



CITY OF GARDEN CITY

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STAFF REPORT

File Number: SUBFY2025 - 0004, Amigos Subdivision

For: Preliminary Plat and Planned Unit Development

A 12-lot residential subdivision

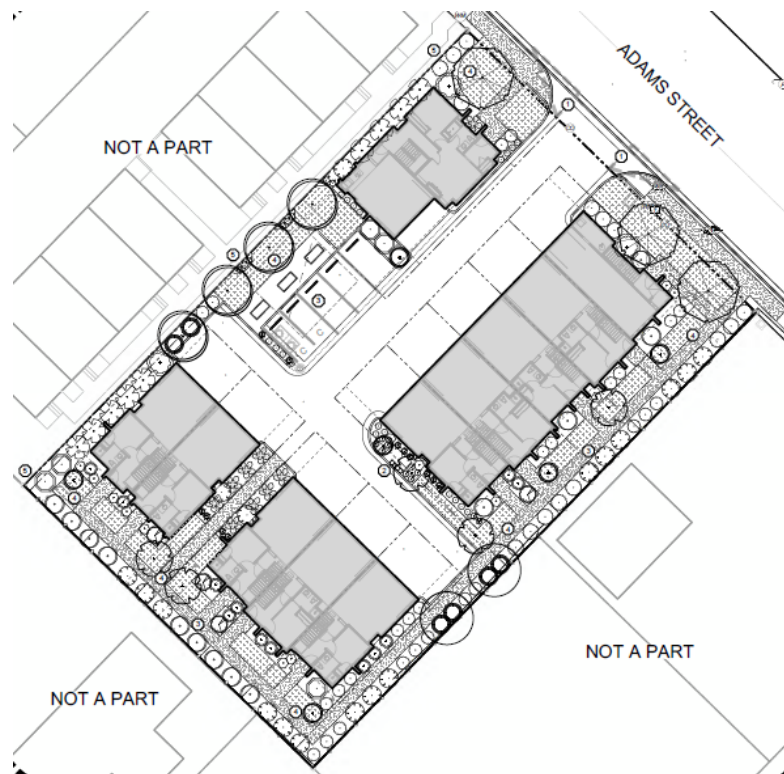
Location: 3933 & 3921 Adams Street

Applicant: Urban, LLC, Nick Louie

Design Review: October 6, 2025

Planning & Zoning: October 15, 2025

City Council: November 10, 2025



Staff Report
Report prepared by Hanna Veal

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A. Record Documents ([link to all file documents](#))

Individual links:

1. Application Materials
 - a) SUBFY2025 - 0004 [Initial Application Submittal Materials 08/06/2024](#)
 - b) SUBFY2025 – 0004 Resubmittals [09/19/2025](#)
2. Staff Reports
 - a) Staff Report Design Review Consultation Dated October 6, 2025
 - b) Staff Report Planning & Zoning October 15, 2025
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
 - a) Draft Potential Planning and Zoning
7. Draft Potential Decision

B. Recommendation Summary:

Staff finds that the proposed subdivision is generally consistent with the goals and policies of the Garden City Comprehensive Plan and mostly complies with the provisions of the Garden City Code. However, the application contains areas of noncompliance that must be addressed through either formal code adjustments or corrections in order to proceed. Specifically, the proposal does not meet parking stall dimensional standards, perimeter and parking-lot landscaping, and private open space sizing.

Without approval of the requested code adjustment, the application does not conform to code requirements, and staff must recommend denial.

Alternatively, staff recommends that the applicant resubmit revised plans with adequate documentation demonstrating code compliance for the issues not addressed in the current Planned Unit Development code adjustment request.

C. Project Information

Proposed Scope of Work:

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

Subdivision: The result of an act of dividing an original lot, tract or parcel of land into two (2) or more parts for the purpose of transfer of ownership or development; which may also include easements and the dedication of a public street or designation of private lanes or rights-of-way, and the addition to, or creation of, a cemetery

Plat: The drawing, mapping or planning of a subdivision, cemetery, town site or other tract of land or a replatting of such, including certifications, descriptions and approvals.

Preliminary Plat: The first formal presentation by drawings of a proposed subdivision. Sketch Plat: A sketch preparatory to a preliminary plat that indicates all roads, parks, rights-of-way and public sites.

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
8-5B-2 Preliminary Subdivision Process	For the subdivision entitlement to be completed a final plat will be required per 8-5B-3 at a later date
8-6B-7 Planned Unit Development	A Planned Unit Development and a Subdivision can be processed concurrently

Special Provisions	Notes
Subdivisions located within a Floodplain 8-5C-4	A floodway development application will be reviewed in conjunction with construction plans provided approval of the requested application.

Purpose of a Planned Unit Development

- A. Purpose: The purpose of the Planned Unit Development (PUD) code is to accommodate developments that are in alignment with the City's adopted comprehensive plan. The PUD establishes a flexible incentive-based framework intended to encourage land use planning that results in high-quality developments. Developments using the PUD process shall conform to this Planned Unit Development section but may deviate in certain respects from the zoning regulations by providing proportionate Required PUD Enhanced Improvements.
- B. Objectives of the Planned Unit Development ordinance includes, but are not limited to:
1. Providing a maximum choice of living environments for all citizens.
 2. Creating a more usable pattern of open space and recreation areas.
 3. Preserving and promoting natural systems such as wetlands, habitat, ecosystems, etc.
 4. Utilizing land more efficiently.
 5. Creating a desirable community to live, work, recreate, and visit.
 6. Improving the community's economic stability.
 7. Developing a land use pattern compatible with future land use designation and the identified goals and objectives of the Garden City comprehensive plan.

Site Conditions:

- 1) The location of the project is:
 - a) 3933 Adams Street; Taxing Parcel Number R2734502303; Property is described as PAR #2303 POR LOTS 16-17 BLK 7 FAIRVIEW ACRES SUB 1 #2301B
 - b) 3921 Adams Street; Taxing Parcel Number: R2734502291; Property is described as W 50' OF E 150' LOTS 16 & 17 BLK 7 EXC R/W FAIRVIEW ACRES SUB #1 #2290B.

