

## CITY OF GARDEN CITY

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### STAFF REPORT

**File Number:** DSRFY2024 - 0013

Planned Unit Development

New Construction of a Non-Residential Structure

**Location:** 575 E. 42<sup>nd</sup> Street

**Applicant:** Jeff Hatch

**Report Date:** August 19, 2024



Staff Report  
Report prepared by Mariia Antonova and Hanna Veal

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## A. Record Documents

Individual links:

1. Application Materials
  - a) DSRFY2024 - 0013 [Application and Materials](#)
  - b) DSRFY2024 - 0013 [PUD Submittals](#)
2. Staff Reports
  - a) Staff Report Dated August 19, 2024
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
7. Draft Potential Decision

## B. Recommendation Summary:

This summary will be updated to reflect the recommending bodies recommendations.

## C. Project Information

### Proposed Scope of Work:

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

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

Review Process	Notes
<a href="#">8-6B-7</a> Planned Unit Development	A planned unit development (PUD) shall be processed as a conditional use permit with the submission of a preliminary development plan and approval of a final development plan.
<a href="#">8-6B-2</a> .Conditional Use Permit	In order to grant approval of a planned unit development, the commission and council shall make the findings for a conditional use permit as set forth in section <a href="#">8-6B-2</a> .

### Purpose of a Planned Unit Development

A. Purpose: The intent of this section is to provide for well planned developments which conform to the objectives of this title but may deviate in certain respects from the zoning map and the district regulations. It is not the intent that the planned unit development process be used solely for the purposes of deviation from the dimensional standards in the district unless the following objectives are also achieved:

1. Provide a maximum choice of living environments by allowing a variety of housing and building types and permitting an increased density per acre and a reduction in lot dimensions, yards, building setbacks and area requirements.
2. Create a more useful pattern of open space and recreation areas; and, if permitted as part of the project, more convenience in the location of accessory commercial uses, industrial uses, and services.
3. Establish a development pattern which preserves and utilizes natural topography and geologic features, scenic vistas, trees, and other vegetation and prevents the disruption of natural drainage patterns.
4. Use land more efficiently than is generally achieved through conventional development resulting in substantial savings through shorter utilities and streets.
5. Develop a land pattern in harmony with land use density, transportation, and community facilities objectives of the comprehensive plan.

**Site Conditions:**

- 1) Street Address: 575 E. 42<sup>nd</sup> Street
- 2) Parcel Number(s): R2734520952
- 3) Subdivision: PAR #0952 OF LOTS 25-28 & PT N & ADJ BLK 16 FAIRVIEW ACRES SUB NO 03
- 4) Property Size: 2.616 acres
- 5) Zoning District: C-2 General commercial
- 6) Zoning Overlay(s): Neighborhood Commercial Node
- 7) Comprehensive Plan Land Use Map Designations:
  - a) Activity Node: Neighborhood Destination
  - b) Mixed Use Residential
- 8) Legal Parcel of Record: Yes
- 9) The project is in the:
  - a) 500 Year of the Special Flood Hazard Area according to the 2020 adopted FIRM (the FIRM has adopted seclusion and utilizes the 2003 Flood Insurance Study).
  - b) 100 Year of the Special Flood Hazard Area according to FEMA's most recent model as adopted by resolution 1083-20.
- 10) Surrounding uses within 600 feet:
  - a) Warehouse and storage, wholesale
  - b) Dwelling unit, multiple family
  - c) Club
  - d) Public uses
  - e) School
  - f) Dwelling unit, single family attached
  - g) Dwelling unit, single family detached
  - h) Warehouse and storage, wholesale
- 11) Existing Use: Warehouse and storage, wholesale /Vacant
- 12) Easements on site:
  - a) EASEMENTS: FA03 B16 L27 WATER LINE; 200600047; 10' WATER LINE EASEMENT.
  - b) EASEMENTS: FAIRVIEW ACRES SUB 03 PLAT; 200600047; UTILITY, DRAINAGE, IRRIGATION EASEMENT.
  - c) EASEMENTS: EASFY2018-26; INGRESS/EGRESS AND PARKING.
  - d) EASEMENTS: EASFY2018-24; PEDESTRIAN PATHWAY.

- e) EASEMENTS: EASFY2018-7 – 100099939; PEDESTRIAN.
- f) EASEMENTS: SBI AGREEMENT 29TH TO 43RD 9-14-1992; 201000001; AGREEMENT FOR LINE REPLACEMENT.
- g) EASEMENTS: FA03 STATE DISCLAIMER OF INTEREST; 200600047.
- h) EASEMENTS: FA03 B16 L25-27 MAHN-ROGERS GREENBELT EASEMENT; 200600047.
- i) EASEMENTS: EASFY2018-7 – 100099939.
- j) EASEMENTS: FA03 ROBNETT GREENBELT EASEMENT; 200600047; GREENBELT EASEMENT 25'
- k) EASEMENTS: EASFY2018-27; INGRESS/EGRESS.
- l) EASEMENTS: FA03 SBI EASEMANT PACKET; 200600047; SEWER EASEMENT
- m) EASEMENTS: FA03 B17 L11 & 12 BOYS & GIRLS CLUB TITLE.
- n) EASEMENTS: FA03 SBI EASEMANT PACKET; 200600047; TEMPORARY CONSTRUCTION EASEMENT 40'
- o) EASEMENTS: EASFY2018-28; INGRESS/EGRESS

