



DEVELOPMENT SERVICES DEPARTMENT

6015 Glenwood Street □ Garden City, Idaho 83714
Phone (208)472-2921 □ Fax (208)472-2926

DESIGN REVIEW REPORT AND DECISION

File Number: DSRFY2026 - 0004

Review Status: APPROVED AS CONDITIONED

Plan Review Number: 2

Reviewer: Mariia Antonova

Design Consultant: Brett Labrie

Design Consultant: Derek Hurd

Date: March 18, 2026

Applicant: Erik Hagen



REPORT CONTENT

SITE INFORMATION	3
PROJECT INFORMATION	4
AGENCY COMMENTS	4
PUBLIC COMMENT	6
MEETING SUMMARY	6
REVISIONS FOLLOWING DESIGN REVIEW CONSULTATION	6
CODE AND POLICY REVIEW.....	6
DECISION PROCESS.....	20
REQUIRED FINDINGS, CONCLUSIONS OF LAW AND DECISION	20
IMAGES	28

SITE INFORMATION

- 1) Owner: IDAHO TAX & BOOKKEEPING SERVICES LLC
- 2) Street Address: 6655 N Glenwood St.
- 3) Ada County Tax Parcel Number(s): R3691210042
- 4) Property Description: LOT 6 & W'LY POR LOT 5 BLK 1 HOKE SUB #2 PAR F R/S 8531 #0040-C #0030-B
- 5) Legal Lot of Record: Yes
- 6) Property Size: 0.634 acres or 27,617
- 7) Zoning District: C-2 General commercial
- 8) Zoning Overlay: None
- 9) Comprehensive Plan Land Use Map Designation:
 - a) Green Boulevard Corridor
 - b) Residential Low Density
- 10) 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.
- 11) Adjacent Uses:
 - a) Drive-thru establishment
 - b) Healthcare and social
- 12) Existing Use: Vacant lot
- 13) Easements on site:
 - a) SEWER AND WATER EASEMENT; HOKE SUB 02 PLAT 2006
 - b) IRRIGATION EASEMENT; HOKE SUB 02 IRRIGATION JUDGE-DECREE 5-23/-011
- 14) Site Access:
 - a) Front: Glenwood Street (The lot is not directly adjacent to the right-of-way; it is internal to the business plaza.)
- 15) Sidewalks: Sidewalks are installed and are in good repair
- 16) Wetlands on site: None identified

PROJECT INFORMATION

- 1) Proposed development: New construction
- 2) Noticing was completed on: December 26, 2025
- 3) The neighborhood meeting was held on: January 14, 2026
- 4) Site Coverage:
 - a) Building: 5,400 SF or 20% of the site
 - b) Landscaping: 3,500 SF or 13% of the site
 - c) Paved Areas: 18,700 SF or 68% of the site
- 5) Square footage dedicated to uses: Office Building
- 6) Number of Structures: 1
- 7) Total number of vehicular parking spaces:
 - a) Surface: 12
- 8) Total number of bicycle parking: 6
- 9) Trash Enclosure: The refuse will be individual services and collected internally within the site.
- 10) Sidewalk:
 - a) None proposed;
- 11) Landscaping:
 - a) Parameter Landscaping: trees, shrubs
- 12) Connections:
 - a) Closest VRT Stop:
 - i) ~449 ft; N Glenwood St & N Strawberry Glenn Rd SWM
 - b) Greenbelt: ~0.2 mi.

AGENCY COMMENTS

The following agency comments were provided:

Agency	Comment Date	Summary
Ada County Highway District Link to Comment	1/7/2026	<ul style="list-style-type: none"> The Ada County Highway District (ACHD) has reviewed the application and has determined that there are no improvements required to the adjacent street(s).
Garden City Engineer Link to Comment	12/20/2025	<ul style="list-style-type: none"> Property Owner Permission Form The form submitted with the application is personally signed by Ilir Nina. The land is owned by Idaho Tax and Bookkeeping Services,= LLC. Said LLC has Ilir Nina as its manager. The manager must sign the form as the manager for the LLC. Please provide a new form. 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 offsite 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 locations of fire hydrants. Should any modifications to any gravity or pressure irrigation facilities occur, the change requires an approval of the project from the irrigation entity. Should changes occur, the applicant must review the changes and determine if an Army Corps of Engineers 404 permit will be necessary to obtain.

		<ul style="list-style-type: none"> • Modifications to existing water or sewer services 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 service depth is adequate to serve the project. • Prior to performing any new grading on the site, if any, the applicant must prepare and have approved by the city an erosion and sediment control plan. • The applicant must provide evidence that the project will adhere to the master storm water system design, volumes and drainage basins that was performed for Hoke Subdivision No. 2. Should planned improvements deviate from the master plan by creating more storm water run-off than originally designed for or directs storm water to another location than originally planned for, project site specific geotechnical report, 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. Compliance with the storm water ordinance and policies of the city will be required. The grading plan must assure that proposed elevations match the perimeter ground. • If a new site grading and drainage plan is required, 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 approved plans attached and be recorded by the city with final plan approval. • 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 may be required from the landowner/developer. Work maps are available for review on the Garden City website. • The subject parcel of land is the result of a lot boundary adjustment involving the land within Lots 5 and 6 of Hoke Subdivision #2. The plat of Hoke Subdivision #2 created easements that do not necessarily coincide with the parcel boundary lines, and they reside within the parcel. The applicant must fully identify planned improvements and not encroach within the boundary of the easement.
Idaho Transportation Department Link to Comment	1/6/2026	ITD has reviewed the application and does not have any comments.
North Ada County Fire and Rescue Link to Comment	1/22/2026	No comment
Republic Services Link to Comment	12/29/2025	More information is needed.
DEQ Link to Comment	1/5/2026	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 addressing project-specific conditions that may apply. This guide can be found at: https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083 .

PUBLIC COMMENT

The following public comments were provided: None provided

MEETING SUMMARY

A Design Review Consultation was held on February 2, 2026, for application DSRFY2026-0004 regarding a proposed single-story office building at 6655 N. Glenwood Street. The applicant, represented by architect Erik Hagen on behalf of the property owner, presented plans for a new owner-occupied office building within an existing commercial development that includes a shared public plaza and parking areas. Discussion focused on site constraints related to existing easements, shared parking and pedestrian circulation, trash enclosure, and screening of rooftop mechanical equipment and ground-mounted utilities. Staff and design consultants reviewed architectural design elements including building massing, facade articulation, material palette, color selection, and window placement, and encouraged additional articulation and clearer material representation through colored elevations. Further discussion addressed pedestrian connections to the plaza, bicycle parking, signage approach, and consistency with updated design standards. The applicant agreed to revise the plans to address these items prior to resubmittal for further review.