- 2) Property Size: 0.564 acres
- 3) Zoning District: R-3 Mixed Use Residential
- 4) Comprehensive Plan Land Use Map Designations:
 - a) Main Street Corridor
 - b) Mixed Use Commercial
- 5) Legal Parcel of Record: Unable to determine
- 6) Floodplain:
 - a) Most portions of the project are not located in the floodplain according to the 2003 FIRM, but some areas are.
 - b) The project is located in the floodplain according to FEMA's most recent modeling of the Lower Boise River, adopted by resolution 1083-20.
- 7) Surrounding Uses within 600 feet:
 - a) Dwelling unit, single family attached
 - b) Dwelling unit, single family detached
 - c) Manufactured/mobile home park
 - d) Heron Park and Greenbelt
 - e) Existing Use: Vacant
- 8) Easements on site: There are no records on file with Garden City of existing easements
- 9) Site Access: Adams Street
- 10) Sidewalks: Sidewalks are installed and are in good repair
- 11) Wetlands on site: None identified

Project Details:

- 1) Proposed development: residential subdivision - Preliminary Plat – Processed as a Planned Unit Development
- 2) Total number of lots: 12
 - a) Common: 1
 - b) Residential: 11
- 3) Density: 19.5 Dwellings per acre
- 4) Site Coverage:
 - a) Building: 34% of the site
 - b) Landscaping: 29% of the site
 - c) Paved Areas: 28% of the site
- 5) Access: Adams Street
- 6) Total number of vehicular parking spaces: 27
 - a) Enclosed: 22
 - b) Surface: 5
- 7) Refuse: Republic Services will pick up individual services internal to the development
- 8) Fencing: 6' tall vinyl fence along perimeter, short fences will be allowed on the private yards
- 9) Sidewalk: Existing attached sidewalk to remain on Adams
- 10) City Utilities:
 - a) Water and Sewer connection to lots
 - b) 8" water service
 - c) Existing fire hydrant
- 11) Pathway: None
- 12) Proposed Easements:

- a) All areas not identified as “private residences and yards” are to be subject to a blanket public utilities, drainage, and irrigation easement as well as a vehicular and pedestrian cross-access easement and parking easement.
- b) A public utility easement will be located 5' each side of lot line to face of building for gas & electrical services.

D. Discussion

New Code Ordinance 1056-25

The adoption of Ordinance 1056-25 marks a significant change in Garden City’s approach to Planned Unit Developments (PUDs), replacing the previous PUD codes with a comprehensive, incentive-based framework that emphasizes alignment with the City’s Comprehensive Plan. The updated PUD ordinance establishes a flexible process that allows targeted deviations from base zoning standards only when proportionate, clearly documented public benefits, known as PUD Enhanced Improvements, are provided. These improvements must be quantifiable, legally binding, and maintainable in perpetuity, and each requested adjustment must demonstrate that the public gain is equal to or greater than the regulatory standard being modified. The ordinance outlines specific categories of Enhanced Improvements, including outdoor space, natural systems, housing affordability, neighborhood activation, and sustainable design practices.

The PUD process remains applicable in any zoning district and may still be used to concurrently review subdivision applications. However, the ordinance also establishes clear boundaries: certain standards within the PUD section cannot be adjusted, and only specific elements, such as density, mixes of uses, form standards, land use provisions, and design standards, may be modified through the PUD process. To approve a PUD, the decision maker must find that the proposal meets at least one of the PUD’s stated objectives, that each adjustment is both allowed and proportionately offset, that the proposal is consistent with the Comprehensive Plan and public health and safety concerns, and that it satisfies the findings required under the Design Review code.

In the context of subdivision review, this ordinance provides a structured yet adaptable pathway for the applicant to deliver a project that exceeds baseline standards while remaining consistent with the City’s long-term planning goals. It encourages creative, high-quality development while ensuring accountability through measurable public benefits and rigorous review standards.

Requested Code Adjustment

Private open space depth – reduce private balcony depth from required 6' to proposed 5'.

Applicant’s justification: In lieu of fully compliant private open space, the applicant proposes adding an extra Class A amenity under GCC 8-4B.

Staff comments:

- The justification appears to fall under the PUD “Outdoor Space¹” enhancement category (increasing the quantity and/or quality of usable outdoor space).
- Of the amenities identified, only one (an open grassy area of at least 40' × 10') clearly aligns with “Outdoor Space” as a potential PUD enhancement.
- However, the project is already required to provide two Class A and one Class B amenities. Those baseline amenities (including the grassy area if it is being used to meet the base requirement) cannot be used to satisfy the PUD enhanced improvement obligation.
- If the extra Class A amenity is specifically the grassy area found in the common area, then it can be considered a justifiable enhanced improvement, but only if the decision makers determine the adjustment is proportionate. Consider the following factors in determining:
 - a. The PUD enhanced improvement(s) provides an equal or greater gain for the public than the regulation would otherwise require.
 - b. There is a connection between the PUD enhanced improvement(s) and the benefit(s) to the community.
 - c. The economic burden of providing the PUD enhanced improvement(s) are reasonable when compared to the economic gain of the code adjustment

Connectivity Strategy

The Amigos Subdivision presents a unique opportunity to enhance pedestrian connectivity by linking its internal open space and pedestrian network with adjacent developments, particularly the Riverplace Townhomes Subdivision to the northwest ([SUBFY2021-0007](#)). Riverplace includes a pedestrian pathway and landscaped area along the shared property boundary, making a physical connection feasible. However, such a connection would require permission from Riverplace Townhomes for pedestrian access and the removal of the proposed fencing along the boundary line. Additionally, there is a potential conflict with the required Type A perimeter landscaping, which is intended to screen vehicle headlights from the proposed drive and parking lot to adjacent parcels. To address this, the applicant could explore integrating screening landscaping within the shared open space area, allowing for both connectivity and adequate buffering.

The Old Town Circulation Network Plan identifies an east–west micro-street corridor along the southern boundary of the site. In previous applications, the Planning and Zoning Commission and City Council have supported this objective by requiring multi-use bicycle and pedestrian paths in lieu of vehicular micro-streets. While the applicant has proposed a pedestrian pathway along the southern edge, the current design does not meet the dimensional or construction standards required for a multi-use path. Specifically, it lacks the necessary 12-foot public access easement and 10-foot prepared travel width that would be required to fulfill the intent of the corridor.

