EquipmentShare

Conditional Use Permit

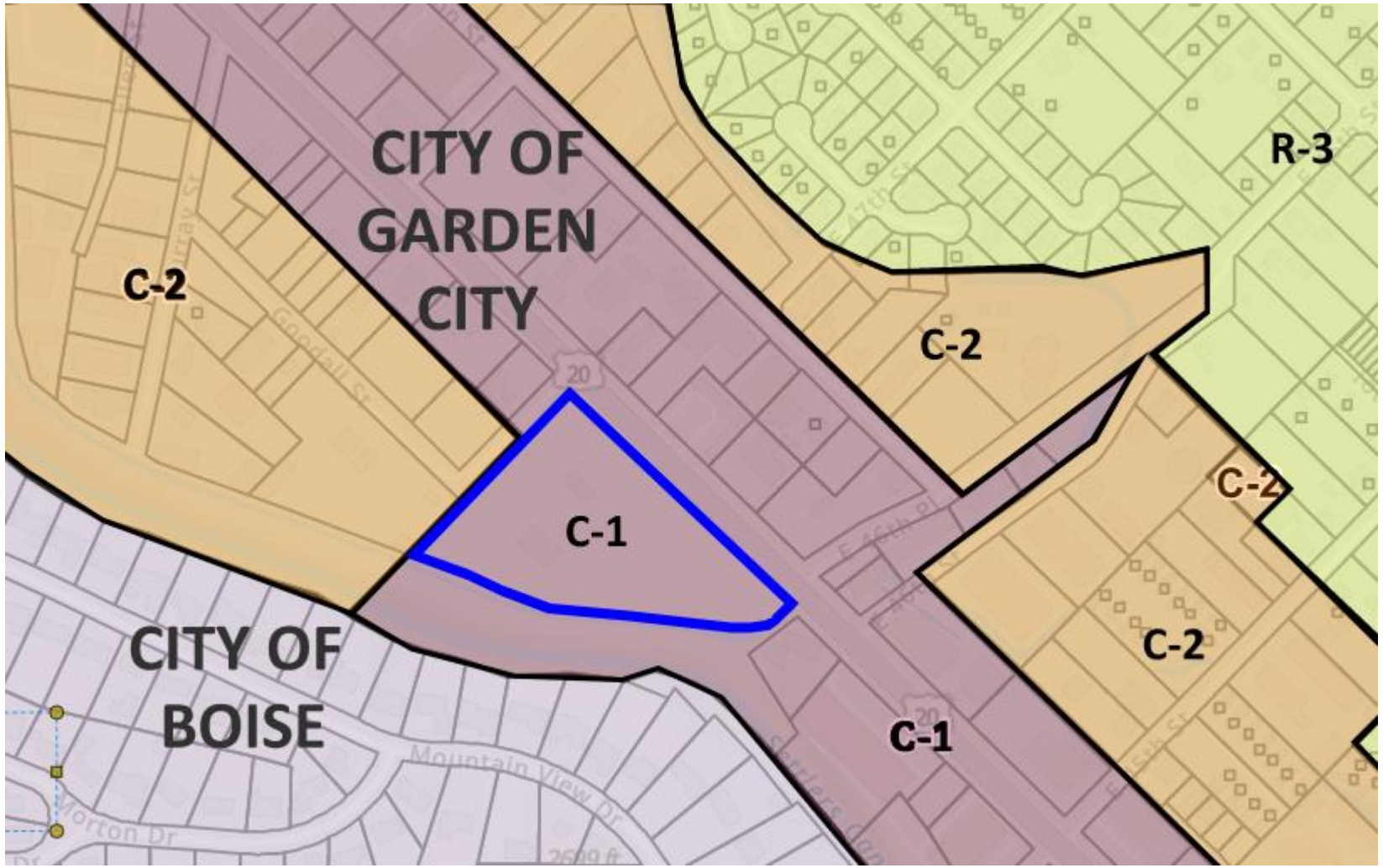
City of Garden City

Planning and Zoning Commission

November 20, 2024

Vicinity Map

Zoning


CITY OF GARDEN CITY
C-2
C-1
R-3
C-2
C-2
C-2
CITY OF BOISE
C-1
Mountain View Dr
Morton Dr

History

- Conditional Use Permit originally approved under file no. CUPFY2021-0010 on May 19, 2021
- Due to discussions with ITD and ACHD, the Original Approval lapsed on May 19, 2023, prior to commencement of the use.
- Agreement reached with ITD and ACHD regarding Chinden Blvd. and 47th St improvements

Meets City Conditional Use Permit Standards

- **Adequate Public Facilities**
  - Served by public facilities, including sewer and water
  - VRT bus stop nearby
- **Enhances the Health, Safety and Welfare** of Garden City
  - Activation of vacant property
- **Appropriate to Location** and **Compatible with Neighborhood**
- **Pedestrian/Bicycle Pathways** will be constructed adjacent to the property
    - 47th Street: 5’ wide detached sidewalk with 8’ landscape buffer.
    - Chinden Boulevard: 7’ wide detached sidewalk with 7’ landscape buffer.
    - Dedicate strip of property along Thurman Mills Canal for use as future pathway

