. Would this be acceptable ?



## CHAD JONES

1119 State. Ste. 120

Eagle, Idaho 83616

p. 208.514.2713 Ext. 8206

c. 208.570-5722

e. [chadi@alcarchitecture.com](mailto:chadi@alcarchitecture.com)

**From:** Pastoor, William <WPastoor@republicservices.com>  
**Sent:** Wednesday, June 19, 2024 2:33 PM  
**To:** Chad Jones <ChadJ@alcarchitecture.com>; McDannel, Konrad <KMcDannel@republicservices.com>  
**Cc:** Jeff Likes <Jeff@alcarchitecture.com>  
**Subject:** RE: 4844 Fenton, Garden City - DSRFY2024-0009

Good morning Chad,  
I'm sorry, but we cannot back up more than 70' at a time due to our own safety standards.

**From:** Chad Jones <ChadJ@alcarchitecture.com>  
**Sent:** Tuesday, June 18, 2024 10:40 AM  
**To:** Pastoor, William <WPastoor@republicservices.com>  
**Cc:** Jeff Likes <Jeff@alcarchitecture.com>  
**Subject:** RE: 4844 Fenton, Garden City - DSRFY2024-0009

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William,

I've attached a revised site plan in response to Design Review Comments for this project. One of the comments from the City was regarding the width of the driveway approach not being greater than 20' and the other from Republic Service in respect to the size being 12X18. The original placement at the entrance was to give Republic direct access to the enclosure from the street, however, that causing the entrance to be wider than the City is accepting. In this new site layout, we have moved the enclosure to the end of the parking area, reducing the entrance width to satisfy the City. Our question is will Republic be accepting of this placement, being that your driver will need to back-up approximately 122-feet.

The other option we would like input and potentially acceptance is for each tenant to have individual bins that would be placed at the right-of-way for pickup weekly by each of the tenants. This is a very narrow site that makes placing an enclosure difficult.

We look forward to hearing from you on both the revised site plan and request to provide individual bin in leu of an enclosure.



**CHAD JONES**





# SUSTAINABILITY CHECKLIST

**6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921**  
 ▪ [www.gardencityidaho.org](http://www.gardencityidaho.org) ▪ [building@gardencityidaho.org](mailto:building@gardencityidaho.org)

Compliance with 8-4G is required for all new non-residential structures, new additions over 5,001 sq. ft. to existing non-residential structures, and all new residential developments over 4 units. This is accomplished through a point system. For more details, consult 8-4G of the Garden City Code.

The following projects are exempt from the requirements of 8-4G:

1. A project that can be certified by a nationally or regionally recognized program for green building construction and/or development.
2. A residential or non-residential development that will be:
  - a. Built to the maximum density or a floor area ratio of 1.0;
  - b. Located on a site that was previously developed with at least 50% site coverage;
  - c. Located within ¼ mile of a residential zone with an average density of (10) unites per acres net;
  - d. Located within ¼ mile walking distance of at least two of the following basic services:
    - i. **Restaurant** Moxie Java
    - ii. **Church or Place of Religious Worship** Vineyard Church
    - iii. **Food Store** Vineyard Food Pantry
    - iv. Day Care
    - v. Dry Cleaning Establishment
    - vi. **Personal or Professional Services** Clear Water Home Services, Spek Diagnostics
    - vii. Health Care and Social Services
    - viii. Post Office
    - ix. School
    - x. **Health Club** Bronco Gymnastics
3. A mixed use project in compliance with the requirements as set forth in Article 8-3G of this title.

Place a "x" next to the development that applies to your project.

<b>X</b>	<b>Type of Development</b>	<b>Points required</b>
	New residential development over 4 units	6 pts. per unit
	New Non-residential development: 5,000 sq. ft. or less	12 pts.
	New Non-residential development: 5,001 – 15,000 sq. ft.	18 pts.
	New Non-residential development: 15,001 – 30,000 sq. ft.	24 pts.
	New Non-residential development: Over 30,000 sq. ft.	32 pts.
	Non-residential additions: 5,001 – 15,000 sq. ft.	12
	Non-residential additions: 15,001 – 30,000 sq. ft.	18
	Non-residential additions: Over 30,000 sq. ft.	24 pts

Using the checklist below, place an "x" next to the sustainable criteria utilized in the project. Usage of each criteria will need to be shown on the site plan and/or landscaping plan or other appropriate plan. Failure to meet the requirements of 8-4G may result in the denial of the project.