REVISIONS FOLLOWING DESIGN REVIEW CONSULTATION

Following the Design Review Consultation, the applicant revised the plans to address staff and consultant feedback, including the addition of pilasters, modifications to the parapet and roofline to reduce perceived building mass, incorporation of additional exterior materials such as stucco and brick, refinement of the exterior color palette to white, gray, and brown tones, delineation of a continental-style pedestrian crossing connecting the sidewalk and plaza, and enhanced screening for rooftop mechanical equipment, transformers, and trash enclosures. Subsequently, Design Consultant Brett Labrie noted that all rooftop mechanical equipment must be fully screened, requiring parapet or screening elements to extend to at least the top of each mechanical unit, and inquired whether building lighting is proposed, as none was shown on the elevations. Conditions of approval have been included to ensure compliance with rooftop screening requirements and to address any future exterior lighting proposals.

CODE AND POLICY REVIEW

Discussion

The applicant, Erik Hagen, is requesting approval for the new construction of a 5,400 sq. ft. professional office building located at 6655 N Glenwood Street. The project proposes one new structure with associated parking, landscaping, and site improvements within the existing commercial business plaza.

Site location

The project site is an interior parcel within the Hoke Subdivision No. 2 business plaza and does not directly front a public right-of-way. Access is provided from Glenwood Street via shared drive aisles serving adjacent commercial uses.

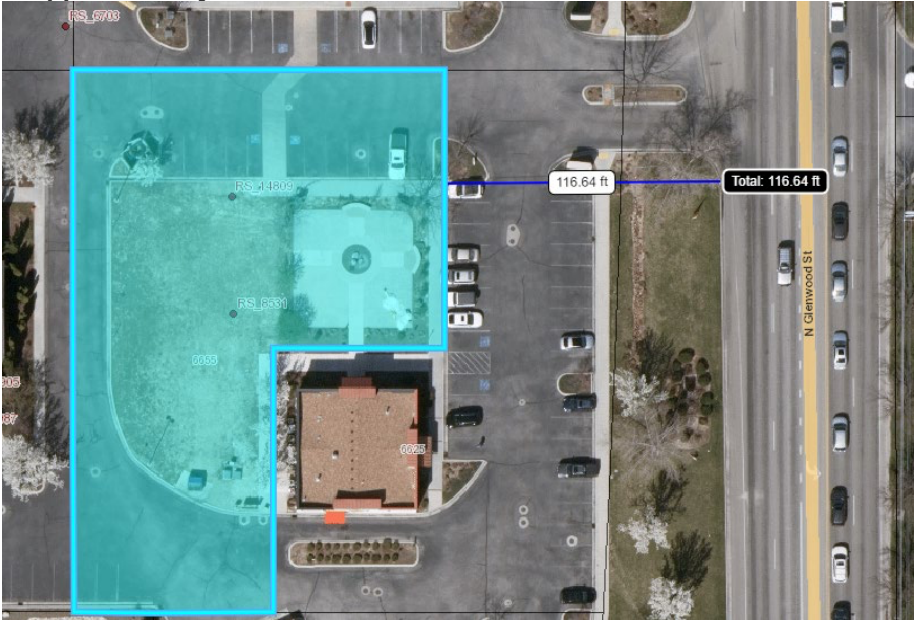
Although sidewalks exist along Glenwood Street, the parcel is not directly adjacent to the public sidewalk system. A parking lot located outside the site boundaries lies between the site and the sidewalk. Instead, the site relies on an internal pathway network that connects the business plaza to Glenwood Street. While the site benefits from a shared pedestrian pathway running through neighboring properties, there is no direct pedestrian connection from the proposed building to the public sidewalk. Additionally, the existing pedestrian pathway system does not provide a direct connection to the commercial buildings to the south, limiting overall internal circulation and walkability.

These conditions trigger consideration under GCC 8-4E-3 and 8-4E-7 related to public street connections and pedestrian accessibility. Given the Comprehensive Plan’s emphasis on multimodal connectivity within the Green Boulevard Corridor, improving the clarity and continuity of pedestrian routes would further align the development with community goals.

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 Applicable Code Sections: LINK		
Code Section	Compliance	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	No compliance issues noted	Appears to be a legal lot of record.
8-1B-3 Nonconforming Uses	Compliant as Conditioned	Based on resubmittals dated 01/10/2026 Professional Service and Healthcare and social service are permitted uses. If either use changes at the occupancy stage, all required permits shall be obtained.
8-1C-3 Property Maintenance Standards	No compliance issues noted	Per 8-1C-2, this article applies to all existing residential and non-residential buildings, structures, and lands.
Title 8, Chapter 2: Base Zoning District Regulations		
8-2B-1 Purpose		This zoning district is intended to implement the Comprehensive Plan’s vision for mixed-use commercial and Activity Nodes. The designation may be appropriate to implement the Comprehensive Plan’s designations of Mixed-Use Commercial and Main Street Corridor.
8-2B-2 Allowed Uses	Compliant as Conditioned	Professional Service is a permitted use. If the use changes at the occupancy stage, all required permits shall be obtained.

8-2B-3 Form Standards	Compliant as Conditioned	The required setbacks are: Front: 5' Interior Side: 5' Rear: 5' Street side: 5' The applicant must fully identify planned improvements and not encroach within the boundary of the easement.
8-2C-32 Personal and Professional Services	Compliant as Conditioned	A use that is a private security, escort service or massage service shall comply with the licensing requirements as set forth in title 3, "Business And License Regulations," of this code.
Title 8, Chapter 4: Design and Development Regulations		
8-4A-3 Fences and Walls	Compliant as Conditioned	This proposal does not identify any fence or wall. Any future fence or wall will be required to be in compliance with code at the time of development.
8-4A-4 Outdoor Lighting	Compliant as Conditioned	This proposal does not identify any new outdoor lighting. There is existing lighting installed on the site Any future outdoor lighting will be required to be in compliance with code at the time of development.
8-4A-5 Outdoor Service and Equipment Areas	Compliant as Conditioned	Based on resubmittals dated 01/10/2026 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. 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 There is one existing trash enclosure on the site, as well as an existing dumpster with a pad. This existing dumpster pad is planned to be enclosed with new 6-foot CMU walls with wood plank gates. The applicant stated: "The new dumpster enclosure at the south end of the property for Swig will be built to meet Republic Services 12'x10' min. for a 3-8 yd dumpster/ Providing at least 2' of clearance all around. The approach to remain as is existing." A condition has been drafted requiring that this new trash enclosure complies with Republic Services' requirements. There are also existing transformers on the site. The new landscape plan shows additional screening vegetation around the transformers. Proposed rooftop mechanical equipment will be enclosed. Any future outdoor service equipment area will be required to be in compliance with code at the time of development.

