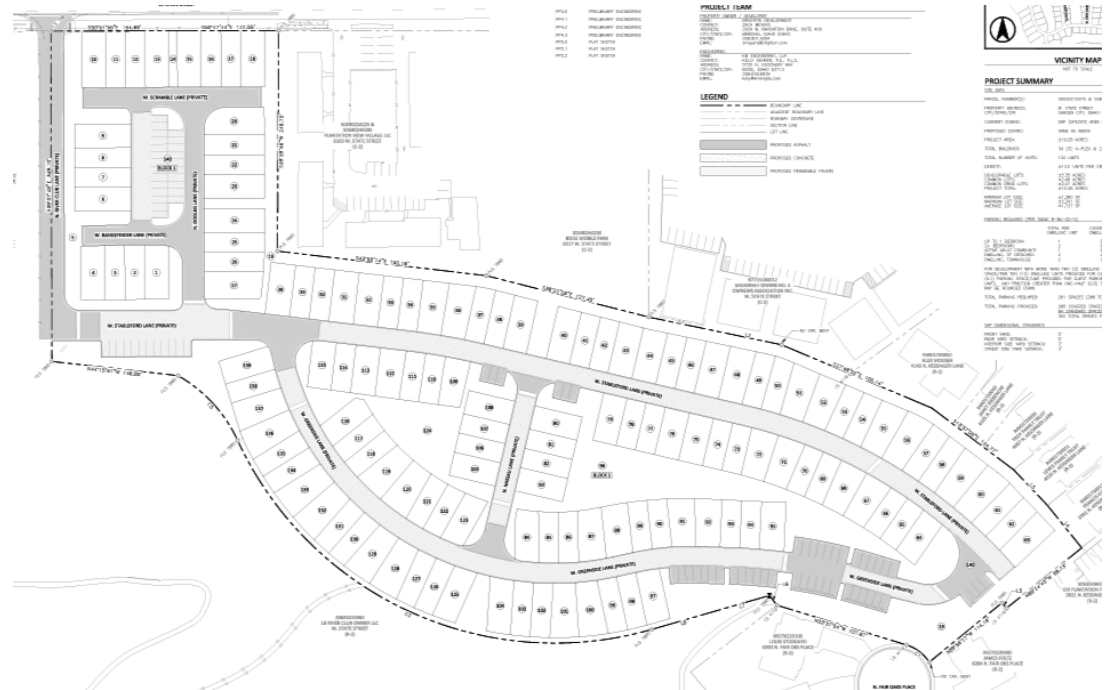


SUBFY2025-0002 Stateside Subdivision

Introduction

- Application: Combined Preliminary and Final Plat – SUBFY2025-0002
- Applicant: Brighton Development, Inc.
- Location: 6515 W. State Street
- Scope: 134 residential lots, 6 common lots
- Density: ~13 dwelling units per acre
- Zoning: East Subdistrict, River Club SAPD



Public and Agency Input

- Agency feedback from ACHD, DEQ, CDH, City Engineer, Fire Department
- Key comments:
 - Stormwater management
 - Utility design
 - Floodplain compliance
 - Emergency access
- Public comments:
 - Support and opposition
 - Concerns over height, infrastructure & engineering, neighborhood buffering, access to Fair Oaks, application of CC&Rs

Planning and Zoning Commission Discussion

- 1. Declaratory Judgement (application of the Plantation Master Association INC. CC&Rs):** Declaratory judgement is a civil matter.
- 2. Waterway Amenity:** Conditioned to meet compliance.
- 3. Stormwater and drainage and floodplain regulation/ Infrastructure adequacy:** It is a general requirement for all development that construction plans and building permits are reviewed to ensure that standards for stormwater and drainage as well as floodplain regulations are met.
- 4. Noise:** The construction will be subject to disturbing the peace regulations.
- 5. Developer's lack of financial ability to construct the project. That the developer is an out of state developer:** No evidence was presented indicating the developer lacks the financial capacity to complete the project as presented. The applicant testified during the hearing that Brighton is not based out of state. Regardless, there is no requirement that a developer be a resident of Idaho.
- 6. Fair Oaks Place Access:** The proposed access measures to Fair Oaks Place are deemed sufficient to prevent public access.
- 7. Height Compliance Due to Fill:** Building height is measured from the finished grade of the development, in accordance with standard practice.
- 8. Forward-Motion Parking Requirement:** Although Garden City Code § 8-8A-3D-3.A.6.a requires forward-motion access onto streets, the Commission interpreted that this provision is intended for larger parking areas and not for individual residential garages or driveways.
- 9. Buffering of Existing Neighborhood:** The Planning and Zoning Commission recommended a condition of approval requiring perimeter landscaping in compliance with code standards.
- 10. Sidewalk Noncompliance:** The Commission determined that the internal roadways are classified as "private streets" due to the number of units served and the lack of alternative street frontage. Conditioned that the application must meet street standards.