13) Sidewalks: Sidewalks are installed and are in good repair

14) Wetlands on site: None identified

### **Project Details:**

- 1) Proposed development: Non-Residential Planned Unit Development
- 2) Site Coverage: 2.62 Acres = 114,127 SF
  - a) Proposed Building: 21,000 SF 18% of the site
  - b) Existing Building: 20,758 SF (*from PWU2007-00077*)
  - c) Proposed Landscaping: 9,010 SF 8% of the site
  - d) Existing Landscaping: **Unknown**
  - e) Proposed Paved Areas: 30,619 SF 27% of the site
  - f) Existing Paved Areas: **Unknown**
- 3) Access: Drive from E. 42<sup>nd</sup> Street
- 4) Total number of vehicular parking spaces:
  - a) Proposed Surface Parking: 46
  - b) Existing Surface Parking: **Unknown**
- 5) Total number of bicycle parking:
  - a) Proposed Bike Parking: 12
  - b) Existing Bike Parking: **Unknown**
- 6) Refuse: Republic Services will pick up individual services internal to the development
- 7) Fencing: Existing chain link fence with barbed wire
- 8) Sidewalk:
  - a) None proposed.
- 9) Landscaping: Total square footage for proposed project: 9,010 SF
  - a) 139 of shrubs, bushes and ornamental grasses; round rock and red mulch
  - b) Total number of trees: 22
    - i) 15 Class II, # of which are street trees
    - ii) 7 Class III, # of which are street trees
  - c) Parameter Landscaping: trees, bushes and ornamental grasses
- 10) City Utilities
  - a) Hydrant #3012
- 11) Pathway: connection to E. 42<sup>nd</sup> Street
- 12) Proposed Easements: None
- 13) PUD Waivers requested: None

## D. Discussion

The intent of a PUD is to provide for well planned developments which conform to the objectives of GCC 8-6B-7 but may deviate in certain respects from the zoning map and the district regulations. It is not the intent that the planned unit development process be used solely for the purposes of deviation from the dimensional standards in the district unless the following objectives are also achieved:

1. Provide a maximum choice of living environments by allowing a variety of housing and building types, and permitting an increased density per acre and a reduction in lot dimensions, yards, building setbacks and area requirements;
2. Create a more useful pattern of open space and recreation areas; and, if permitted as part of the project, more convenience in the location of accessory commercial uses, industrial uses and services;
3. Establish a development pattern which preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation and prevents the disruption of natural drainage patterns;
4. Use land more efficiently than is generally achieved through conventional development resulting in substantial savings through shorter utilities and streets; and
5. Develop a land pattern in harmony with land use density, transportation, and community facilities objectives of the comprehensive plan.

## Ingress & Egress

Commercial uses and buildings shall be planned as groups having common parking areas, and common ingress and egress points to reduce the number of potential accident locations at intersections. The project area proposes two curb cuts along E. 42<sup>nd</sup> St. The application intends on keeping the curb cut 18-feet north of the south property boundary line (Driveway 1) while constructing a new curb cut 233-feet north of the southern property boundary line (Driveway 2). The new curb cut will be adjacent to the existing curb cut Fisher's is using for their loading zone and fenced side yard area.

The proximity of Driveway 2 to the existing curb cut at Fisher's could pose a safety issue for both pedestrians and vehicles. Due to the surrounding uses (The Greenbelt, the Pamela Beaumont Park, The Boys & Girls Club, and a high-density residential neighborhood) the Driveway 2 curb cut should be eliminated from site plans. If a secondary access is required or desired, it should be via a shared access with the existing Fisher's curb cut.

## Prohibited Uses

All uses that are allowed within the land use district are permitted within a PUD. Also, up to ten percent (10%) of the gross land area may be applied to other uses that are not allowed within the land use district upon findings by the commission.

The gross land area of the site is 114,127sqft

10% of the gross site area is:  $114,127 \text{ SF} \times 0.1 = 11,413 \text{ sqft}$

Self-Storage is a prohibited use in the C-2 zoning district. Thus, only 11,413sqft of the gross site area can be self-storage. In other terms, only 11,413sqft of the proposed 90,318sqft building is allowed to be self-storage.

The application states that the building will be a mix of office, retail, or self-storage, however, floor plans show that levels 1-4 are dedicated to self-storage use. With four stories of self-storage the application is not code compliant. For the application to become code compliant, either the

proposed building needs to decrease in size, or all the surplus square footage identified as self-storage in the plans needs to be changed to a different, permitted use.

In allowing for uses not otherwise permitted in the district, the commission shall make the additional findings:

1. The uses are appropriate with the residential uses;
2. The uses are intended to principally serve the residents of the PUD;
3. The uses are planned as an integral part of the PUD;
4. The uses be located and so designed as to provide direct access to a collector or an arterial street without creating congestion or traffic hazards; and
5. A minimum of fifty percent (50%) of the residential development occurs prior to the development of the related commercial or industrial land uses.

As a planned unit development, the application has the ability to request waivers to code standards, so long as the request(s) are not solely for the deviation from the code standards. The applicant has not formally requested any waivers to code standards.

## E. Decision Process

### General Provisions

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

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

Decision	Recommendation Authority/ Hearing Date	Decision Authority
Planned Development Unit	Planning and Zoning Commission: Hearing September 18, 2024  and  Design Review Consultation: August 19, 2024	City Council: Hearing October 14, 2024

### Required Findings:

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

- A. The applicant has demonstrated that the proposed development can be initiated within two (2) years of the date of approval;
- B. Each individual unit of the development, as well as the total development, can exist as an independent unit capable of creating an environment of sustained desirability and stability or that adequate assurance will be provided that such objective will be attained; the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which would not be achieved under standard district regulations;
- C. The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic and increased densities will not generate traffic in such amounts as to overload the street network outside the PUD;
- D. Any proposed commercial development can be justified at the locations proposed;

- E. Any exception from standard district requirements is warranted by the design and other amenities incorporated in the final development plan, in accordance with the PUD and the adopted policy of the council;
- F. The area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development;
- G. The PUD is in general conformance with the comprehensive plan; and
- H. The existing and proposed utility services are adequate for the population densities and nonresidential uses proposed.

Because the application is a Planned Unit Development, the Decision Maker must also find compliance with Conditional Use Permit findings, found in GCC 8-6B-2. D:

- 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;
- 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
- 3. The use will not unreasonably diminish either the health, safety, or welfare of the community; and
- 4. The use is not in conflict with the comprehensive plan or other adopted plans, policies, or ordinances of the city.

### **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.

Pursuant to Garden City Code [Table 8-6A-1 Authorities and Processes](#), the Design Consultant and Planning and Zoning Commission are recommending authorities and the City Council is the final decision maker for the requested application.

### **Recommendations**

The Recommending Authority may take one of the following actions:

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

The recommendations of the Design Consultants and the Planning and Zoning Commission does not constitute a final decision on the application. Their recommendations cannot be

appealed, as they will be heard by the City Council. The City Council is the final decision maker for this application.

#### City Council 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;
3. Reject the recommendations; or
4. Remand the application to a recommending body for additional proceedings and findings.