8-4A-7 Stormwater Systems	Compliant as Conditioned	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	Compliant as Conditioned	Another draft condition of approval is provided requiring that all utilities be 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.
8-4A-9 Waterways	No compliance issues noted	There does not appear to be Boise River irrigation facilities to the site.
8-4C-3 Design Provisions for Nonresidential Structures	Compliant as Conditioned	<p>Based on resubmittals dated 01/10/2026</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>Street Setback: The maximum front setback is fifteen feet (15') from curb edge for a minimum of sixty percent (60%) of the length of the street frontage. The site is located within a business plaza with existing infrastructure and cannot be moved closer. The existing distance from the edge of the road is approximately 117 feet.</p>  <p>First Floor Facades: The facade should include surfaces in windows, showcases, displays, plaza, or pedestrian access elements as follows: for front façade at least 50%, for other facades visible from the public right-of-way at least 30%. It appears to be compliant.</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>

		<ol style="list-style-type: none"> 1. 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. Compliant 2. 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 following are ways to achieve building articulation: <ol style="list-style-type: none"> a. Window Treatments: Provide ample articulated window treatments in facades visible from streets and public spaces for architectural interest and human scale. Windows should be articulated with mullions, recesses, etc., as well as applying complementary articulation around doorways and balconies. b. Architectural Elements: The mass of long or large-scale buildings can be made more visually interesting by incorporating architectural elements, such as arcades, balconies, bay windows, dormers, and/or columns. c. Rooflines: A distinctive roofline can reduce perceived building height and mass, increase compatibility with smaller scale and/or residential development, and add interest to the overall design of the building. <ol style="list-style-type: none"> i. Change the roofline by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval. ii. Roofs that incorporate a variety of vertical dimensions such as multiplaned and intersecting rooflines are encouraged. iii. Flat roofed designs should include architectural details such as cornices, and decorative facings to provide interest to the roofline. d. The scale, arrangement, and texture of the buildings and open space shall vary throughout the development to reflect function, visual interest, and architectural significance. 3. Building Details: The design of buildings should be enhanced with appropriate details. The following elements are examples of techniques used on buildings to provide detail: <ol style="list-style-type: none"> a. Ornate Rooflines: Examples include ornamental molding, entablature, frieze, or other roofline devices. b. Detailed Treatment Of Windows And Doors: Examples include decorative lintels, sills, glazing, door design, molding or framing details around all windows and doors located on facades facing or adjacent to public streets or parks. Window sizing and treatment should be as follows: <ol style="list-style-type: none"> i. Windows should not have individual glass panes with dimensions greater than five feet by seven feet (5' x 7'). ii. Windows should be surrounded by trim, molding, and/or sill at least four inches (4") wide. Commercial buildings with no trim or molding should have window frames at least two inches (2") wide. iii. Individual window units should be separated from adjacent window units by at least six inches (6") of the building's exterior finish material. c. Ornamentation: Examples include ornamental railings, grillwork, landscape guard, and trellises. d. Distinctive Light Fixtures: Examples include lights with a decorative shade or mounting. e. Artwork Or Decorative Paving: The artwork may be freestanding or attached to the building, and may be in the form of mosaic, mural,
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		<p>basrelief sculpture, light sculpture, water sculpture, fountain, freestanding sculpture, art in pavement, or other similar artwork.</p> <ol style="list-style-type: none"> 4. Colors: Colors used on building exteriors should integrate a building's various design elements or features. <ol style="list-style-type: none"> a. Accent colors should use color combinations that complement each other. b. Use accent colors in a way to enhance or highlight building design, and not in a manner that creates clutter or otherwise detracts from building design. c. The use of bright colors should be avoided. Softer, muted or earth d. Colors should be compatible with the architectural character of the surrounding buildings and neighborhood. 5. Use Of Certain Building Features Or Design Elements Discouraged: The use of building features or design elements that overemphasize corporate themes, logos, or colors which stand above the neighborhood and community context without adding functional or aesthetic value to the building context should be discouraged. See section 8-4C-5, "Prohibitions", of this article. <p>In the revised building design, pilasters were added, the roofline was altered, and additional window elements, such as white trim and awnings, were introduced. Materials such as stucco and brick were incorporated into the exterior cladding. The chosen color palette consists of white, gray, and brown tones. However, distinctive light fixtures were not provided; a condition has been included.</p> <p><i>Objective 6: The site development should support and be consistent with the adopted streetscape.</i></p> <p>No comments</p> <p><i>Objective 7: The design of all structures shall consider visual privacy for adjacent residential properties. Examples of ways to achieve visual privacy include, but are not limited to, adding a smaller scale structure between the existing dwelling and tall portions of the proposed development, placing trees to prevent views into neighboring rear yards, stepping back the structure, increased setback, or strategic window placement.</i> No comments</p>
8-4C-4 Special Provisions for Specific Non residential Development	Compliant	<p>Based on resubmittals dated 01/10/2026</p> <p>Plaza Requirements:</p> <ol style="list-style-type: none"> 1. To qualify as a pedestrian plaza, an area should have: <ol style="list-style-type: none"> a. Pedestrian access (including handicapped access) into the plaza from the public right of way. b. Paved walking surfaces such as concrete, brick pavers, or other type of pavers on level, stepped, or gently sloping (less than 3 percent grade). c. One linear foot of seating per perimeter linear foot of the plaza. d. Security lighting on site or building mounted. e. A minimum size of five hundred (500) square feet with the shorter dimension of a plaza less than three (3) times the height of surrounding buildings. f. Buildings on plazas should promote and accommodate outdoor activity with balconies, arcades, terraces, decks, and courtyards for residents' and workers' use and interaction. g. Distributed trash containers around the plaza. h. Direct access to occupied indoor space. i. Located so that the build provides buffering from street noise when the location is on a major arterial.

		<p>2. A pedestrian plaza is encouraged to have:</p> <p>a. Site furniture:</p> <ul style="list-style-type: none"> i. Seating may be on planters, rails, benches, retaining walls and other raised surfaces. ii. Cluster and movable seating for informal gathering and outside eating areas. iii. Locate seating for sun exposure, where views can be taken advantage of, and near to activity centers of a site such as at building entrances and at the intersection of walkways. <p>b. Artwork, or amenities such as fountains, kiosks:</p> <ul style="list-style-type: none"> i. Interactive art, sculpture, and fountains which people can touch and move. ii. Fountains for visual attraction, to screen traffic noise, and for cooling effects.
8-4C-5 Prohibitions	No compliance issues noted	There are no visible false fronts, prefabricated structures or prohibited materials proposed with this application.