Moreover, even if a compliant east–west path were constructed along the southern boundary, it would terminate at the western property line with no connection beyond. The Riverplace

¹ Example “Outdoor Space” PUD enhanced improvements include, but are not limited to: (1) No less than twice the required gross site area shall be dedicated to usable outdoor common space. (2) Increasing public non-motorized improvements by twenty percent (20%) of what is required by the development. The improvements may be provided on site, in the public right-of-way adjacent to the site, or connecting the project to off-site improvements. These improvements may include but are not limited to public pedestrian and bicycle trails, paths, sidewalks, and walkways.

Townhomes development, which was approved with a north–south multi-use path instead of the east–west segment, does not provide an outlet for continued westward movement. As a result, any east–west path on the subject site would permanently dead-end unless the property to the south redevelops in the future and can accommodate an extension of the network.

Given these limitations, staff recommends that construction of the east–west path not be required at this time. Instead, the internal pedestrian network should connect directly to Riverplace’s north–south path via the landscaped common area, ensuring immediate and functional access to the existing system. If the Commission wishes to preserve the corridor for future connectivity consistent with the Old Town Circulation Network Plan, staff supports recording a 12-foot public access easement along the southern boundary, with construction triggered upon redevelopment of the adjacent parcel to the east or south.

As a note, if construction were to be delayed, it would be the responsibility of either the City or the Homeowners Association to construct this future pathway.

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
Preliminary Subdivision	Plat	Design Review Consultation: 10/6/2025	City Council: Hearing 11/10/2025
And Planned Development	Unit	and Planning and Zoning Commission: Hearing 10/15/2025	

Required Findings:

For the approval of a PRELIMINARY PLAT SUBDIVISION, the decision making body must find the application meets the following findings, found in GCC 8-5B-5:

1. The subdivision is in conformance with the comprehensive plan;
2. The subdivision is in conformance with all applicable provisions of this title;
3. Public services are available or can be made available; and are adequate to accommodate the proposed development;
4. The subdivision is in conformance with scheduled public improvements in accord with the city’s capital improvement program;
5. There is public financial capability of supporting services for the proposed development;

6. The development will not be detrimental to the public health, safety or general welfare; and
7. The development preserves significant natural, scenic or historic features;

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:

1. The proposal adheres to at least one of the Objectives of the Garden City Planned Unit Development code.
2. Each requested adjustment in the proposal is allowed pursuant to the Garden City Planned Unit Development code, and is also offset by a proportionate PUD enhanced improvement(s).
3. The proposal, including the design and proposed uses, is not in conflict with the Garden City comprehensive plan.
4. The proposal is consistent with public health and safety concerns.
5. The proposal adheres to the required findings found in the Garden City Design Review code.

Because the application is a Planned Unit Development, the Decision Maker must also find compliance with Design Review Code findings, found in GCC 8-6B-3. E:

1. The proposed design shall comply with all design standards in this title;
2. The proposed design shall provide effective bicycle and pedestrian access and movement to, from, within, and across the site;
3. The proposed design shall be compatible with or improve the public's use of existing and planned public spaces, including but not limited to the greenbelt and pathways, sidewalks, parks, roadways, open space, public facilities, Boise River and waterways, canals, and other surface irrigation;
4. The proposed design shall be compatible with the neighborhood in scale and intensity;
5. The proposed design shall not create an adverse impact on the surrounding neighborhood;
6. The proposed architecture and site improvements shall have facades, features, materials and building form, and other physical improvements that are compatible with or enhance the neighborhood;

7. The proposed design and landscape shall improve the design and function of the site and be consistent with southwest Idaho climatic conditions; and
8. The proposed design shall be compatible with applicable natural, scenic, and historic features, including but not limited to wetlands, the Boise River, waterways, and historic structures.

Decision

After hearing the evidence and considering the application, the decision maker shall make their decision. The decision shall report whether the application is granted, granted with conditions, or denied. The decision also needs to include the facts upon which it is based, the ordinance and standards used in evaluating the application, reasoned statements that specifically address all required findings and all disputed facts, and a conclusion of law. It is important that the decision maker carefully reviews the reasoned statements to ensure that the disputed facts brought up during the hearing are addressed. Finally, if there is a decision or recommendation to deny the application, the decision needs to include the actions, if any, that the applicant could take to obtain approval.

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

Recommendations

The Planning and Zoning Commission 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.

Recommendation Motion

A motion should include a clear statement of the recommendation, for example:

1. Action: "I move to recommend approval/denial/ or I move to continue the application to the date certain of..."
2. File number
3. Note findings of fact, conclusion of law, and decision: "As drafted by staff in the affirmative", "as drafted by staff for denial," or "as amended to remove, amend, or add conditions..."

The Planning and Zoning Commission may wait to formalize the written recommendation at the next meeting to ensure that written decision correctly reflects the proceedings and Commission's findings of the disputed facts. However, the Planning and Zoning Commission is required to formalize its decision no later than by the next regular scheduled meeting after the conclusion of the hearing.

The recommendation of 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 for a final decision.

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 recommendation; or
4. Remand the application to the recommending body for additional proceedings and findings.

Motion

A motion should include a clear statement of the recommendation, for example:

1. Action: "I move to approve/deny/continue the application to the date certain of..."
2. File number
3. Note findings of fact, conclusion of law, and decision: "As recommended by the Planning and Zoning Commission," or "as amended to..... remove, amend, or add conditions".

The City Council may wait to formalize the written decision at the next meeting to ensure that written decision correctly reflects the proceedings and decision maker's findings of the disputed facts. However, the City Council is required to formalize its decision no later than by the next regular scheduled meeting after the conclusion of the hearing.

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
Ada County Highway District		No comment yet.
Central District Health Link to Comment	9/25/2025	After written approvals are submitted, we can approve this proposal for water and sewer connections. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD ROW, an application and fee per well, vicinity map and construction plans must be submitted to CDH.
Republic Services Link to Comment	9/12/2025	Residential trash carts can be pick up in front of the garages internal to the development.