A reconsideration request may be made within 14 days of the formal decision being rendered by the City Council. Final decisions are subject to a 28-day right to judicial review pursuant to The Idaho Administrative Procedures Act, Chapter 65 Title 67 Idaho Code. A takings analysis pursuant to Idaho Code may be requested on final decisions.

## F. Agency Comments

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

Agency	Comment Date	Summary
City Engineer <a href="#">Link to Comment</a>	07/19/2024	<ul style="list-style-type: none"><li>• The affidavit of legal interest submitted with the application has been personally signed by Chris Taylor. It appears the landowner is TSJ LLC and <b>the affidavit needs to be signed by Christopher Taylor as manager of TSJ LLC or another manager.</b></li><li>• Prior to performing any grading on the site, the applicant must prepare and have approved by the city an erosion and sediment control plan.</li><li>• Approval of the project by the Ada County Highway District will be required.</li><li>• Comments from the North Ada County Fire and Rescue District may be required. Should any fire flow requirements exceed those available, the land use, improvement of off-site city water lines or other efforts may be necessary to obtain approval of plans. The review by the District needs to include review of locations of fire hydrants.</li><li>• Water and sewer service must be reviewed and approved by the city's Public Works Department. The applicant is responsible to verify that adequate water system supply is available to provide any fire suppression water needs. The applicant is responsible to confirm/verify that adequate sewer capacity is available and that the existing system depth is adequate to serve the site.</li><li>• <b>There is an existing 6-inch water main line running perpendicular to East 42nd Street from East 42nd Street and under Veterans Memorial Parkway. This line is approximately located in the drive aisle on the south side of the existing Fisher's building. This line must remain in service and covered by an easement benefitting the city of Garden City.</b> Please coordinate with Garden City Public Works on locating this line as early as possible to see what impact, if any, the line may have on the project.</li><li>• Compliance with the storm water ordinance and policies of the city will be required. A site grading and drainage plan will be required that is sealed, dated and signed by the design professional when construction plans are submitted. Said plan must be reviewed and approved by the city. Drainage must be maintained on-site. Please note that site grading must match existing grading along the site's perimeter.</li><li>• A storm water design report and a drainage system operation and maintenance manual for handling of storm water prepared by an Idaho licensed design professional that is sealed, dated and signed will be required when construction plans are submitted.</li><li>• <b>The landowner must enter into an agreement with the city that will be recorded addressing mandatory maintenance of the site's storm water system.</b> The agreement must be fully executed, have conditionally approved plans attached and be recorded by the city with final plan approval.</li></ul>

		<ul style="list-style-type: none"> <li>The applicant must review the original FEMA work maps (not the current adopted maps) as the city has been placed in seclusion. The current maps (June 2020) do not display the possible future risk of the flooding potential of the Boise River. If the lowest floor building elevation is below the draft map BFE, a Flood Risk Acknowledgement form will be required from the landowner/developer. The work maps are available on the city's website. They are attached to a city council resolution 1083-20 dated 22 June 2020.</li> <li><b>The project is comprised of up to four existing subdivision lots. It is not clear from the site plan provided what lots are included in the project. We presume a parcel consolidation land survey will be required. We have no other comments regarding this request at this time.</b></li> </ul>
North Ada County Fire and Rescue <a href="#">Link to comment</a>	07/16/2024	The applicant must submit to the Fire Marshal's office verification of Emergency Responder Radio Coverage for this building once construction is complete. If coverage is not adequate, a signal-boosting device network may be required to be installed.
DEQ <a href="#">Link to Comment</a>	07/24/2024	General comments provided.
ACHD <a href="#">Link to Comment</a>	07/26/2024	<ul style="list-style-type: none"> <li>Repair or replace any broken or deteriorated transportation facilities on 42nd Street and Veterans Memorial Parkway abutting the site.</li> <li>Construct a 24-foot-wide paved curb-cut type driveway located 18-feet north of the south property line, as proposed.</li> <li>Construct a 24-foot-wide paved curb-cut type driveway located 233-feet north of the south property line, as proposed.</li> <li>Close the existing driveway located 109-feet north of the south property line with vertical curb, gutter, and 5-foot-wide concrete sidewalk abutting the site, as proposed.</li> <li>Other than the access specifically approved with this application, direct lot access is prohibited to Veteran's Memorial Parkway and 42nd Street.</li> <li>Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.</li> <li>There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.</li> <li>Comply with all Standard Conditions of Approval.</li> </ul>
Republic Services <a href="#">Link to Comment</a>	07/17/2024	<ul style="list-style-type: none"> <li><b>It is necessary to provide some details of the enclosure in terms of size and dimensions.</b> There is a doubt that the enclosure may not be large enough to have both a trash container and a recycle container.</li> </ul>

## G. Public Comment

The following public comments were provided:

Commenter	Comment Date	Summary
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Brad McGirr <a href="#">Link to Comment</a>	07/29/2024	<p>My primary concern regarding the proposed storage facility is:</p> <ul style="list-style-type: none"> <li>• The location of the proposed facility is on a street that sees an overwhelming amount of traffic, particularly due to the number of cars dropping off or picking up children who attend Future Public School or the Boys and Girls Club of Ada County. Additionally, the location of the proposed facility is directly across the street from a public park. With a proposal to include hundreds of storage units within the facility, traffic concerns can simply not be ignored. Considering the large population of children who live in the residential units on both sides of 42nd Street, I do not feel that the scope of this project is compatible with the surrounding area.</li> <li>• There is no reference to a proposed removal of the four telephone poles in front of the subject property, nor the wires that extend across the street from these telephone poles to an additional pole across the street.</li> <li>• It is necessary to reduce the size of the building.</li> </ul>	
Bill Truax <a href="#">Link to Comment</a>	08/08/2024	<p>On the landscaping, we know what it takes to comply with code, the ask here would be to create a pedestrian-friendly approach. If possible, it would be great to have larger canopy trees on the 42nd Street frontage, and potentially area for rest (bench/stone) under the canopy trees. Not sure if the Idaho Power distribution will be taken underground, but if it is, it will allow for larger tree class.</p>	