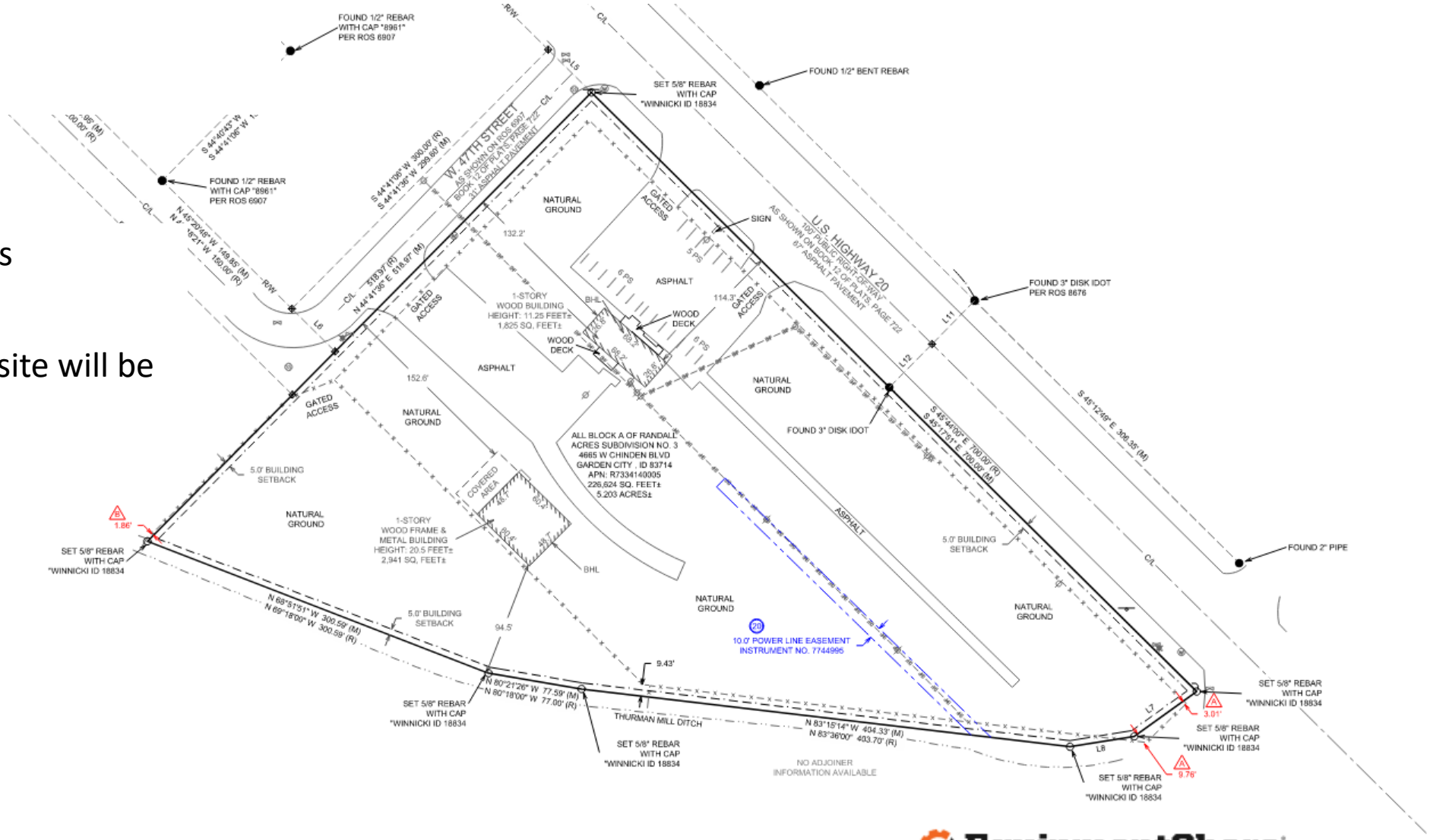
Aligns with Comprehensive Plan

Plan	Project Compliance
2.2 Objective. Uphold standards for private property maintenance with a focus on non-residential properties.	The Property has remained undeveloped and under-utilized for several years. The Applicant is incentivized to improve and reactivate the Property and to ensure that it meets or exceeds all private property maintenance requirements.
2.4. Objective. Create a vision for the design of all streets and highways consistent with the City's urban setting.	The Applicant intends to improve Property frontages with detached sidewalks and large sidewalk buffers, in conformance with ACHD, ITD and Garden City standards.
4.3. Objective. Beautify streets, sidewalks and gateways with landscaping, trees, and public art.	The Applicant will landscape the Property frontage on Chinden with Class II and Class III trees, as allowed by ITD. The Applicant is also dedicating a strip of land at the back (south) of the Property along the Thurman Mill Canal for use as a future pathway.
5.3 Objective. Restore and naturalize water systems, including canals, ditches, drains, river channels and creeks.	With the land that the Applicant is dedicating to the City, the City will be able to develop a walking pathway along the under-utilized Thurman Mill Canal.
7.4 Objective. Maintain and improve standards for sidewalks, curbs and gutters.	The Applicant will provide street improvements, including curb, gutter, and sidewalk, as required by ACHD, ITD, and Garden City.

Conceptual Site Plan

Total Project Area +/- 5.2 acres

Two Existing Buildings on the site will be utilized for office and storage.



Request

We request approval of the Conditional Use Permit.

Thank you