<p>Garden City Engineer Link to Comment</p>	<p>9/29/2025</p>	<p>Many general review comments were made. The comments below are unique to this application and what was submitted for review:</p> <p>The land description provided with the application is not adequate to review if the parcel is an original parcel. Please provide a metes and bounds land description of the property. Please verify the land is an original parcel.</p> <p>Addressing by Ada County may require that the access drive be designated as a private road. Please coordinate with Ada County.</p> <p>We note discussion with the fire districts. Approval of the project by the North Ada County Fire and Rescue District will be required. Should 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 will need to include review of access and location of fire hydrants.</p>
<p>North Ada County Fire and Rescue Link to Comment</p>	<p>9/29/2025</p>	<p>North Ada County Fire & Rescue District has reviewed and can approve the application subject to compliance with all the code requirements and conditions of approval. Reference the agency comment for a full list of code conditions of approval.</p> <p>Structures greater than 30-feet in height will require aerial fire access roadways. These roadways shall be a minimum of 26-feet in width and located at least 15-feet but no more than 30-feet from the building.</p> <p>For streets having a width less than 33 feet back of curb to back of curb parking shall be restricted on one side; for streets having a width less than 27 feet back of curb to back of curb parking shall be restricted on both sides. A note on the face of the final plat is required noting the parking restriction prior to signing of the final plat by the Boise City Engineer. In addition, No Parking signs shall be installed in accordance with the requirements of the IFC.</p> <p>The Applicant submitted correspondence regarding the common drive width and need for no vehicular parking signs.</p>
<p>Department of Environmental Quality Link to Comment</p>	<p>9/15/2025</p>	<p>While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in</p>

		addressing project-specific conditions that may apply.
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G. Public Comment

The following is a summary of the public comments and testimony that were provided by September 29, 2025 in accordance with [Resolution 1053-18](#). All comments are included in their entirety as a part of the record.

Commenter	Comment Date	Summary
Tim Ganley Link to Comment	09/17/2025	In Support - As Garden City is growing, this housing development will add to the feel and contribute additional homes for families central to Boise.

H. 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
Title 8, Chapter 1: General Regulations			
8-1A-4 Applicability			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.
8-1B-1 Nonconforming Properties		Not Determined	Unable to determine. Chain of deeds was not submitted. As a subdivision application, the parcel(s) will become legal lots of record upon recordation of the final plat if the parcels were illegally split in the past.
8-1B-2 Nonconforming Structures		No compliance issues noted	
8-1B-3 Nonconforming Uses		No compliance issues noted	
8-1C-3 Property Maintenance Standards		No compliance issues noted	
Title 8, Chapter 2: Base Zoning District Regulations			
8-2B-1 Purpose	DRC/PZ/CC	No compliance issues noted	<p>The application proposes 19.5 dwelling units per acre, under the 35 units per acre maximum within the R-3 Zoning District, but it is not within an Activity Node, so there is no minimum density requirements.</p> <p>This zoning district is intended to implement the Comprehensive Plan's designations of residential neighborhoods that are more urban in nature such as in the</p>

			mixed-use residential area or in the Neighborhood Destination or Transit Oriented Development Nodes.
8-2B-2 Allowed Uses	PZ/CC	No compliance issues noted	Single Family Attached Dwellings are a permitted use.
8-2B-3 Form Standards	DRC/PZ/CC	No compliance issues noted	<p>The required setbacks are: Front: 5' Interior Side: 0' interior to the property that is being developed and 5' exterior to the development Rear: 15'</p> <p>The allowable maximum height is: n/a The minimum lot size is: n/a</p> <p>There are no encroachments. The proposed setbacks are: Front: 20' Interior side: 0' (to allow common wall) or 5' from the exterior of development Rear: 15'</p> <p>The adjacent properties are zone R-3, and there is no maximum front setback.</p>
Title 8, Chapter 4: Design and Development Regulations			
8-4A-3 Fences and Walls	DRC/PZ/CC	Compliant as Conditioned	<p>A 6' tall tan vinyl privacy fence is proposed along the perimeter of the property along the eastern and southern boundary lines. An existing fence along the northwestern property boundary line is to remain.</p> <p>The proposed fence cannot exceed 3.5' in height along the Adams Street frontage until it is flush with the building (about 20' back from the front property boundary line).</p> <p>The final plat shows that short fences will be allowed on the private yards, 24" behind sidewalk.</p> <p>Any future fence or wall will be required to be in compliance with code at the time of development.</p>
8-4A-4 Outdoor Lighting	DRC/PZ/CC	Compliant as Conditioned	<p>Lighting shall be located to limit lighting that trespasses into adjacent residential properties, this includes vehicular headlights. Ways to mitigate for light trespass include:</p> <ul style="list-style-type: none"> - Lights may be on a timer or sensor activated lights. - Lights should be a minimum eighty-five degree (85°) full cutoff type luminaries. - The maximum lumen output should be 260 lumens. <p>All proposed lighting appears to exceed the suggested maximum lumen output of 260 lumen. While 260lm is suitable for wayfinding/marker lights, it may be insufficient for general parking/area lighting without increasing fixture count.</p> <ul style="list-style-type: none"> - The height of a freestanding light fixture in a residential district should not exceed nine feet (9') in height. None proposed.