## G. Code/Policy Review

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

Garden City Title 8 Code Sections			
Code Section	Review Authority	Compliance Issues	Analysis/ Discussion
<b>Title 8, Chapter 1: General Regulations</b>			
<a href="#"><u>8-1A-4 Applicability</u></a>			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.
<a href="#"><u>8-1B-1 Nonconforming Properties</u></a>		Compliant as Conditioned	The project is planned to be located on four existing subdivision lots. It is not clear from the provided site plan which lots are included in the project. A parcel consolidation land survey will be required.
<a href="#"><u>8-1B-2 Nonconforming Structures</u></a>		No compliance issues noted	<p>Not enough information to review. The site plan does not reflect the entire site and existing structure.</p> <p>If the existing structure is nonconforming, it may continue to be occupied so long as any modifications to the structure are not made. This application does not propose changes to the existing structure.</p>
<a href="#"><u>8-1B-3 Nonconforming Uses</u></a>		No compliance issues noted	
<a href="#"><u>8-1C-3 Property Maintenance Standards</u></a>		No compliance issues noted	Per 8-1C-2, this article applies to all existing residential and non-residential buildings, structures, and lands.
<b>Title 8, Chapter 2: Base Zoning District Regulations</b>			
<a href="#"><u>8-2B-1 Purpose</u></a>	PZ/CC	No compliance issues noted	The purpose of the two (2) commercial districts is to provide a full range of commercial uses and services for both the residents of Garden City and the region. Location determines the type and form of commercial uses. More intense commercial activities are intended to be located along arterial streets in the highway commercial (C-1) district. 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.
<a href="#"><u>8-2B-2 Allowed Uses</u></a>	PZ/CC	Not Compliant	<p>Retail stores and professional services are permitted uses.</p> <p><b>Based on the floor plans, the primary use proposed for the project is “Storage facility, self-service”. This use is prohibited for the C-2 General Commercial District.</b></p> <p><b>The application is being processed as a planned unit development (PUD). According to GCC 8-6B-7, “...up to ten percent (10%) of the gross land area may be applied to other uses that are not allowed within the land use district upon findings by the commission...” So long as they meet the findings of the PUD.</b></p>

			<p>The gross land area of the site is 114,127 SF. 10% of the gross site area is: 114,127 SF*0.1= 11,413 SF</p> <p>11,413sqft of the proposed 90,318sqft building is allowed to be self-storage.</p> <p>The submitted floor plans show that levels 1-4 consist of the self-storage use, with the exception of a 10'x20' office space. Based on these plans, approximately 87,000sqft is dedicated to the prohibited use. The prohibited use exceeds the permitted percentage.</p> <p>The applicant also states that "The interior storage spaces will be designed to easily convert into office or retail space.". However, it is unclear how this will occur or when it will be determined.</p> <p>The proposed building footprint covers 21,000 square feet of the site.</p> <p>Level 5 is dedicated to the clubhouse, roof top deck, and conference room and is 1,627 square feet.</p>	
<a href="#"><u>8-2B-3 Form Standards</u></a>	DC/PZ/CC	No compliance issues noted	<p>The required setbacks are:</p> <p>Front: 5'</p> <p>Interior Side: 5'</p> <p>Rear: 5'</p> <p>Street side: 5'</p> <p>The allowable maximum height is: n/a</p> <p>The minimum lot size is: n/a</p> <p>There are no encroachments.</p> <p>All improvements are more than 70' from the Boise River.</p> <p>All properties meet the minimum street frontage.</p>	
<b>Title 8, Chapter 4: Design and Development Regulations</b>				
<a href="#"><u>8-4A-3 Fences and Walls</u></a>	DC/PZ/CC	Not Compliant	<p>The site plan states that the existing fencing will remain. The existing fencing materials are <b>barbed wire and chain link</b> fencing. <b>These materials are prohibited by 8-4A-3 section of the code.</b></p> <p><b>A condition can be drafted to require the removal or replacement of the existing fences with a code compliant fence.</b></p> <p>Any future fence or wall will be required to be in compliance with code at the time of development.</p>	
<a href="#"><u>8-4A-4 Outdoor Lighting</u></a>	DC/PZ/CC	Compliant as Conditioned	<p>Outdoor Lighting plan was submitted. Further review will be performed at building permit review level, and prior to building permit being issued.</p> <p>Any future outdoor lighting will be required to be in compliance with code at the time of development.</p>	
<a href="#"><u>8-4A-5 Outdoor Service and Equipment Areas</u></a>	DC/PZ/CC	May not be compliant	<p>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.</p>	

			<p><b>The trash enclosure is located on the southern boundary of the site, within the terminal view. Dimensions not provided; design partially visible in renderings.</b></p> <p>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.</p> <p><b>Outdoor service and equipment areas are not shown on the submitted plans. Screening will be required prior to issuance of the certificate of occupancy. Screening of Idaho Power utility boxes will also be required.</b></p>
<u>8-4A-6 Self-Service Uses</u>	DC/PZ/CC	Compliant as Conditioned	<p>Any unattended, self-service uses including, but not limited to, laundromat, automatic teller machines (ATMs), vehicle washing facilities, fuel sales facilities, and storage facilities shall comply with the following requirements:</p> <ul style="list-style-type: none"> <li>A. The entrance or transaction area of the self-service facility shall be open to the public street and shall have low impact security lighting.</li> <li>B. Financial transaction areas shall be oriented to, and visible from, an area that receives a high volume of traffic, such as a collector or arterial street.</li> <li>C. Landscape shrubbery shall be limited to no more than three feet (3') in height between entrances and financial transaction areas and the public street.</li> <li>D. <b>The Garden City police chief or designee may approve alternative standards where it is determined that a similar or greater level of security is provided.</b></li> </ul> <p><b>The Garden City Police Chief has not provided comments at this time.</b></p>
<u>8-4A-7 Stormwater Systems</u>	DC/PZ/CC	Compliant as Conditioned	<p>Referring to the City Engineer's comment: The landowner must enter into an agreement with the city that will be recorded addressing mandatory maintenance of the site's storm water system. The agreement must be fully executed, have conditionally approved plans attached and be recorded by the city with final plan approval.</p> <p>A draft condition of approval has been provided requiring that the stormwater systems be built in compliance with provisions of 8-4A-7.</p>
<u>8-4A-8 Utilities</u>	DC/PZ/CC	Compliant as Conditioned	<p>All utilities for a new structure shall be installed underground. For the purposes of this section, the term "utilities" shall include, but not be limited to, electric, natural gas, water, wastewater collection, storm drainage, telephone, and cable services. The Garden City Comprehensive Plan and the Ada County Hazard Mitigation Plan speaks to the importance of undergrounding utilities to help reduce the City's vulnerability during extreme weather events.</p> <p>As shown in the photograph provided by Brad McGirr in his public comment, there are overhead utilities running along the</p>