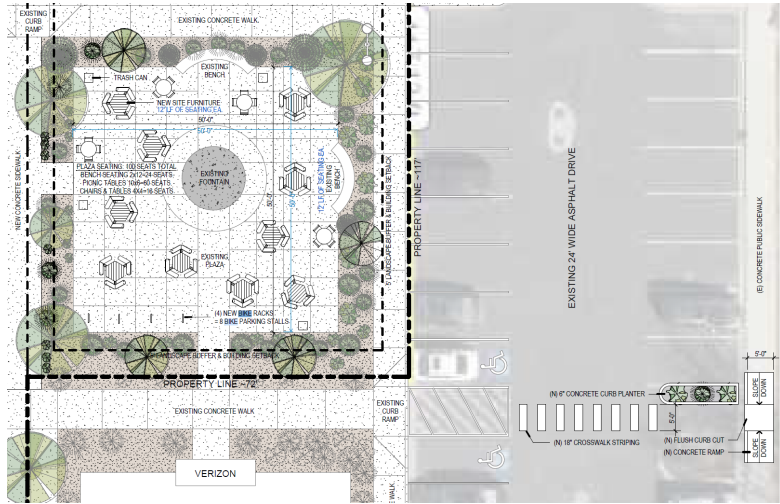
8-4D Parking and Off Street Loading Provisions.

8-4D-3 Parking Design and Improvement Standards	Compliant as Conditioned	<p>Based on resubmittals dated 01/10/2026</p> <p>Vehicle parking:</p> <table border="1" data-bbox="597 934 1273 1192"> <thead> <tr> <th colspan="5">Table 8-4D-1: MINIMAL DIMENSIONAL STANDARDS FOR MOTOR VEHICLE STALLS</th> </tr> <tr> <th>Parking Angle</th> <th>Stall Width</th> <th>Stall Depth</th> <th>Length Per Car</th> <th>Driveway Width* Must also meet fire requirements</th> </tr> </thead> <tbody> <tr> <td colspan="5" style="text-align: center;">Standard</td> </tr> <tr> <td>90°</td> <td>9'0"</td> <td>20'0"</td> <td>9'0"</td> <td>22'0"</td> </tr> </tbody> </table> <p>Parking Provided: <u>10 regular parking spaces</u> Stall Width: 9' Length per car: 19'</p> <p><u>2 ADA parking spaces</u> Stall Width: 9' Length per car: 19' Access aisle: 5'</p> <p>Total: 12 vehicle parking spaces</p> <p>A pedestrian route that is compliant with current Americans With Disabilities Act (ADA) standards must be provided from the parking area to each primary entrance;</p> <p>Parking lots shall be designed in compliance with the requirements as set forth in chapter 8-4, article C of this title, Design Provisions For Nonresidential Structures;</p> <p>Parking lots shall be designed in accordance with chapter 8-4, article I of this title, Landscaping And Tree Protection Provisions;</p>	Table 8-4D-1: MINIMAL DIMENSIONAL STANDARDS FOR MOTOR VEHICLE STALLS					Parking Angle	Stall Width	Stall Depth	Length Per Car	Driveway Width* Must also meet fire requirements	Standard					90°	9'0"	20'0"	9'0"	22'0"
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		<p>All parking and loading zones shall provide proper drainage of surface water to prevent the flow of water onto adjacent properties, walkways, or streets.</p> <p>The design of the parking area shall minimize the trespass of lights from motor vehicles on adjacent properties and rights-of-way.</p> <p>The applicant stated: “The existing parking may have stripes that are 18’–19’, but the drive aisle is well over 22’, allowing the parking stalls to exceed the 20’ dimension. It is common for parking striping to be shorter than the space allotted for the parking stall. Additionally, the side is 6’–6” wide, allowing for an overhang while still providing a minimum of 4’–6” of passage clearance.” The plans show a 32-foot-wide driveway.</p> <p>The combined length of the parking stalls and driveway appears to be compliant with code standards.</p> <p>Bicycle parking spaces shall:</p> <ol style="list-style-type: none"> 1. Be a minimum space six feet (6') long by two feet (2') wide; 2. On-site spaces shall be located within fifty feet (50') of the building entrance(s); 3. Public bicycle spaces may be provided within three hundred feet (300') of the property in lieu of on-site spaces. If public bicycle spaces are provided, legally binding documentation including property owner approval, maintenance responsibility, and public use allowance shall be provided to the city; 4. Be separated by a physical barrier to protect the bicycles from damage by motor vehicles if located within a motor vehicle parking area. The physical barrier can be curbs, poles, wheel stops, or other similar features; 5. Be visible, unless specified for the use of tenants, in which case the bicycle parking spaces must be covered; 6. Be easily accessible from the street; 7. Not impede pedestrian movement or loading zones; 8. Not impede pedestrian or vehicular circulation or loading zones. The facilities shall be incorporated, whenever possible, into the structure’s design or street furniture; and 9. Be properly illuminated to increase security and avoid accidents and adhere to section 8-4A-4 of this chapter, Outdoor Lighting.
8-4D-4 Parking Use Standards	No compliance issues noted	<p>A. Number Of Spaces: No use shall provide less than the minimum spaces required by this article.</p> <p>B. Use Of Property; Phased Projects: The use of any property is conditional upon the unqualified continuance and availability of the parking as required by this code.</p>
8-4D-5 Required Number of Off- Street Parking Spaces	Compliant as Conditioned	<p>Based on resubmittals dated 01/10/2026</p> <p><u>Professional services, as well as healthcare and social services,</u> are considered medium-use, which requires one motor vehicle parking space per 1,000 square feet of building area. Vehicle parking space required: 5,400 SF/1,000=5</p> <p>The minimum number of bicycle parking spaces is 1 per 1,000 SF. Bicycle parking space required: 5,400 SF/1,000=5</p> <p>Total vehicle parking spaces provided: 12</p>

		Total bicycle parking spaces provided: 8 (4 U racks)
8-4D-6 Standards for Equivalent Parking Adjustments	No compliance issues noted	Equivalent parking was not requested.
8-4D-7 Off Street Loading Standards	No compliance issues noted	Off Street Loading was not proposed.