			To be dark sky compliant, the lumens need to be 1,000 or less. A condition has been drafted to ensure code compliance at the time of building permit review. If any free-standing light fixtures are proposed within the subdivision, approval of civil drawings will be required prior to construction.
8-4A-5 Outdoor Service and Equipment Areas	DRC/PZ/CC	Compliant as Conditioned	A cedar wood slat air condition screen is proposed to screen mechanical units. Any future outdoor service equipment area will be required to be in compliance with code at the time of certificate of occupancy. Coordination with Idaho Power will be required for any screening of power transformers.
8-4A-7 Stormwater Systems	DRC/PZ/CC	Compliant as Conditioned	If stormwater swales are incorporated into required landscape areas, then they shall be vegetated with grass or other appropriate plant materials. Such swales shall also be designed to accommodate the required number of trees. A draft condition of approval has been provided requiring that the stormwater systems be built in compliance with provisions of 8-4A-7.
8-4A-8 Utilities	DRC/PZ/CC	Compliant as Conditioned	The existing overhead power pole shall be removed. A draft condition of approval is provided requiring each lot to be connected to City services. Another draft condition of approval is provided requiring that all utilities be underground.
8-4A-9 Waterways	DRC/PZ/CC	No compliance issues noted	There is an existing Fairview Acres Lateral ditch that is currently tiled, running parallel to Adams Street. Code allows for the irrigation ditch to remain tiled.
8-4B Design Provisions for Residential Structures			
8-4B-3 Dwelling Units, General Provisions Ord. 1056-25	DRC/PZ/CC	May not be compliant Discussion Required	Architectural variety shall be provided so that the units within the development are distinct from one another. Individual units within the same structure that have exterior access shall have unique entrances from one another distinguished by paint, architectural design, or materials. Discussion with Design Review Required. The development is required to provide at least four class A amenities, or two class B amenities, or two class A and one class B amenities, or one class C amenity. The development has chosen to provide: <ul style="list-style-type: none"> - Class A: Quality of Life (smart locks and smart thermostats) - Class A: Quality of Life (secure package lockers) - Class A: Open Space (open grassy area of at least 40' x 10' in area, 400sqft) - Class B: Open Space (community garden 360sqft)

			<p>Improvements that are proposed to satisfy required PUD enhanced improvements shall not be utilized to fulfill the requirements of this section.</p> <p>These provisions will be required and reviewed in conjunction with the subsequent individual building permits.</p>
8-4B-5 Single-Family and Two-Family Dwelling Units Ord. 1056-25	DRC/PZ/CC	May not be compliant	<p>All units appear to have a clearly defined and identifiable front elevation with a front door that faces the public street (when applicable) and is connected to the public sidewalk via a pathway. Each front entry appears to include a covered porch, dormer, stoop, decorative posts, or roof.</p> <p>For units facing the public street: <u>Single Unit and 5-Plex</u> The first story façade measured from the ground up 20' shall consist of at least 30% windows. Not enough information to review.</p> <p>Each additional floor shall contain at least 15% windows per floor. Not enough information to review.</p> <p>The applicant submitted a window coverage plan with calculations for the entire façade of all structures and all wall planes. While these calculations were helpful, they do not provide enough information to review on a floor by floor basis like code requires.</p>

8-4D Parking and Off Street Loading Provisions

8-4D-3 Parking Design and Improvement Standards	DRC/PZ/CC	Not Compliant	<p>Vehicle parking:</p> <table border="1"><tr><th colspan="5">Table 8-4D-1: MINIMAL DIMENSIONAL STANDARDS FOR MOTOR VEHICLE STALLS</th></tr><tr><th><u>Parking Angle</u></th><th><u>Stall Width</u></th><th><u>Stall Depth</u></th><th><u>Length Per Car</u></th><th><u>Driveway Width*</u> <u>Must also meet fire requirements</u></th></tr><tr><td colspan="5"><u>Standard</u></td></tr><tr><td><u>90°</u></td><td><u>9'0"</u></td><td><u>20'0"</u></td><td><u>9'0"</u></td><td><u>22'0"</u></td></tr></table> <p>Tandem Garage: +9' x 40' Compliant Driveway width: +22' Compliant</p> <p>Non-Compliant Parking Provided: Guest parking: 9' x 18' and 7.5' x 18' (2 compact) 5-Plex unit garage E002 (16'6" x 20' 6") 3-Plex unit garage A002 & C002 (16'6" x 20' 6") 2-Plex unit garage A002 & B002 (16'6" x 20' 6") Single-Family home garage A002 (16'6" x 20' 6")</p> <p>Most of the vehicular parking spaces do not meet the required 9' wide by 20' long stall dimensional standards. There are discrepancies between the provided site plan and floor plans. Staff took measurements from the</p>	Table 8-4D-1: MINIMAL DIMENSIONAL STANDARDS FOR MOTOR VEHICLE STALLS					<u>Parking Angle</u>	<u>Stall Width</u>	<u>Stall Depth</u>	<u>Length Per Car</u>	<u>Driveway Width*</u> <u>Must also meet fire requirements</u>	<u>Standard</u>					<u>90°</u>	<u>9'0"</u>	<u>20'0"</u>	<u>9'0"</u>	<u>22'0"</u>
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			floorplans and preliminary plat to determine compliance status.									
8-4D-4 Parking Use Standards	DRC/PZ/CC	No compliance issues noted										
8-4D-5 Required Number of Off-Street Parking Spaces	DRC/PZ/CC	No compliance issues noted	<table><tr><th colspan="3">Dwelling Parking</th></tr><tr><th>Dwelling Type</th><th>Required Parking Spaces Per Each Dwelling Unit (Including Covered and Uncovered)</th><th>Required Covered Parking Per Each Dwelling Unit</th></tr><tr><td>More than 1 bedroom</td><td>2</td><td>1</td></tr></table> <p>Guest Parking For developments with more than two (2) dwelling units there shall be one-half (0.5) additional parking space/unit provided for guest parking for the first ten (10) dwelling units. There shall be one-tenth (0.1) parking space/unit provided for guest parking for every unit after the first ten (10) units.</p> <p>Required Residential Parking: 22 Provided: 22</p> <p>Required Covered Parking: 11 Provided: 22</p> <p>Guest Parking Required: 5 Provided: 5</p> <p>While some compact parking has been proposed, the site is allowed to dedicate 30% of the required parking to compact spaces. 8 spaces can be compact. 2 proposed.</p>	Dwelling Parking			Dwelling Type	Required Parking Spaces Per Each Dwelling Unit (Including Covered and Uncovered)	Required Covered Parking Per Each Dwelling Unit	More than 1 bedroom	2	1
Dwelling Parking												
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More than 1 bedroom	2	1										
8-4D-6 Standards For Equivalent Parking Adjustments	DRC/PZ/CC	No compliance issues noted	Not requested.									
8-4E Transportation and Connectivity Provisions												
8-4E-3 Public Street Connections	DRC/PZ/CC	No compliance issues noted	There is a general condition of approval requiring that all streets and driveways shall adhere to the standards of a clear vision triangle at all times.									
8-4E-4 Internal Circulation Standards	DRC/PZ/CC	No compliance issues noted										
8-4E-5 Private Street Standards	DRC/PZ/CC	No compliance issues noted	No private street proposed. A common drive is proposed.									