			<p>entire frontage of the property on the E. 42nd Street side. (see <i>Picture1</i>)</p> <p>A draft condition of approval is provided requiring that all utilities be underground, including those existing along the E. 42<sup>nd</sup> right-of-way. So long as permission is granted by Idaho Power, and that in doing so does not create undue hardship.</p>
<a href="#"><u>8-4A-9 Waterways</u></a>	DC/PZ/CC	Compliant as Conditioned	<p>There does not appear to be Boise River irrigation facilities at the site.</p> <p>The property located at E. 42<sup>nd</sup> Street does not contain areas identified as irrigation canals or ditches. No permission letter from Irrigation/Ditch Company Authorization Letter provided.</p> <p><b>There is a Fairview Acres lateral piped irrigation line running through the property. Permission/coordination with Fairview Acres for the streetscape will be required.</b></p>
<b>8-4C Design Provisions for Nonresidential Structures</b>			
<a href="#"><u>8-4C Design Provisions for Nonresidential Structures</u></a>	DC/PZ/CC	Not Compliant	<p><b>Proposed building:</b> <b>The north elevation faces E. 42<sup>nd</sup> Street, South elevation faces Veterans Memorial Parkway, West elevation faces true south, and East elevation faces true north.</b></p> <p><i>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.</i></p> <p>The building is setback 10' from the property line/sidewalk. Street Frontage: 61% (<i>for the proposed building</i>)</p> <p>First Floor Facades: The architecture will feature glazing, awnings, and a variety of materials. But the percentage was not provided; for retail uses, it should be at least 50%, and for all other uses at least 15%. <b>May not be compliant, the elevations appear to lack glazing and pedestrian oriented features. Calculations were not provided.</b></p> <p>Wall Plane: appears to be compliant.</p> <p>Blank Walls: No blank walls should front a public street. Any blank walls should be treated. <b>The west elevation appears to be a blank wall.</b></p> <p><i>Objective 2: 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.</i></p> <p>Parking Lot Locations: All parking lots should be located to the side and rear of the building fronting on the street. <b>Compliant</b></p> <p>Driveway Lanes: Driveway lanes crossing a public sidewalk should be no wider than twenty feet (20') and the minimum of feet between driveway intersections with the public street as set forth by the transportation authority. Driveway lanes crossing a public sidewalk intersection should be clearly distinguished with special pavement or coloring. <b>According to section 8-4D-3 of the code, when parking at a 90-degree angle, the driveway shall be 22'. The two driveways are</b></p>

both 24' feet wide. Unless additional requirements from the North Ada County Fire Department are specified, the drive isle will need to be decrease to 20' where the public sidewalks cross the driveways, then the drives can widen to 22' or the proposed 24'.

**Pedestrian Pathways: Partially provided.** Parking at the rear boundary of the site is not connected by pedestrian paths to the entrance to the building.

**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. **Not provided. The primary entrance faces the east side of the property towards Vetrans Parkway.**

c. Pedestrian amenities should be provided at the entrance including a minimum of one hundred (100) square feet of landscaping, outdoor seating, plazas, courtyards, public art, fountains, special paving, bicycle racks, transit stop. **Not provided.**

*Objective 3: Buildings shall be designed and constructed of quality materials.*

Materials reflected in the plans: **horizontal metal panels**, horizontal wood textured cladding, stucco panel, metal soffit panels, wall mural.

**Discouraged Materials: Metal siding**

*Objective 4: The site design shall respect existing notable site features including existing buildings, landscaping, trees and water.*

The applicant states that no existing vegetation on the site will be removed. However, the Google Maps image (see Figure 2) shows vegetation on the rear of the proposed development side of the property and between the developed area of the site and the proposed development. This vegetation is not reflected in the plans provided. **Clarification is needed.**

*Objective 5: The design of all buildings shall provide visual interest, support the vision for the area as articulated in the comprehensive plan and positively contribute to the overall urban fabric of the community.*

**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. **Not provided. Building turns its back towards E. 42<sup>nd</sup> Street.**

**Articulation:** Buildings should be articulated to reduce the apparent scale. Architectural details that are used to articulate the structure may include reveals, battens, and other three-dimensional details that create shadow lines and break up the flat surfaces of the facade. **The proposed building appears to have a mass that is not compliant with the surrounding neighborhood. The west elevation does not contain any articulation, and is a blank wall. The north elevation lacks**

a articulation suitable for a street frontage façade. The south elevations appears compliant.

*Objective 6: The site development should support and be consistent with the adopted streetscape.*  
Existing attached sidewalk to remain.

**The existing building is exempt from review due to no changes being proposed. However, the proposed project does not integrate into the overall design of the existing site.**

#### **8-4D Parking and Off Street Loading Provisions**

[8-4D-3 Parking Design and Improvement Standards](#)

DC/PZ/CC

Choose an item.

The design standards as set forth in section [8-4D-3](#) of this chapter, Parking Design And Improvement Standards, shall apply to any new construction, significant improvement, or moving of a structure, and as required by a conditional use permit.