<b>X</b>	<b>Sustainable Criteria</b>	<b>Development Type</b>	<b>Points</b>
	Project located within ¼ walking distance of one or more stops of a TOD or established public transit line usable by building occupants	ALL	4
	Shower and changing facilities for employees who may walk or bike to work are provided	Non-residential	2
	A board or computer is located in a public space that provides the following information for both employees and customers A. Information on carpooling programs B. Transit trip planning assistance C. Transit Maps D. Maps of preferred bike routes and the location(s) of secure bicycle parking, lockers and showers, if provided	Non-residential	1
	Employees are provided at no cost membership in a car-share or van-pool program in which (1) the contract is for at least 2 years, and (2) preferred parking is provided for shared parking, and (3) it is demonstrated that these cars are capable of servicing 5% of the employees	Non-residential	1
	Incentives are provided for employees who carpool or use alternative transportation to get to work. Potential incentives may include guaranteed ride home programs, preferred parking, or transit pass subsidies.	Non-residential	1
	Bike parking is provided that exceeds the standard set forth in Section XX of this code	Non-residential	2
	Pedestrian pathway or bike trails are dedicated for public use		4
	An easily accessible area is provided that serves the entire building and is dedicated to the collection and storage of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, and metals	ALL	1
	In re-construction of existing sites, at least fifty (50) percent of non-hazardous construction and demolition debris is recycled and/or salvaged	ALL	3
	At least fifty (50) percent (based on surface area) of the existing building structure is incorporated or reused in the new structure.	ALL	2
	A minimum of fifty (50) percent of the parking spaces is provided under cover, including under deck or under roof.	Non-residential	3
	Parking is provided underground or below, habitable space.	Non-residential; multi-family residential	1 per two spaces

Any combination of the following for fifty (50) percent of the side hardscape including roads, sidewalks, courtyards, and parking lots is provided: A. Shade (within 5 years of occupancy) B. Paving materials with a Solar Reflectance Index (SRI) of at least 29 C. Open grid pavement system	Non-residential; multi-family residential	3
A vegetated roof for at least fifty (50) percent of the roof area is provided	ALL	3
Use of alternate sources of energy		
Solar collectors are an allowed structure in the CC&R's	Residential	2
Only captured rain water, recycled wastewater, recycled gray water, or water treated is used for non-potable uses for irrigation	ALL	4
Landscaping is provided that does not require permanent irrigation systems. Temporary irrigation systems used for plan establishment are allowed only if removed within one year of installation	ALL	3
If irrigation is provided, a drip irrigation system is used.	ALL	2
Alternative surfaces (e.g., vegetated roofs, pervious pavement or grid pavers) and nonstructural techniques (e.g., rain gardens, vegetated swales, disconnection of imperviousness, rainwater recycling) are used to reduce imperviousness and promote infiltration thereby reducing pollutant loadings	ALL	3
Storm water volumes generated from the site are reused for non-potable uses such as landscape irrigation, toilet and urinal flushing and custodial uses.	ALL	3
A storm water infiltration and retention system is provided on the site.	ALL	1
Vegetated open space areas are provided adjacent to the building that is equal to the building footprint	Non-residential	2
The project design restores surface water systems, including streams and wetlands.	ALL	4
The project design retains all trees on the site that are four (4) inch caliper or greater in size.	ALL	3
The development footprint is located in the footprint of a previous building or impervious surface area.	ALL	2
Land is dedicated for conservation of habitat or wetlands	ALL	4
An area of ten (10) percent of the project site is dedicated for community gardens.	ALL	3
A minimum of one acres of land is dedicated for permanent agriculture use.	ALL	4

**Total Points Required for Project:** \_\_\_\_\_

**Total Points From Checklist** \_\_\_\_\_