8-4E-6 Sidewalk Standards	DRC/PZ/CC	No compliance issues noted	There is an existing attached sidewalk along N. Adams that is to remain.
8-4E-7 Pedestrian and Bicycle Accessibility Standards	DRC/PZ/CC	Not Applicable	See 8-5A analysis and Old Town Circulation Network Plan.
8-4H Flood Hazard			
8-4H Flood Hazard	Planning Official	Compliant as Conditioned	The applicant should 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.
8-4G Sustainable Development Provisions			
8-4G Sustainable Development Provisions	PO	Not Determined	Sustainability Checklist not submitted. The development is required to provide 6 points.
8-4I Landscaping and Tree Protection Provisions			
8-4I-3 General Landscaping Standards and Irrigation Provisions And Ord. 1057-25	DRC/PZ/CC	No compliance issues noted	Landscape areas shall be configured to maximize their interconnectivity within the site and to landscape or natural areas in adjacent developments. Except in parking lots and for screening along roadways, small, isolated islands of landscaping shall be avoided.
8-4I-4 Landscaping Provisions for Specific Uses	DRC/PZ/CC	Compliant as Conditioned	<p>A minimum of five percent (5%) of the gross site area shall be landscaped areas, excluding areas for setback or perimeter landscaping.</p> <ul style="list-style-type: none"> - Landscape Area Required: Total site area = 24,393 5% = 1,217sqft - Landscape Area Proposed: 5,217sqft excluding street and perimeter buffers = 21% of the site. Compliant <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. Total landscape area provided: 7,125sqft Trees required: 7 Compliant Shrubs required: 48 Compliant</p> <p>A minimum of one class III or class II tree shall be planted in the frontage and every adjacent streetside. An additional tree shall be planted in the corresponding setback for every increment of fifty feet (50') of linear feet of frontage.</p>

			<p>Adams Street Trees required (125 LF): 1 street + 3 Frontage Adams Street Trees provided: 3 (deficient 1 tree)</p> <p>Class II Skyline Honey locust trees have been proposed along the frontage of N. Adams. This tree species provides an adequate canopy for environmental, health, and aesthetic benefits. The canopy at maturity can get to be 45' wide per tree, and 35' tall. A condition has been drafted to require at least one more class II or III tree along the frontage to meet code standards.</p>
<p>8-4I-5 Perimeter Landscaping Provisions</p> <p>Ord. 1057-25</p>	DRC/PZ/CC	Not Compliant	<p>Type A perimeter landscaping is required between the driveways and the property boundary lines to protect adjacent properties from glare, headlight trespassing, visual disorder, or other harmful or noxious impacts. The intent of Type A Visual Separator landscaping is to provide landscaping that will function as a full screen and visual barrier.</p> <p>5' wide perimeter landscaping is provided between the drive and the adjacent properties on both the east and west sides of the development.</p> <p>Class II trees have been provided within this landscape area, however, the distance between the trees has not been provided. More information required. Trees shall be spaced no closer than 80 percent of the average mature width of the trees.</p> <p>Of the trees provided within the perimeter landscaping, at least 50% need to be of an evergreen variety. Not provided, only Corinthian Linden and Metro Gold Maple are proposed.</p> <p>The proposed shrubbery does not achieve 6' in height at maturity.</p>
<p>8-4I-6 Parking Lot Landscaping Provisions</p> <p>And</p> <p>Ord. 1057-25</p>	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>High branching deciduous trees are required at the beginning and end of each parking row. Only one tree has been provided, and it is a Class I Amanogawa Cherry tree with a mature height of 20' and width of 6'. Not compliant.</p> <p>Internal shade trees shall be provided at a minimum ratio of one tree planted for every five (5) parking spaces supplied. Compliant.</p>
<p>8-4I-7 Tree Preservation Provisions</p>	DRC/PZ/CC	Not Determined	<p>An arborist report was not submitted for review. The applicant has stated that there are no existing trees on site, however the landscape plans state that all existing trees on the site are in poor health or undesirable trees. Arborist report required.</p> <p>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. (Example: Two 10-inch caliper trees removed may be</p>

			mitigated with four 5-inch caliper trees, five 4-inch caliper trees, or seven 3-inch caliper trees.)
8-4L Open Space Provisions			
8-4L-3 General Open Space Standards	DRC/PZ/CC	No compliance issues noted Discussion needed	<p>Landscaping elements have been integrated into the proposed common open space areas, which include a community garden and lawn. The subdivision presents a unique opportunity to enhance connectivity by linking these spaces with adjacent open areas, such as those within the Riverplace Townhomes Subdivision.</p> <p>The neighboring parcel to the northwest, Riverplace Townhomes, features a pedestrian pathway and landscaped area along the shared property boundary. A physical connection between the two developments is feasible; however, it would require permission from Riverplace Townhomes for pedestrian access and the removal of the proposed fencing along the boundary.</p> <p>If this is pursued, it may conflict with the Type A perimeter landscaping required of GCC 8-4I.</p>
8-4L-4 Common Open Space Standards for Residential Developments Ord. 1056-25	DRC/PZ/CC	No compliance issues noted	<p>For any new residential or mixed-use development subdivision; planned unit development; or conditional use of more than two (2) dwelling units in size: A minimum of two hundred fifty (250) square feet of common open space shall be provided for each unit. Required: 2,750sqft Provided: 3,200sqft</p> <p>Any open space, that is active or passive in its intended use, that is not less than four hundred (400) square feet in area, with a length and width dimension of twenty feet (20') can be adjusted by the decision maker so as long as the quality of the open space is not diminished.</p> <p>All common open space shall be the responsibility of an owners' association for the purpose of maintaining the common area and improvements thereon.</p>
8-4L-5 Private Open Space Standards Residential Developments Ord. 1056-25	DRC/PZ/CC	Not Compliant	<p>For any new development with three or more dwellings: A minimum of eighty (80) feet square feet of private, usable open space shall be provided for the benefit of each dwelling.</p> <p>This requirement can be satisfied through a variety of private or semiprivate means including but not limited to outdoor porches, patios, rooftop gardens, decks, balconies, recreational areas, or enclosed yards. Landscaping, entryway and other accessways shall not count toward this requirement.</p> <p>The minimum dimension of any space calculated as private open space shall be six feet (6') in each direction.</p> <p>Second story balconies cannot count towards this requirement, as they do not measure a minimum of 6' x 6'.</p>