**The analysis below reflects the proposed development only. The existing parking lot's designs and dimensions are not provided.**

**Table 8-4D-1: MINIMAL DIMENSIONAL STANDARDS FOR MOTOR VEHICLE STALLS**

Parking Angle	Stall Width (A)	Stall Depth (B)	Length Per Car (C)	Driveway Width Must also meet fire requirements
<b>Standard</b>				
90°	9'0"	20'0"	9'0"	22'0"
<b>Compact</b>				
90°	7'6"	15'0"	7'6"	22'0"

**Vehicle Parking Provided:**

36 regular parking spaces

Stall Width: 9'

Length per car: 20'

8 compact parking spaces

Stall Width: 7'6"

Length per car: 20'

2 ADA parking space

Stall Width: 9'

Access aisle: **Not enough information**

Length per car: 20'

No part of any parking area for more than ten (10) motor vehicles shall be closer than twenty feet (20') to any dwelling unit, school, hospital, or other institution for human care located on an adjoining lot, unless separated by screen in compliance with the provisions as set forth in chapter 4, article I of code, Landscaping And Tree Protection Provisions. **The parking lot proposed appears to be closer than 20' to the adjacent multifamily dwelling units to the south. The proposal includes 5' of perimeter landscaping, but the landscaping provided does not meet the standards set forth in 8-4I.**

			<b>Bicycle Parking Provided:</b> 12 spaces
<a href="#"><u>8-4D-4 Parking Use Standards</u></a>	DC/PZ/CC	No compliance issues noted	<p>Number Of Spaces: No use shall provide less than the minimum spaces required.</p> <p>Equivalent Facilities: No required parking area or space provided, as required, shall later be eliminated, reduced, or converted in any manner unless other equivalent facilities approved by the city are provided.</p>
<a href="#"><u>8-4D-5 Required Number of Off-Street Parking Spaces</u></a>	DC/CC	Not Compliant	<p><b>The analysis below reflects the proposed development only. The information provided regarding the square footage of the existing building has conflicting information.</b></p> <p><u>The building uses a modular design for the interior, allowing for the self-storage spaces to be converted into office or retail spaces.</u></p> <p>Since the applicant does not know specify what square footage will be allocated to the office or retail space, Staff will use "Use Determination".</p> <p><i>Use Determination: The use or uses as defined in section 8-7A-1 of code, Definitions Of Uses, that best describe the proposed use or uses shall be utilized. If a proposed use is not specifically listed, the decision maker will determine and utilize the parking ratio of a defined use that is most like the proposed use. If no use is specified, the high parking demands category of Table 8-4D-3 will be utilized.</i></p> <p>To comply with the code, the applicant may designate up to 10% of square feet as Storage facility, self-service. The permitted square footage for Storage facility, self-service is 11,413 SF (based on the analysis in section 8-1C-3).</p> <p><u>Storage facility, self-service</u> is considered a low use, which requires 1 space per every 2,000 gross square feet.</p> <p><b>Required vehicle parking:</b> 11,413 SF / 2,000 SF = 6 parking spaces.</p> <p>The remaining square footage of the building is calculated <u>based on high use</u>, which requires 1 space per every 500 gross square feet.</p> <p>90,318 SF -11,413 SF=78,905 SF</p> <p><b>Required vehicle parking:</b> 78,905 SF / 500 SF= 158 parking spaces.</p> <p><b>Total vehicle parking required: 164</b>  <b>Total vehicle parking provided: 46</b></p> <p>Bicycle Parking:</p> <p><u>Storage facility, self-service</u>: 1 space per 4,000 square feet</p> <p><b>Required parking:</b> 11,413 SF / 4,000 SF = 3 parking spaces.</p> <p><b>Required parking:</b> 78,905 SF / 500 SF= 158 parking spaces.</p> <p><b>Total bicycle parking required: 161</b></p>

			<b>Total vehicle parking provided: 12</b>
<a href="#"><u>8-4D-6 Standards for Equivalent Parking Adjustment</u></a>	DC/PZ/CC	No compliance issues noted	Equivalent parking was not requested.
<a href="#"><u>8-4D-7 Off Street Loading Standards</u></a>	DC/PZ/CC	May not be compliant	<p>The applicant has indicated that loading will be located at the opposite end of the building from the E. 42<sup>nd</sup> street, preventing any congestion from the building. The loading zone areas are not identified in the site plans. <b>Clarification required. The loading zones will be required to meet this section of code standards.</b></p> <p>All spaces shall have fourteen feet (14') of vertical clearance. <b>Not enough information.</b></p> <p>On-site drive aisles, on-site parking, or private roads may be designed to have a dual purpose to accommodate the required loading. <b>Not enough information.</b></p> <p>Access driveways for parking areas shall be located in such a way that any vehicle entering or leaving such an area shall be clearly visible by a pedestrian or motorist approaching the access or driveway from a public or private street. Access shall conform to the clear vision requirements and the vehicle and pedestrian circulation standards in chapter 4, article E of this title, Transportation And Connectivity Provisions.</p> <p>Except for an alley, loading areas shall be designed so vehicles shall not back out into the street or project into the public right-of-way or setback area. <b>Not enough information.</b></p> <p>Loading zones may not impede bicycle lanes, multiuse paths, sidewalks, or motor vehicular travel on public roads. <b>Not enough information.</b></p> <p>Convenient access to loading spaces shall be provided with not less than fifteen feet (15') in width. <b>Not enough information.</b></p>
<b>8-4E Transportation and Connectivity Provisions</b>			
<a href="#"><u>8-4E-3 Public Street Connections</u></a>	DC/PZ/CC	May not be compliant	All streets and driveways shall adhere to the standards of a clear vision triangle. <b>Not enough information.</b>
<a href="#"><u>8-4E-4 Internal Circulation Standards</u></a>	DC/PZ/CC	No compliance issues noted	No comment
<a href="#"><u>8-4E-6 Sidewalk Standards</u></a>	DCPZ//CC	No compliance issues noted	Existing attached sidewalk to remain.
<a href="#"><u>8-4E-7 Pedestrian and Bicycle Accessibility Standards</u></a>	DC/PZ/CC	May not be compliant	<b>Pedestrian pathways are proposed from the public sidewalk through the site to the primary entrance of the building. There is not further pedestrian connectivity proposed from the parking lot to the entrance, or to the existing building and parking areas.</b>