8-4E Transportation and Connectivity Provisions

8-4E-3 Public Street Connections	Compliant as Conditioned	<p>Based on resubmittals dated 01/10/2026</p> <p>This article provides design standards that shall apply <u>to any new construction, addition, expansion, grading, alteration, or any new or more intense use of property.</u></p> <p>The applicant will provide a direct connection to the sidewalk and plaza through the adjacent lot.</p> 
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8-4E-4 Internal Circulation Standards	Compliant as Conditioned	<p>Based on resubmittals dated 01/10/2026</p> <p>Driveways, aisles and turnaround areas, when required for fire and refuse access, shall meet the following standards:</p> <ol style="list-style-type: none"> 1. Have a minimum vertical clearance of thirteen feet six inches (13'6") for their entire length and width. 2. Have a minimum width of twenty feet (20'). 3. The design of internal circulation should be integrated with the overall site design and adjacent properties, including the location of structures, pedestrian walkways and landscaping.
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8-4E-6 Sidewalk Standards	No compliance issues noted	The site is not directly adjacent to the sidewalk. There is an existing detached sidewalk adjacent to the business plaza.
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8-4E-7 Pedestrian	Compliant as Conditioned	Based on resubmittals dated 01/10/2026
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and Bicycle Accessibility Standards		<p>All new nonresidential development shall provide for pedestrian accessibility.</p> <p>The pathway may be painted on asphalt; or be made of another material. The pathway shall be clearly for pedestrians. Suggested styles include crosswalk styles of either solid, continental, ladder, or zebra. Standard or dashed styles shall not be used. The applicant provided a continental crosswalk style.</p> <div style="display: flex; justify-content: space-around; text-align: center;"> <div data-bbox="560 357 609 577">Solid </div> <div data-bbox="641 357 690 577">Standard </div> <div data-bbox="722 357 803 577">Continental </div> <div data-bbox="836 357 885 577">Dashed </div> <div data-bbox="917 357 998 577">Zebra </div> <div data-bbox="1031 357 1112 577">Ladder </div> </div>
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8-4E-8 Transit Facilities	No compliance issues noted	No comment
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8-4F Sign Provisions

<p>8-4F-13 Master Sign Program</p>	Compliant as Conditioned	<p>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> <p>Standards:</p> <ol style="list-style-type: none"> Signs shall incorporate materials, colors and design that are compatible with and complement the scale and design of the building for which the sign identifies. Multiple signs on the same parcel shall reflect common design elements including materials, color, letter style, illumination, sign type and sign style. Sign height and placement of similar sign types shall be consistent throughout the development site. Sign size, height or placement shall not impede pedestrian patterns. Signs that exceed the standards set forth in sections 8-4F-11 and 8-4F-12 of this article shall demonstrate superior quality, creativity, or artistry and integration with the buildings and site. For wall signs on buildings with attached units, the building as a whole shall be used rather than the individual units in determining frontage. The total sign area of all wall signs on all units will be calculated from this frontage. After approval of a master sign program, no signs shall be constructed except in conformance with such plan. Upon approval, the sign program shall apply to all existing and future tenants. Where the master sign plan may conflict with this code, this code will supersede the applicant's master sign plan unless specifically conditioned in approval by the reviewing board in conformity with subsection C5 of this section. <p>Two signs shown on the elevation plans for the building do not comply with the Master Sign Program standards. The applicant stated, "Master sign TBD. There is an existing monument sign located at the main entry drive from Glenwood. It is assumed that we will be able to add to that sign or otherwise modify it." These signs are not approved with this proposal and will require approval through a separate application.</p>
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8-4G Sustainable Development Provision

8-4G Sustainable	No compliance issues noted	The development is exempt per 8-4G-2 (D).
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Development Provisions						
8-4H Flood Hazard						
8-4H Flood Hazard	Compliant as Conditioned	<p>The planning official is the decision maker on items regarding 8-4H.</p> <p>The City highly encourages that the applicant build to the best available data identified in the FIS study due to the potential cost of flood insurance and safety concerns for the property. Should the applicant choose not to build above the base flood elevations identified in the FIS, the City will request that the applicant record a Flood Acknowledgement on the property.</p> <p>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 available on the city's website. They are attached to a city council resolution 1083-20 dated 22 June 2020.</p>				
8-4I Landscaping and Tree Protection Provisions						
8-4I-3 General Landscaping Standards and Irrigation Provisions	Compliant as Conditioned	<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" data-bbox="560 997 1393 1123"> <thead> <tr> <th>Required Number Of Class II Or Class III Trees</th> <th>Minimum Number Of Species</th> </tr> </thead> <tbody> <tr> <td>11 to 30</td> <td>3</td> </tr> </tbody> </table> <p>Required landscape areas shall be at least seventy percent (70%) covered with vegetation at maturity, with mulch used under and around the plants. Use of mulch, organic or rock, as the only ground cover in required planting areas is prohibited.</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	Compliant as Conditioned	<p>Based on resubmittals dated 01/10/2026</p> <p>A minimum of five percent (5%) of the gross site area shall be landscaped areas, excluding areas for setback or perimeter landscaping. Required: 1,381 SF Provided: 2,620 SF.</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 I tree shall be planted in the corresponding setback for every increment of fifty feet (50') of linear feet of frontage.</p> <p>The site is located within a business plaza, and several rows of trees have been planted between the site and the road (see Picture 1).</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. Required: 1 tree and 28 shrubs Provided landscape:</p>				

		<p>LANDSCAPING PROVIDED: 2,620 GSF 9 CLASS II TREES, 3 VARIETIES (7 EXISTING) @ 90 SF EA. 5 CONIFERS, 2 VARIETIES (ALL EXISTING) @ 50 SF EA 6 CLASS I TREES (1 EXISTING) @ 60 SF EA. 144 SHRUBS & BUSHES, 5 VARIETIES @ 10 SF EA. 57 SHRUBS & BUSHES EXISTING AROUND THE PLAZA 87 NEW SHRUBS & BUSHES PROPOSED</p>
8-4I-5 Perimeter Landscaping Provisions	No compliance issues noted	No comment
8-4I-6 Parking Lot Landscaping Provisions	Compliant	No comment
8-4I-7 Tree Preservation Provisions	Compliant as Conditioned	If the existing trees are planned to be removed from the site, an arborist's report must be provided.

Title 8, Chapter 6, Article A: Administration

8-6A-3 General Application Process	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	N/A	Application waivers requested pursuant to 8-6A-4A <ul style="list-style-type: none"> • Lightening plan • Sustainability Check List
8-6A-5 Administrative Process with Notice	No compliance issues noted	<p>A notice of intent was sent to adjoining property owners within 300' and agencies with jurisdiction.</p> <p>If no objections are filed within 15 days, the Design Review Consultant's recommendation and the Planning Official's decision shall be considered final.</p> <p>Objections will be heard by City Council following the public hearing provision set forth in section GCC 8-6A-7.</p> <p>Conditions of approval that are deemed necessary to protect the public health, safety, and welfare, and prevent undue adverse impacts on surrounding properties may be required.</p>

Other Items Reviewed

Plan/Policy	Discussion/ Analysis
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.</p> <p>This application is in future land use designations of the Comprehensive Plan:</p>

1. **RESIDENTIAL LOW DENSITY:** The areas designated for low density residential is north of the river, and south of the river west of Glenwood. These areas are predominately single-family detached housing, although some areas of attached housing may be appropriate near major arterials and public facilities.