Perimeter Landscaping

8-8A-3G-5: Perimeter Landscaping Provisions Standards:

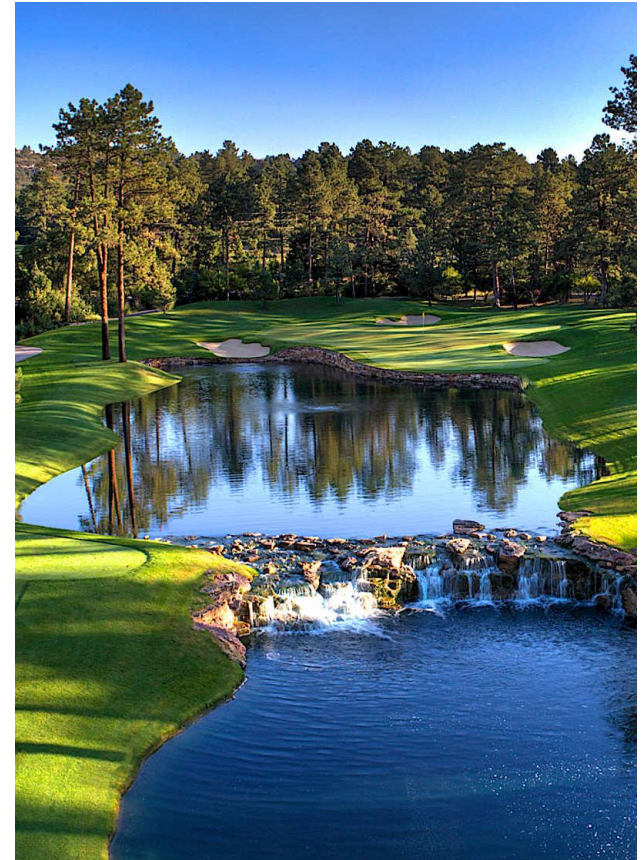
Required perimeter landscape meeting the standards set forth in subsection C of this section is required between the River Club SAP district and neighboring uses.