			Each lot contains a small yard in which the submitted plans indicate can be enclosed via a short fence. Enclosed yards are allowed to count towards this code requirement, however some units private open space to not measure the minimum 6' x 6', and the private open space looks like/functions the same as the designated common open space which may cause confusion as to what is private and what is common space.
<u>Title 8, Chapter 5 Article A: Land Division Regulations – General Provisions and Standards</u>			
8-5A-4 General Standards	DRC/PZ/CC	No compliance issues noted	<p>See discussions on Design Review 8-4 B&C; Driveways 8-4-E; Floodplain 8-4H; Landscaping 8-4-I; Open Space 8-4-L; Parking 8-4-D; Planned Unit Development 8-6B; Private Streets 8-4-E; Sidewalks 8-4-E; Street design and development standards 8-4-G; Sustainable development provisions 8-4-G; Utilities 8-4-A; Zoning Provisions 8-2-B</p> <p>There are general conditions of approval that the application must be in conformance with the requirements of Garden City Code Erosion Control 4-15; Public water and sewer systems Title 6; Storm drainage and discharge control 4-14 prior to the approval of the subdivision.</p> <p>Compliance with the minimum standards does not automatically ensure acceptance of a subdivision by the city. Additional requirements may be added by the city before acceptance in order to implement the purpose of this code, the objectives of the comprehensive plan, or provide for the public health, safety, and general welfare.</p>
<u>8-5A-5 Subdivision Design Standards</u> And <u>Ord. 1056-25</u>	DRC/PZ/CC	Not Determined – May not be compliant – Discussion Required	<p>Without a cross-access easement along the common drive, lots appear to be landlocked in a way that requires trespassing through lots to get to others. It is already a code requirement to require a perpetual ingress/egress easement for the common driveway, and a condition of approval has been drafted to require this access easement.</p> <p>The previous limitation on the number of residential units accessed via a common drive has been removed in Ord. 2056-25. Under the new code, additional units may be permitted as long as the proposal receives approval from the Fire Department, ensuring compliance with emergency access standards. As such, a planned unit development is not automatically required if a subdivision were to propose more than four units being accessed off a common drive. Instead, the planned unit development mechanism is a choice as selected by the applicant/developer to pursue.</p> <p>The Code allows the City to require right-of-way or public easements for mid-block pedestrian connections when necessary to provide convenient pedestrian circulation. The Old Town Circulation Network Plan identifies an east-west micro-street corridor along this site's southern boundary. In prior applications, the Council and Planning & Zoning Commission have met this objective by requiring a multi-use bicycle and pedestrian path in lieu of a vehicular micro-street.</p>

			<p>If an east–west path were required here, it would need a 12-foot public access easement with a 10-foot prepared travel width, extending from property line to property line along the southern edge.</p> <p>However, the adjacent Riverplace Townhomes (recently entitled) were not required to construct the east–west segment because an alternative north–south MUP was approved on that site. As a result, if Amigo’s Subdivision were to construct an east–west path along its southern boundary now, it would dead-end at the western property line with no connection beyond. In effect, that would be a path to nowhere and would not advance the network in a meaningful way at this time.</p> <p>Staff Recommendation: Do not require a public east–west path along the south boundary at this time. Instead, require that the project’s internal common open space and on-site pedestrian network connect directly to the Riverplace Subdivision’s north–south path, so residents have clear, convenient access to the broader system now.</p> <p>If the Commission wishes to preserve the corridor for a future east–west link consistent with the Old Town Circulation Plan, staff could support recording a 12’ public access easement along the southern boundary without immediate construction, with a trigger for construction upon the adjacent parcel to the east redeveloping to allow for such a connection.</p>
8-5A-6 Improvement Standards	DRC/PZ/CC	No compliance issues noted	<p>A subsequent application will be required for staff approval to ensure that the proposed improvements meet code standards and policies for storm drainage, water, sewer, utilities, and monuments and are otherwise in conformance with this approval.</p> <p>A hydrant and a fire turn-around have been proposed.</p> <p>A streetlight is within 400’ and located on Adams.</p>
8-5C-4 Subdivisions located within a Floodplain			
8-5C-4 Subdivisions located within a Floodplain	DRC/PZ/CC	No compliance issues noted, provided the draft conditions of approval, or similar are in place.	There are proposed conditions coinciding with provisions found within code section.
Title 8, Chapter 6, Article A: Administration			
8-6A-3 General Application Process	DRC/PZ/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.

8-6A-4 Required Application Information	DRC/PZ/CC	No compliance issues noted	Application waivers requested pursuant to 8-6A-4A.
8-6A-7 Public Hearing Process	DRC/PZ/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 Press, 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.
8-6B-7 Planned Unit Development Ord. 1056-25	DRC/PZ/CC	Not Determined	<p>By virtue of utilizing the PUD process which relies on an applicant's proposed alternative to code standards, the applicant is choosing to participate in the PUD process. The alternative to this process is to adhere to all code standards.</p> <p>The application shall provide PUD Enhanced Improvements. The enhanced improvements shall be proportionate to each adjustment that is requested. The decision makers will consider the following factors in determining if the adjustments are <i>proportionate</i> to the proposed PUD enhanced improvements:</p> <ol style="list-style-type: none"> 1. The PUD enhanced improvement(s) provides an equal or greater gain for the public than the regulation would otherwise require. 2. There is a connection between the PUD enhanced improvement(s) and the benefit(s) to the community. 3. The economic burden of providing the PUD enhanced improvement(s) are reasonable when compared to the economic gain of the code adjustment. <p>Code adjustments have been requested by the applicant:</p> <ol style="list-style-type: none"> 1. Reduction to the minimum private open space dimensions, allowing a minimum depth of 5' vs. 6'. <p>The applicant has requested a code adjustment to the minimum depth of private outdoor space to allow for a balcony depth of 5' vs. the required 6'. As justification, the applicant indicates that, in lieu of fully compliant private open space, an additional Class A amenity is being provided under GCC 8-4B.</p> <p>While this request could fall under the PUD "Outdoor Space" enhanced improvement category, intended to increase the quantity and/or quality of usable outdoor space, only one of the proposed Class A amenities appears to qualify (an open grassy area measuring at least 40 by 10 feet).</p> <p>It is important to remember that while GCC 8-4B requires the project to provide two Class A and one class B amenities, the improvements that are proposed to satisfy the amenity requirement cannot be utilized to fulfill the required PUD enhanced improvements.</p>