2. **GREEN BOULEVARD CORRIDOR:** The state highways and arterials are identified as green boulevard corridors. This is a bold statement that these corridors should be dramatically changed from the current single purpose function for moving vehicles. The intent of this designation is to create more multi-modal characteristics on these corridors, including sidewalks with parkways, bus stops, landscape medians with pedestrian refuges and channelized left-turn lanes. Mobility for vehicles should be maintained, but improvements to the safety and convenience for transit and pedestrians is needed that will influence changes in the adjacent land uses. Existing uses, including commercial uses, are allowed in the corridors. New uses, including commercial uses, should be designed to encourage multi-modal over single occupancy vehicles. Uses which generate high volumes of single occupancy vehicular traffic should be restricted. Development regulations in the corridor should include access management including number and spacing of driveways, location of parking behind the buildings and maximum setback requirements from the street.

The application may be supported by: list goals or objectives e.g.

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.

Goal 4. Emphasize the “Garden” in Garden City

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

- 5.6 Objective: Protect wildlife habitat associated with the river.
- 5.7 Objective: Maintain and protect the Greenbelt Pathway
- 5.8 Objective: Plan for the Future of the Greenbelt Pathway and the Boise River

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.

The application may not be supported by: list goals or objectives E.g.

	Goal 9. Develop a Sustainable City <ul style="list-style-type: none"> 9.3 Objective: Promote and recognize green building construction.
Garden City Sidewalk Policy	The existing detached sidewalk
Garden City Street Light Policy	A streetlight is installed in accordance with the policy.

DECISION PROCESS

General Provisions

A formal application will be processed per [GCC 8-6A-5 Administrative with Notice](#).

Required Decisions: The following decision processes are required for the project as governed by [GCC Table 8-6A-1](#). The Planning Official and City Council have decision authority once a Design Review Consultation has occurred.

Decision

Pursuant to GCC 8-6A-5, staff shall take one of several actions:

- a. Intent to approve as submitted;
- b. Intent to approve with changes;
- c. Request changes and resubmittal;
- d. Recommend denial; or
- e. Recommend public hearing.

Once the decision is rendered it will be sent to the applicant and interested parties. If the determination is a recommendation for a public hearing or if a person with standing objects, a hearing with City Council or Planning and Zoning Commission will be scheduled.

Appeals of Decision:

Per Garden City Code [8-6A-5 Administrative Process with Notice](#), there is a 15-day period to file a written objection to the application. The objection shall be made on the appeal submittal form and must be accompanied by the appeal fee. This period starts from the signed decision date. If a written objection is received within the 15-day period, a City Council hearing will be scheduled to decide the application. Verbal objections will not be accepted. Written objections received after the 15-day objection period will not be accepted.

When a design review consultation is required as part of an application that requires a public hearing, public testimony regarding design will be heard by the planning and zoning commission at the planning and zoning commission's scheduled hearing.

REQUIRED FINDINGS, CONCLUSIONS OF LAW AND DECISION

Required Findings

In order to approve a design review application after a recommendation by the design review consultant(s), the decision maker shall make a determination with written reasoned statements on the following findings:

GCC 8-6B-3_Required Findings	Determination	Reasoned Statements
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<ol style="list-style-type: none"> 1. The proposed design shall comply with all design standards in Garden City Code, Title 8. 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 the 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. 	<p>Compliant as Conditioned</p>	<ol style="list-style-type: none"> 1. The proposed design complies with the applicable design standards of Garden City Code, Title 8, as conditioned, including zoning, form standards, landscaping, parking, and site design requirements. 2. The proposed development provides effective pedestrian and bicycle access through existing internal pathways, bicycle parking facilities, and a designated pedestrian connection linking the building, plaza, and sidewalk system. 3. The project is located within an established commercial plaza and is compatible with the use and function of existing public spaces, including the shared plaza, internal pathways, and nearby sidewalk. 4. The proposed office building is compatible in scale and intensity with surrounding commercial development and is consistent with the existing business plaza context. 5. With conditions addressing circulation, landscaping, service areas, and screening, the project does not create adverse impacts on adjacent properties or surrounding uses. 6. The building design incorporates articulated facades, varied materials,
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		<p>enhanced massing, and an updated color palette that is compatible with and enhances the architectural character of the surrounding area.</p> <p>7. The proposed design and landscaping, as conditioned, improve the function and appearance of the site and require the use of durable materials, shade elements, and climate-appropriate, drought-tolerant planting consistent with southwest Idaho climatic conditions.</p> <p>8. The project does not impact wetlands, waterways, or historic features.</p>
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The Planning Official reviewed the application with regard to Garden City Code, Title 8, Chapter 4, and based on the conditions required herein, concludes the application **meets** the standards of approval under **GCC 8-6B-3 Design Review**.

WHEREFORE, based upon the foregoing Findings of Fact and Conclusions of Law contained herein, the Planning Official hereby **Approves** the application, subject to the following conditions:

CONDITIONS OF APPROVAL

Site Specific Requirements:

Scope of this permit:

1. The scope of this permit is to allow new construction for an office building at 6655 N Glenwood Street.
2. The building permits must be in conformance with the approved plans. Staff may approve minor changes to the approvals so if they are compliant with Garden City Code including:
 - a. Substitutions of plant species, if there is no reduction in landscaping and the species are comparable in height and width. Substitutions of trees must be of the same or larger tree classification and be comparable or larger in tree canopy and height.

- b. Less than 5% of rearrangement of elevations or building façade materials if there is no reduction in building modulation, fenestration, or glazing.
- c. Less than 5% of rearrangement of site.

Prior to Building Permit:

1. The structural elevations shall be in conformance with this approval as reviewed and approved or otherwise conditioned.
2. All City Engineer comments shall be addressed.
3. Any future fence or wall will be required to be in compliance with code at the time of development.
4. Any future outdoor lighting will be required to be in compliance with code at the time of development.
 - a. Distinctive building-mounted exterior light fixtures shall be provided and clearly depicted on the building elevation plans.
5. The proposed trash enclosure shall be designed and constructed in compliance with Republic Services' requirements.
6. All required permits from ITD and/or ACHD for sidewalk work shall be obtained prior to construction, if such permits are required.

