

July 15, 2025

Hanna Veal
Development Services Department
City of Garden City
6015 Glenwood Street
Garden City, ID 83714

Re: Stateside Subdivision (SUBFY 2025-0002) - Private Streets

Hanna,

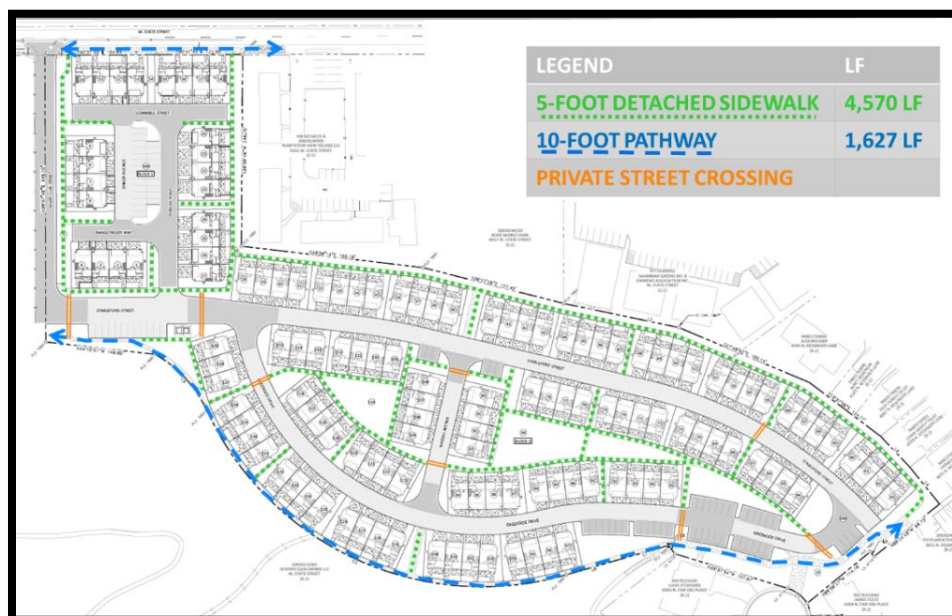
As a follow-up to the Garden City Planning & Zoning Commission meeting on July 8, 2025, for Stateside ("Stateside") Subdivision (SUBFY 2025-0002), we are providing additional information regarding the internal access lanes. The Commission determined that the internal access lanes were not Common Driveways but rather were to be classified as Private Streets. More specifically, a new Condition of Approval was drafted, as follows:

"Prior to approval of construction plans – Condition No. 12 (p. 12): Sidewalks shall be installed along all streets in accordance with the standards set forth in Garden City Code 8-8A-3E-6 Sidewalk Standards."

To comply with this requirement, we are proposing two options in accordance with both Private Street (8-8A-3E-5) and Sidewalk Standards (8-8A-3E-6):

Option 1 – Current Design

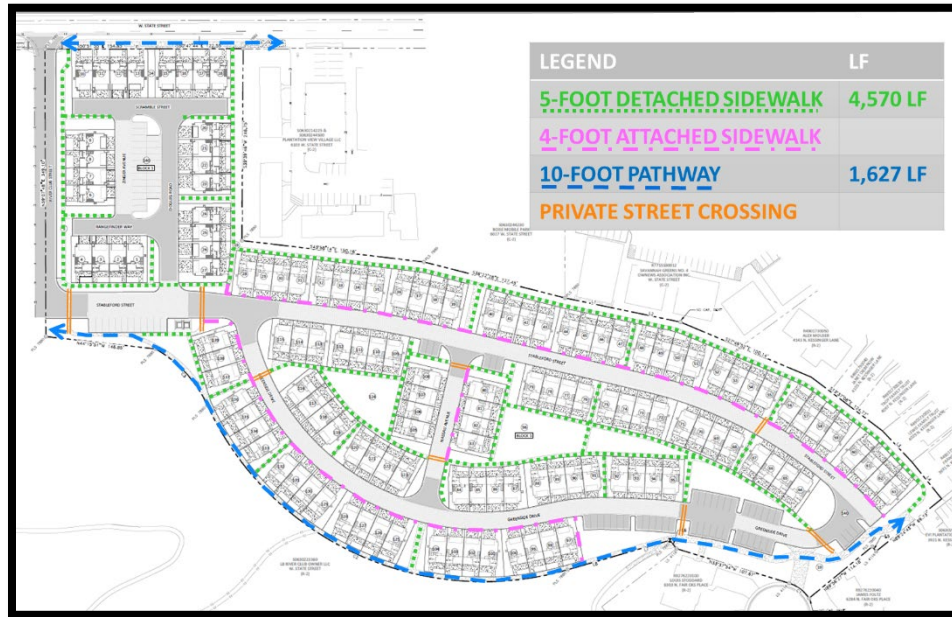
- 24-foot wide Private Street
- 5-foot detached sidewalks at the primary entrance of each home (*depicted in green*)



ACTION: If Council determines the detached sidewalks to each primary entrance meet the intent, then **Option 1 – Current Design** complies with Sidewalk Standards (Garden City Code 8-8A-3E-6).

Option 2 – Revised Design

- 22-foot wide Private Street
- 5-foot detached sidewalks at the primary entrance of each home (*depicted in green*)
- An additional 4-foot attached sidewalk along one side of each Private Street (*depicted in pink*)



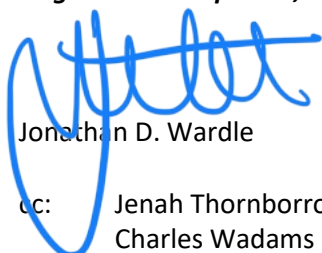
ACTION: If Council determines an additional attached sidewalk is needed along the private streets, then **Option 2 – Revised Design** complies with Sidewalk Standards (Garden City Code 8-8A-3E-6) with the inclusion of a 4-foot attached sidewalk along one side of the Private Streets in addition to the detached sidewalks to each primary entrance.

Both Options 1 and 2 comply with Private Street (8-8A-3E-5) and Sidewalk (8-8A-3E-6) Standards. We request that the Garden City Council determine which option should be incorporated into the final development plans and constructed within the Stateside Subdivision.

In our presentation we are prepared to discuss the Findings and sidewalks at the City Council Meeting.

Sincerely,

Brighton Development, Inc.


Jonathan D. Wardle

cc: Jenah Thornborrow
Charles Wadams

Option 1 – Current Design

Detached Sidewalks to Primary Entrance



No Attached Sidewalk along Private Street



Option 1 – Current Design

Detached Sidewalks to Primary Entrance
No Attached Sidewalk along Private Street



Option 2 – Revised Design

Detached Sidewalks to Primary Entrance



With an Additional Attached Sidewalk along Private Street



Option 2 – Revised Design

Detached Sidewalks to Primary Entrance
With an Additional Attached Sidewalk along Private Street