<a href="#"><u>8-4E-8 Transit Facilities</u></a>	DC/PZ/CC	No compliance issues noted	No comment				
<b>8-4F Sign Provisions</b>							
8-4F-13 Master Sign Program	DC	Not Compliant	<p>A Master Sign program was not submitted though it is required. The proposed signs are shown in the renderings, but were included in the application.</p> <p>The purpose of the master sign program is to encourage the integration of signs into the site and building design of new commercial and mixed use development. All new development in the commercial, industrial and mixed use zoning districts, with more than one building or occupant shall include a master sign program as part of the application for design review.</p>				
8-4H Flood Hazard	Planning Official	Compliant as Conditioned	<p>The applicant must review the original FEMA work maps (not the current adopted maps) as the city has been placed in seclusion.</p> <p>The current maps (June 2020) do not display the possible future risk of the flooding potential of the Boise River. If the lowest floor building elevation is below the draft map BFE, a Flood Risk Acknowledgement form will be required from the landowner/developer.</p> <p>The work maps are available on the city's website. They are attached to a city council resolution 1083-20 dated 22 June 2020.</p>				
<b>8-4G Sustainable Development Provisions</b>							
<a href="#"><u>8-4G Sustainable Development Provisions</u></a>		Choose an item.					
<b>8-4I Landscaping and Tree Protection Provisions</b>							
<a href="#"><u>8-4I-3 General Landscaping Standards and Irrigation Provisions</u></a>	DRC/PZ/CC	No compliance issues noted	<p>When five (5) or more trees are to be planted to meet the requirements of any portion of this article (including street trees, perimeter landscaping, parking lot landscaping and other landscape guidelines) a mix of species shall be provided. The number of species to be planted shall vary according to the overall number of trees required as set forth in table 8-4I-1 of this subsection.</p> <table border="1"> <tr> <td>Required Number Of Class II Or Class III Trees</td> <td>Minimum Number Of Species</td> </tr> <tr> <td>11 to 30</td> <td>3</td> </tr> </table> <p><b>Provided species: 3</b></p>	Required Number Of Class II Or Class III Trees	Minimum Number Of Species	11 to 30	3
Required Number Of Class II Or Class III Trees	Minimum Number Of Species						
11 to 30	3						
8-4I-4 Landscaping Provisions for Specific Uses	DRC/PZ/CC	May not be compliant	<p><b>The analysis below reflects the proposed landscape only. The existing landscaping was not provided for review.</b></p> <p>A minimum of five percent (5%) of the gross site area shall be landscaped areas, excluding areas for setback or perimeter landscaping.</p> <p>Site SF: 114,127 SF  <i>Required landscape (excluding areas for setback or perimeter landscaping): 114,127 SF*0.05= 5,706 SF</i></p>				

			<p>Landscape Area proposed: 9,010 SF (<b>Data reflects overall proposed landscaping square footage. To count towards the 5% requirement, setback and perimeter landscaping must be excluded.</b>)</p> <p>A minimum of one class III or class II tree shall be planted in the frontage and every adjacent streetside. An additional class tree shall be planted in the corresponding setback for every increment of fifty feet (50') of linear feet of frontage.</p> <p><b>Required:</b> E. 42<sup>nd</sup> St. (~157 LF): 1 Street tree + 3 Frontage trees = 4 trees</p> <p><b>Provided:</b> 7 trees</p> <p>A minimum of one tree per one thousand (1,000) square feet of landscaped area and one shrub per one hundred fifty (150) square feet of landscaped area shall be planted.</p> <p>Trees required: 9,010 SF/1,000 SF=9 trees Trees provided: 15 trees Shrubs required: 9,010 SF/150 SF=60 shrubs Shrubs provided: 84</p>
<a href="#"><u>8-4I-5 Perimeter Landscaping Provisions</u></a>	DRC/PZ/CC	Not Compliant	<p>Perimeter landscaping is required along the north, south, and east property boundary lines.</p> <p>Perimeter landscaping is required in the following situations:</p> <ul style="list-style-type: none"> <li>a) Between a new or substantially altered nonresidential use and a residential use.</li> <li>b) Between a loading area and all property lines.</li> <li>c) Between other paved vehicular use areas, including driveways, and vehicle storage areas and all property lines.</li> </ul> <p>A perimeter landscaping area shall be at least ten feet (10') wide measured from the property line to the interior of the lot; <b>Not Compliant</b></p> <p>A screen consisting of vegetation shall be at least six feet (6') wide and six feet (6') in height at maturity; <b>Not Compliant</b></p> <p>At least one tree shall be planted for every fifteen (15) linear feet of perimeter length (or as appropriate to the selected species) to quickly establish continuous canopy coverage. <b>Not Compliant</b></p>
<a href="#"><u>8-4I-6 Parking Lot Landscaping Provisions</u></a>	DRC/PZ/CC	Not Compliant	<p>The provisions of this section shall apply to all new or substantially altered parking lots of five (5) spaces or more.</p> <p>Internal shade trees shall be provided at a minimum ratio of one tree planted for every five (5) parking spaces supplied. <b>Provided.</b></p> <p>Include landscaped islands with at least one tree at the beginning and end of each parking row and to break up longer rows. <b>Not provided.</b></p>
<a href="#"><u>8-4I-7 Tree Preservation Provisions</u></a>	DRC/PZ/CC	Not Compliant	Mitigation shall be required for all existing trees four inch (4") caliper or greater that are removed or damaged from the site.

			Mitigation shall be replacement of the total calipers lost on site up to an amount of one hundred percent (100%) replacement.  <b>The Google Maps image shows that there is vegetation on the site that is not reflected in the plans. Clarification needed.</b>  <b>A certified arborist report is required to identify the tree caliper, species, and health status.</b>
Title 8, Chapter 6, Article A: Administration			
<a href="#">8-6A-3 General Application Process</a>	PZ/DRC/CC	No compliance issues noted	The application was reviewed and considered complete within 30 days of submittal, a notice of application acceptance was issued to the applicant, and staff started processing the application.
<a href="#">8-6A-4 Required Application Information</a>	PZ/DRC/CC	No compliance issues noted	Application waivers requested pursuant to 8-6A-4A: Grading Plan Topographic survey Ada county approved addresses
<a href="#">8-6A-7 Public Hearing Process</a>	PZ/DRC/CC	No compliance issues noted	The applicant provided a neighborhood meeting more than one month and less than three months prior to application submittal. The City provided a radius notice, notifications to agencies with jurisdiction, and ran a legal notice in the Idaho Statesman, at least 15 days prior to the first hearing. The applicant provided an affidavit more than 7 days prior to the hearing that the property was posted more than 10 days prior to the hearing.
<a href="#">8-6B-7 Planned Unit Development</a>	DC/PZ/CC	Not Determined	There are no waiver requests.