During Construction:

1. Construction noise that is disruptive to the neighborhood shall be limited to Monday through Saturday from 7:00 am to 8:00 pm unless residents within 300' and the city have been notified in advance of the specific days which it will be necessary to exceed this limitation.

Prior to Occupancy:

1. Occupancy of the site shall not commence until after a Certificate of Occupancy has been obtained from Garden City Development Services Department.
2. A building permit including fire and environmental review shall be applied for and approved by Garden City Development Services Department.
3. A public works and utility permit shall be submitted for review and approval of the site work.
4. Vehicle Parking:
 - a. There shall be a minimum of 5 vehicle parking spaces provided.
 - b. Vehicle parking stall dimensions shall be compliant with Garden City Code 8-4D-3.
5. Bicycle Parking:

- a. There shall be a minimum of 5 bicycle parking spaces provided.
 - b. Bicycle parking shall be a minimum of 6' long x 2' wide.
 - c. On-site spaces shall be located within fifty feet (50') of the building entrance(s);
 - d. Be separated by a physical barrier to protect the bicycles from damage by motor vehicles if located within a motor vehicle parking area. The physical barrier can be curbs, poles, wheel stops, or other similar features;
 - e. Be easily accessible from the street;
 - f. Not impede pedestrian or vehicular circulation or loading zones. The facilities shall be incorporated, whenever possible, into the structure's design or street furniture; and
 - g. Be properly illuminated to increase security and avoid accidents and adhere to section 8-4A-4 of this chapter, Outdoor Lighting
6. The landscaping shall be in conformance with this approval as reviewed and approved or otherwise conditioned.
- a. A minimum of five percent (5%) of the gross site area shall be landscaped areas, excluding areas for setback or perimeter landscaping.
 - i. The applicant is required to install a total of 1,381 SF of landscaping
 - ii. Required landscape areas shall be at least seventy percent (70%) covered with vegetation at maturity, with mulch used under and around the plants. Use of mulch, organic or rock, as the only ground cover in required planting areas is prohibited.
 - b. 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.
 - c. There shall be a minimum of three (3) tree species on the site based on the number of trees proposed.
 - d. Existing transformers on the site shall be screened with landscaping as shown on the landscape plan.
 - e. The applicant shall install and maintain site landscaping and design elements consistent with southwest Idaho climatic conditions, including the use of durable materials, appropriate shade features, and drought-tolerant plant species.
7. All rooftop mechanical equipment shall be fully enclosed and screened from public view.
- a. Parapets or screening elements shall extend to at least the top of each mechanical unit and be architecturally integrated with the building design.
8. Plaza Requirements:
- a. To qualify as a pedestrian plaza, an area should have:
 - i. Pedestrian access (including handicapped access) into the plaza from the public right of way.
 - ii. Paved walking surfaces such as concrete, brick pavers, or other type of pavers on level, stepped, or gently sloping (less than 3 percent grade).
 - iii. One linear foot of seating per perimeter linear foot of the plaza.
 - iv. Security lighting on site or building mounted.
 - v. A minimum size of five hundred (500) square feet with the shorter dimension of a plaza less than three (3) times the height of surrounding buildings.

- vi. Buildings on plazas should promote and accommodate outdoor activity with balconies, arcades, terraces, decks, and courtyards for residents' and workers' use and interaction.
 - vii. Distributed trash containers around the plaza.
 - viii. Direct access to occupied indoor space.
 - ix. Located so that the build provides buffering from street noise when the location is on a major arterial.
9. A pathway system shall extend through the development site and connect the street sidewalk to all primary building entrances.
 - a. The proposed pedestrian pathway connecting the sidewalk and plaza shall be installed in the continental crosswalk style as shown on the site plan.
 10. If the uses of tenant spaces are changed and require a conditional use permit or other approval, such approval must be obtained prior to occupancy.
 11. The two proposed signs are not approved with this application. All signage associated with the site shall require separate approval through a Master Sign Program application in accordance with Garden City Code.

Site Specific Requirements for the Duration of the Use:

1. All roof and wall mounted mechanical, electrical, communications, and service equipment should be screened from public view from the adjacent public streets and properties by the use of parapets, walls, fences, enclosures, or by other suitable means.
2. A use that is a private security, escort service or massage service shall comply with the licensing requirements as set forth in title 3, "Business And License Regulations," of this code.
3. Plaza furniture and provided features shall be maintained in their original state.
 - a. If vandalism or weathering is to occur, restoration shall commence immediately to return the area to its original condition.

General Requirements:

1. This review and approval is specific to the design of the project. Final approval is subject to the approval of other reviewing agencies. Any more restrictive standards adopted and made applicable by any Transportation Authority, Fire Authority or other Federal, State or Local regulatory agencies shall prevail. This approval shall not annul any portion of Garden City Code or other applicable regulation unless specifically noted.
2. Any changes to the plans and specifications upon which this approval is based, other than those required by the above conditions, will require submittal of an application for modification and approval of that application prior to commencing any change.
3. All improvements and operations shall comply with applicable local, state and federal requirements and procedures whether specifically addressed in the analysis of this application or not. This shall include but not be limited to 8-4A General Provisions of Design

and Development Regulations; 8-4I-3 and Landscape Maintenance Provisions 8-4I-9; and Standards for Transportation and Connectivity Provisions identified in 8-4E.