			<p>In addition, other code deficiencies identified in the submittal are neither justified nor supported by a formally requested waiver per the PUD process.</p> <p>More information is required. The applicant has not submitted enough information for staff to identify or review how these PUD findings have been met per the new Ordinance 1056-25.</p>
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Other Items Reviewed	
Plan/Policy	Discussion/ Analysis
Idaho Code 67-6513 Local Land Use Planning Subdivision Ordinance	<p>Garden City has, by ordinance, adopted hearing procedures compliant with section 67-6509, Idaho Code, for standards and for the processing of applications for subdivision permits under sections 50-1301 through 50-1329, Idaho Code.</p> <p>This statute enables Garden City regulations to provide for mitigation of the effects of subdivision development on the ability of political subdivisions of the state, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional costs upon current residents to accommodate the proposed subdivision.</p> <p>This section notes that denial of a subdivision permit or approval of a subdivision permit with conditions unacceptable to the landowner may be subject to the regulatory taking analysis provided for by section 67-8003, Idaho Code, consistent with the requirements established thereby.</p>
Idaho Code 67-6515 Local Land Use Planning Planned Unit Developments	<p>This statute enables Garden City to process applications for planned unit developments.</p>
Garden City Comprehensive Plan	<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. This application is in future land use designations of the Comprehensive Plan:</p> <ol style="list-style-type: none"> 1. MIXED USE COMMERCIAL: The mixed-use commercial designation is for the area south of Adams Street. The intent of this designation is to create an area for mixed uses, including residential, office, retail, and small scale industrial, that are more urban in character than in the mixed-use residential area. Three story buildings and 40%- 60% lot coverage, with aggregated open spaces for pocket parks should guide the development pattern in this area. 2. MAIN STREET CORRIDOR: Create a "Main Street" corridor as a principle street with a mix and concentration of uses along Adams/ Alworth Street with a possible alignment through a redeveloped Idaho Expo site connecting with the Activity Node at Glenwood and Marigold Streets. The corridor should have activity nodes along the street that connect the main street to the arterial roadways and/or the Boise River. The activity nodes should be limited so as to not dilute their function as a center. The focus of development should be on minimum front yard setbacks, parking on the street and behind buildings, and pedestrian

	<p>amenities. The center of the activity nodes on the Main Street corridor should be integrated vertically with more height at the principle main street intersection of the node.</p> <p><u>The application may be supported by:</u></p> <p>Goal 2. Improve the City Image</p> <ul style="list-style-type: none"> • 2.1 Objective: Encourage new and distinctive neighborhoods. • 2.3 Objective: Promote quality design and architecturally interesting buildings. <p>Goal 4. Emphasize the “Garden” in Garden City</p> <ul style="list-style-type: none"> • 4.1 Objective: Beautify and landscape. • 4.2 Objective: Promote community gardens. • 4.3 Objective: Beautify streets, sidewalks and gateways with landscaping, trees, and public art. <p>Goal 6. Diversity in Housing</p> <ul style="list-style-type: none"> • 6.2 Objective: Continue to be a leader and set an example for the region in creating a diversity of housing. <p>Goal 7. Connect the City</p> <ul style="list-style-type: none"> • 7.1 Objective: Create pedestrian and bicycle friendly connections. • 7.4 Objective: Maintain and improve standards for sidewalks, curbs and gutters. <p>Goal 12. Evolve as a Destination</p> <ul style="list-style-type: none"> • 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>Goal 5. Focus on the River</p> <ul style="list-style-type: none"> • 5.3 Objective: Restore and naturalize water systems, including canals, ditches, drains, river channels and creeks. <p>Goal 7. Connect the City</p> <ul style="list-style-type: none"> • 7.1 Objective: Create pedestrian and bicycle friendly connections.
Garden City Sidewalk Policy	Existing sidewalk to remain.
Garden City Street Light Policy	A streetlight is installed along Adams Street in accordance with the policy.
Old Town Circulation Network Plan	<p>The Original Townsite Street Plan shows a micro street is delineated along the proposed development’s southern boundary line.</p> <p>The Original Town Circulation Network Plan identifies “micro streets” as an important tool for strengthening connectivity and guiding redevelopment in Garden City. These narrow, low-intensity corridors—sometimes referred to as “skinny streets”—are designed to provide vehicular access with minimal pavement. Their purpose is to weave a finer-grained grid through the Original Town area, reducing reliance on major corridors, discouraging cul-de-sacs, and creating a more human-scaled environment that aligns with Comprehensive Plan goals for connectivity and livability.</p> <p>Micro streets are particularly suited for infill and redevelopment projects where full-width public streets may not be feasible. By using less land and creating less impervious surface, they lower infrastructure costs and stormwater impacts while still allowing limited vehicular access at slower speeds. Their incremental implementation will require coordination with the</p>

	<p>Ada County Highway District to address access, drainage, emergency services, and maintenance.</p> <p>Recognizing that connectivity can also be achieved through active transportation, the City Council has allowed and even encouraged multi-use bicycle and pedestrian pathways in lieu of micro streets where appropriate. Such pathways can reduce impervious surface, lower costs, and enhance walkability, while still advancing the circulation network objectives.</p>
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