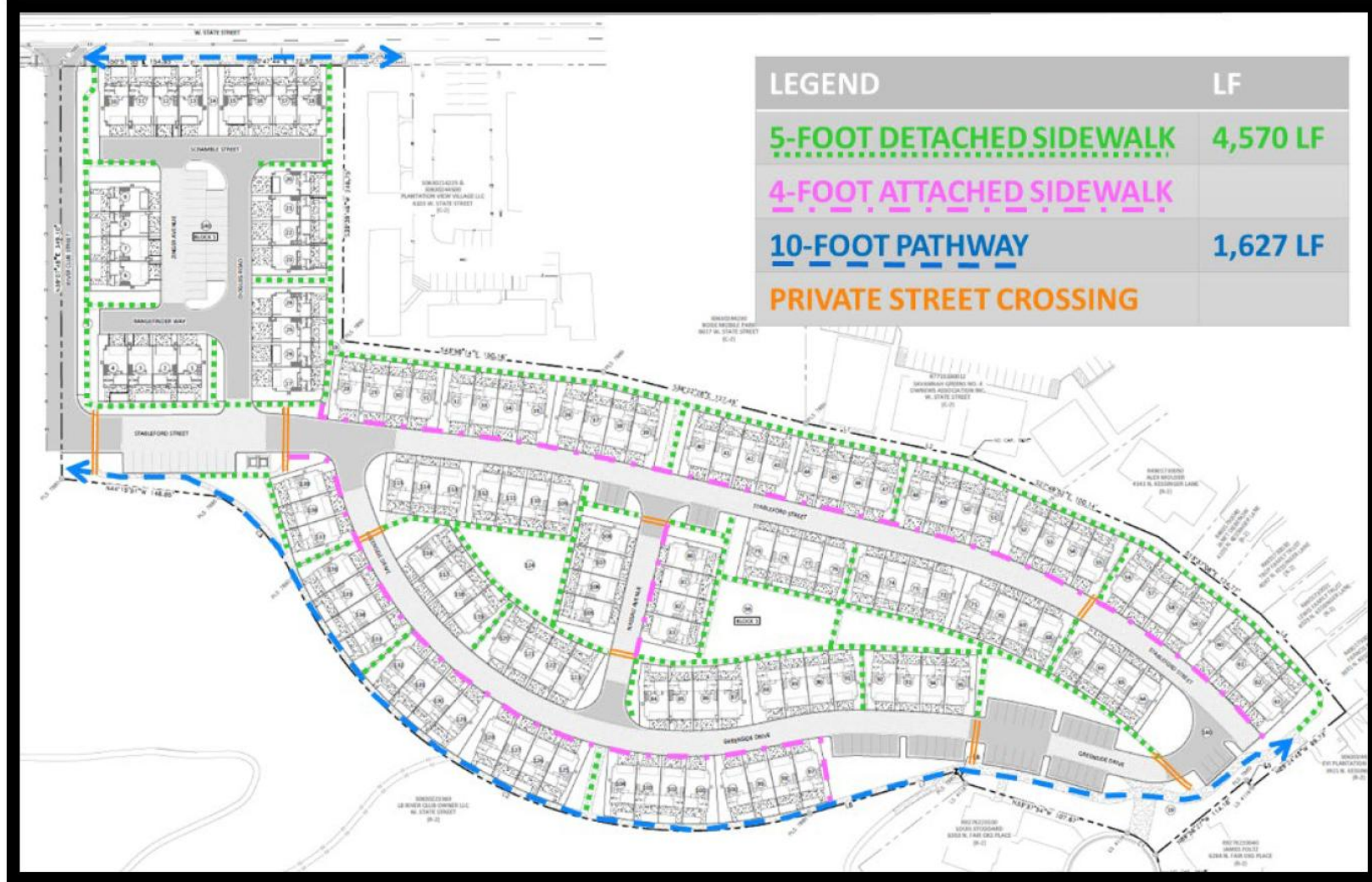
- 1. A perimeter landscape area shall be at least ten feet (10') wide measured from the property line to the interior of the parcel.*
- 2. A screen consisting of vegetation shall be at least six feet (6') wide and six feet (6') in height at maturity.*
- 3. At least one (1) tree shall be planted for every forty (40) linear feet of perimeter length (or as appropriate to the selected tree species) to quickly establish continuous canopy coverage.*
- 4. Additional standards for parking lots and carports are set forth in section 8-8A-3G-6 of this chapter, Parking Lot Landscape Provisions.*
- 5. Structures less than one hundred twenty (120) square feet, including, but not limited to, trash enclosures and storage sheds, may encroach into the perimeter landscape area.*
- 6. Perimeter landscape areas shall provide for pedestrian access from residential development to abutting nonresidential development and vice versa.*

Discussion:

A. Large trees

B. Integrated development: The residential subdivision would not constitute a separate or distinct use from the golf course. As a result, the perimeter landscaping requirement would not apply, since the code only mandates such landscaping between distinct land uses.





1.00 in

8-8A-3E-6: Sidewalk Standards code states:

All sidewalks shall be designed and constructed to the following standards:

Sidewalks shall be required along streets.

*All sidewalks shall be a minimum of five feet (5') on public streets, except that the sidewalk on State Street shall be a minimum of ten feet (10') wide. **The pathway width on a private right-of-way may be reduced to four feet (4').***

Sidewalks shall be designed to flare around mailboxes, utility boxes and other impediments to pedestrian circulation to maintain a minimum of four feet (4') of travel width.

Detached sidewalks are required to allow for landscaping and street tree buffers.

Sidewalk Compliance

Thank you