4. All utilities on the site, including telephone, cable television, and electrical systems shall be underground and in compliance with Garden City Code 8-4A-8.
5. Driveway openings in curbs shall comply with the requirements of the Transportation Authority. The driveway shall be straight or provide a 28-foot inside and 48-foot outside turning radius.
6. Plant materials which exhibit evidence of insect pests, disease, and/or damage shall be appropriately treated to correct the problem. Dead plant materials shall be replaced.
7. Where landscaping might impact motorist or pedestrian sight distance, shrubs shall be maintained below three feet (3') in height and trees shall be pruned so that the lowest branches will be at least seven feet (7') above the ground level.
8. A three-foot (3') clearance zone shall be maintained around the circumference of fire hydrants.
9. Retain and protect existing trees, vegetation, and native soils and integrate these features into the overall landscape plan as required by or exempted from Garden City Code 8-4I and as shown in the approved landscape plans.
10. Required landscape areas shall be at least seventy percent (70%) covered with vegetation at maturity, with mulch used under and around the plants. Use of mulch, organic or rock as the only ground cover in required planting areas is prohibited.
11. If trees are staked, the stakes shall be removed within twelve (12) months to prevent damage to the tree.
12. All planting areas that border driveways, parking lots, and other vehicle use areas shall be protected by curbing, wheel stops, or other approved protective devices.
13. Trees shall be planted at least three feet (3') from curbs, sidewalks, driveways and other hard surfaces to buffer from stress caused by vehicle overhang and compacted soils or planted with sufficient space to provide for the full maturity of the particular tree species.
14. All other plant material, except sod or ground cover, shall be set back a minimum of one foot (1') from any curb edge to protect from vehicle overhang and mechanical damage.
15. The landscape installation shall stabilize all soil and slopes.
16. All required landscaping shall be provided with an automatically controlled irrigation system in conformance with the best management practices for automatic irrigation systems.
17. Demonstrate compliance with or an exemption from Garden City Code 8-4G prior to certificate of occupancies.
18. This approval is for this application only. Additional permits, licenses and approvals may be necessary. All other applicable permits must be obtained prior to a Certificate of Occupancy.
19. Property Maintenance Standards shall be maintained as required by Garden City Code.
20. The property owner is responsible for the maintenance of all landscaping and screening devices required.
21. All outdoor service and equipment areas shall comply with Garden City Code 8-4A-5 Outdoor Service and Equipment Areas.
22. All stormwater systems must comply with Garden City Code 8-4A-7.
23. System Installation Required: Each and every lot within the subdivision shall have underground pressurized irrigation water. The pressurized irrigation system shall be constructed and installed at the same time as the domestic water lines but shall not necessarily be in the same trenches.

24. Materials submitted after the decision shall not be considered part of the record for this decision. If additional materials or information is submitted after the decision the application may be remanded to the decision-making body during which time the decision shall be stayed provided that there is no immediate threat to life or safety.
25. Any changes in the design, construction, operation or use shall be brought to the immediate attention of the Planning Official for determination if the changes are in substantial conformance with the City's action. Any modification to approved plans shall require submittal and approval of these modifications prior to construction. Final approval is based on substantial conformance with the plans reviewed and approved.
26. Any substantial changes to the design shall be reviewed by the Design Review Committee for compliance with Garden City Code 8-4. Any other changes that are not in substantial conformance with the approval shall be remanded to the decision-making body.
27. Occupying the site prior to Certificate of Occupancy is a criminal offense.
28. The date of action is the date the decision body formalizes their decision. The decision body may formalize their decision by approving a draft decision or a draft decision with noted changes at the hearing. The date of action may be a different date than the applicant is provided with a signed copy of the decision.
29. Pursuant to 8-6A-9 Appeals, those with standing may appeal a decision within fifteen days from the date of action.
30. This approval shall expire two (2) years from its approval, unless otherwise extended as allowed by Garden City Code .
31. If any term or provision of this decision, to any extent, is held invalid or unenforceable, the remaining terms and provisions hereof shall not be affected thereby, but each such remaining term and provision shall be valid and enforced to the fullest extent permitted by law.

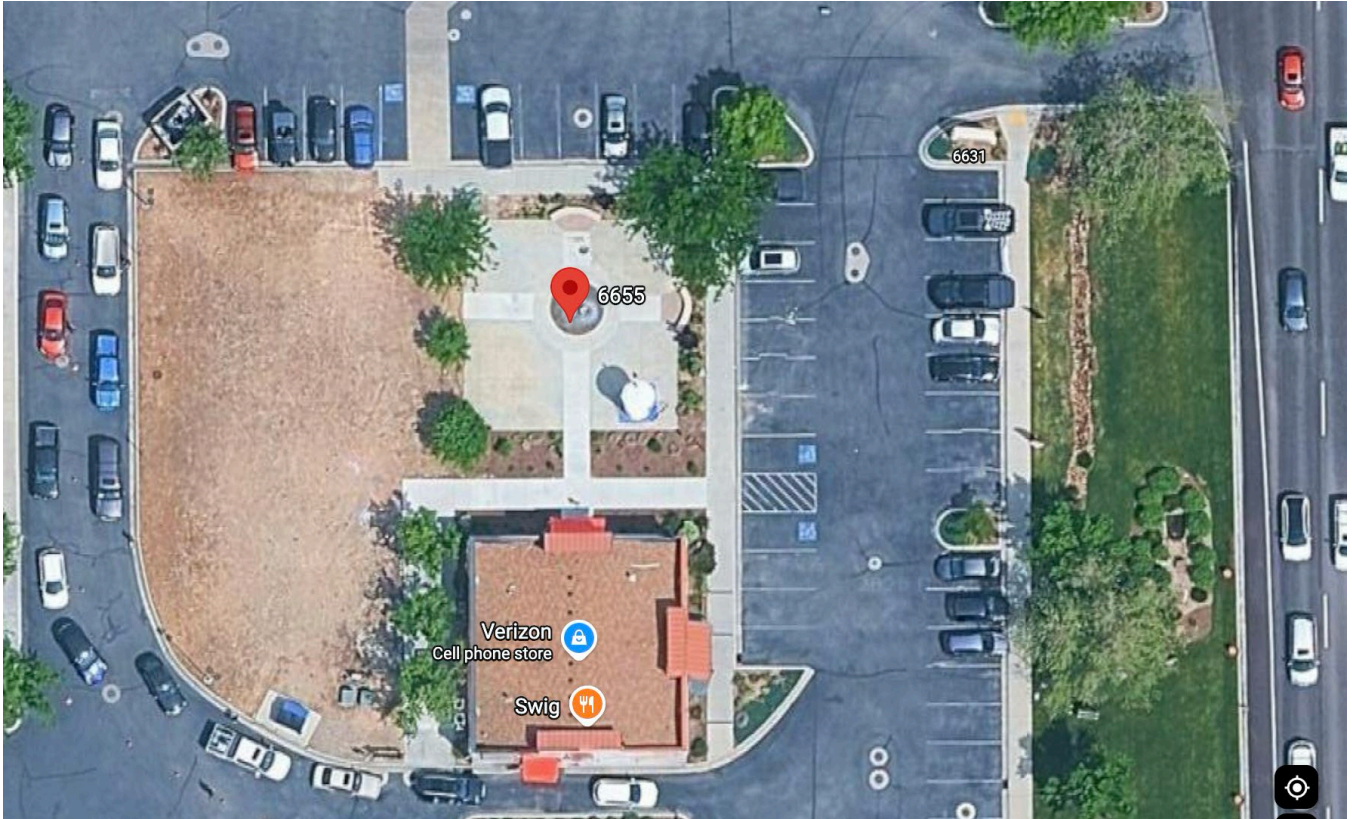


Development Service Staff

03/18/2026

Date

IMAGES



Picture 1. Existing Landscaping