Other Items Reviewed	
Plan/Policy	Discussion/ Analysis
<a href="#">Idaho Code 67-6515</a> Local Land Use Planning Planned Unit Developments	This statute enables Garden City to process applications for planned unit developments.
Previous entitlement that might affect this project	BLD2007-00066
<a href="#">Garden City Comprehensive Plan</a>	<p>The land use map shows generalized designations for future land uses. The map also identifies unique possibilities for land use and areas for future studies. The following is an explanation for the designations shown in the legend on the land use map.</p> <p>This application is in future land use designations of the Comprehensive Plan:</p> <ol style="list-style-type: none"> <li><b>MIXED USE RESIDENTIAL:</b> 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</li> </ol>

area should focus on form more than use, with a maximum height of two stories.

2. **ACTIVITY NODE:** 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. Activity Nodes by type shown on the Land Use Map are as follows: 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. Identified centers are:

- Adams and 50th Streets intersection to the Boise River
- Adams and 42nd street intersection to the Boise River.
- East city boundary to 36th street between the Boise River and Chinden Boulevard
- Glenwood and Marigold Streets intersection
- Chinden Boulevard and Garrett Street intersection
- Chinden Boulevard and 50th Street intersection
- State Street and Pierce Park Transit Oriented Development Nodes
- Chinden Boulevard and Glenwood Street intersection
- Chinden Boulevard and Veterans Parkway intersection
- State Street and Horseshoe Bend Road
- State Street and Glenwood Street

The application may be supported by:

***Goal 1. Nurture the City***

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

***Goal 2. Improve the City Image***

- 2.2 Objective: Uphold standards for private property maintenance with a focus on nonresidential properties.
- 2.3 Objective: Promote quality design and architecturally interesting buildings.
- 2.4 Objective: Create a vision for the design of all streets and highways consistent with city's urban setting.

***Goal 4. Emphasize the “Garden” in Garden City***

- 4.3 Objective: Beautify streets, sidewalks and gateways with landscaping, trees, and public art.

***Goal 12. Evolve as a Destination***

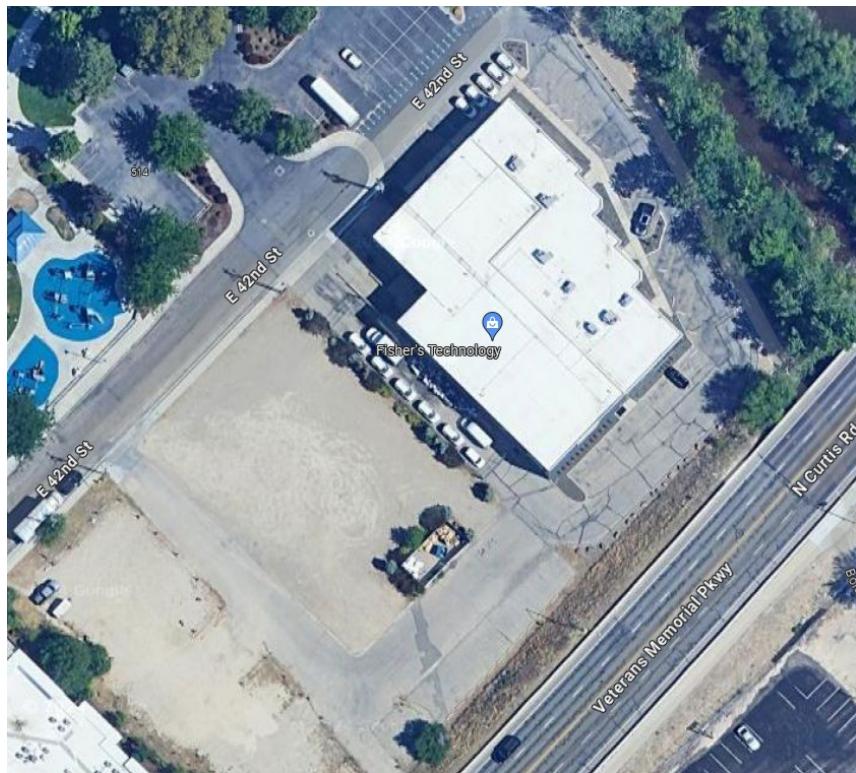
- 12.1 Objective: Support a positive business environment
- 12.2 Objective: Continue to support commercial and industrial land uses.
- 12.3 Objective: Create a premier destination for work, recreation, entertainment, culture and commerce.

	<p><u>The application may not be supported by:</u></p> <p><b>Goal 7. Connect the City</b></p> <ul style="list-style-type: none"> <li>• 7.1 Objective: Create pedestrian and bicycle friendly connections.</li> <li>• 7.3 Objective: Protect neighborhoods from through traffic.</li> </ul>
<a href="#">Garden City Sidewalk Policy</a>	The attached sidewalk is installed and is in good repair
<a href="#">Garden City Street Light Policy</a>	A streetlight is installed along E. 42 <sup>nd</sup> Street in accordance with the policy.
<a href="#">Garden City Transportation Needs List</a>	<p><b>42nd Street: Adams to Chinden &amp; Adams: Mid Block between VMP and 42nd to 43rd</b></p> <p>The 42nd Street node is a gateway from the River to Chinden. The roadway is one of the busiest pedestrian roads in Garden City and has three facilities that cater to children (Anser Charter School, Future Charter School, Boys and Girls Club, and Riverside Park). The vision for this area is for children to be able to move safely through the area. The destinations or existing key amenities are the Boys and Girls Club, the Riverfront Park and Anser Charter School. Since the site is adjacent to VMP there is also enough vehicular traffic to support retail along VMP and Adams. Additionally, there is a convenience store at the end of 42nd Street which acts as a neighborhood market. To reduce the vehicular prominence at this location a reconfiguration of Adams to remove center turning lane, add parking and landscape bulb outs on both sides of the street as close to VMP to 44th Street would be requested as part of the project. The node is identified in the Garden City Comprehensive Plan and there is zoning in place to support the nodes. The design portion of this project is in the concept phase along Adams Street within anticipated two-lane 40' face to face section with on street parking and landscaping corresponding to the design of 36th Street. Currently this node is redeveloping as envisioned by the City north of Adams Street. Improvements have been installed on 42nd North of Adams, as shown in the photo below. Improvements would be requested to be consistent with the development already installed.</p> 

## Image



Picture 1.



Picture 2.