



DEVELOPMENT SERVICES DEPARTMENT

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DESIGN REVIEW REPORT AND DECISION

File Number: DSRFY2026 - 0009

Review Status: APPROVED AS CONDITIONED

Plan Review Number: 2

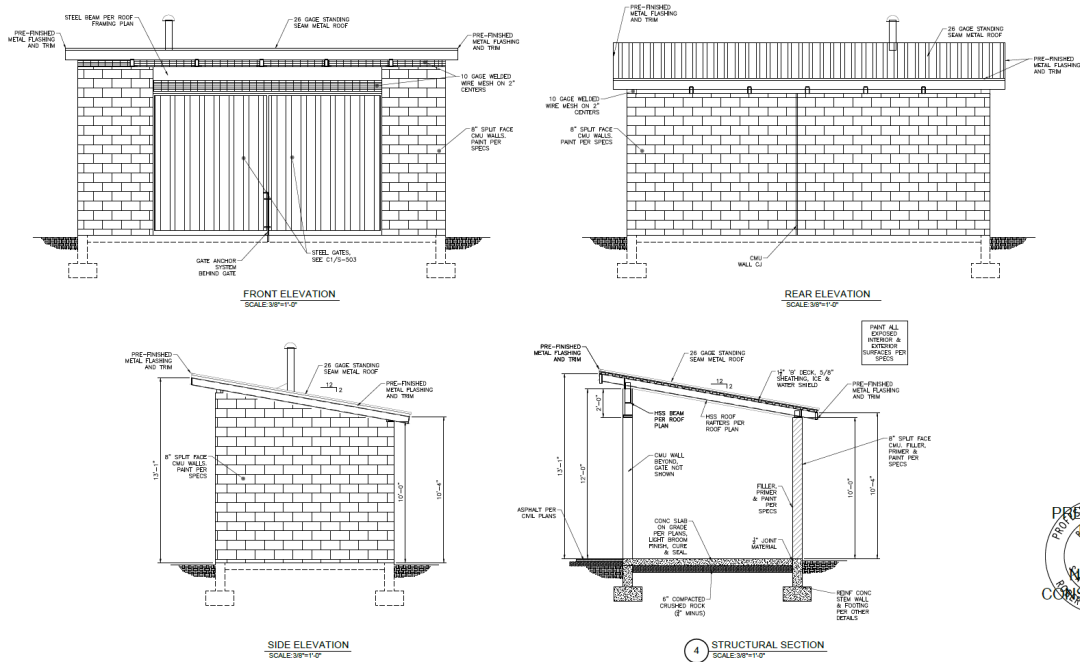
Reviewer: Mariia Antonova

Design Consultant: Brett Labrie

Design Consultant: Derek Hurd

Date: May 22, 2026

Applicant: DeAnn Sevey with City of Boise



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SITE INFORMATION

- 1) Owner: City of Garden City
- 2) Street Address: 3858 N Reed St.
- 3) Ada County Tax Parcel Number(s): R2734560310
- 4) Property Description: PAR #0310 OF LOTS 32-36 & PORTION OF LOTS 28-31 BLK 3 FAIRVIEW ACRES SUB NO 7 #690904
- 5) Legal Lot of Record: Yes
- 6) Property Size: 1.5 acres
- 7) Zoning District:R-3 Medium density residential
- 8) Zoning Overlay: None
- 9) Comprehensive Plan Land Use Map Designation:
 - a) Mixed Use Residential
- 10)The project is in the:
 - a) 100 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) ACHD facility
 - b) Bare Land/Vacant Lot
 - c) Dwelling unit, single family detached
 - d) Dwelling unit, single family attached
- 12)Existing Use: Public uses
- 13)Easements on site :
 - a) GIFT DEED
 - b) GREENBELT EASEMENT
 - c) SOUTH BOISE INTERCEPTOR
 - d) ROW
- 14)Site Access:
 - a) Front: Reed St.
- 15)Sidewalks:No sidewalk
- 16)Wetlands on site: None identified

PROJECT INFORMATION

- 1) Proposed development: Addition
- 2) Noticing was completed on: March 10, 2026
- 3) The neighborhood meeting was held on: April 2, 2026
- 4) Square footage dedicated to uses: Accessory Structure/odor mitigation facility
- 5) Number of New Structures: 1
- 6) Fencing: No fence
- 7) Sidewalk:
 - a) None proposed;
- 8) Landscaping: None proposed
- 9) Connections:
 - a) Greenbelt: ~0.1 mi.

AGENCY COMMENTS

The following agency comments were provided:

Agency	Comment Date	Summary
Garden Engineer Link to Comment	City 3/1/2026	<p>Our office had previously reviewed the project under file number PWUFY2026-0008 on 14 February 2026. Comments in this review are the same as the ones we authored for the PWU review.</p> <p>The information that our office received that is applicable to our review is comprised of the following:</p> <ul style="list-style-type: none"> • Design Review application form dated 27 January 2026 • Project description letter from Brad Watson, PE and dated 30 January 2025 (presumed to be 2026) • Information brochure for Radical Oxidizing Technology • Construction plan sheets G-001, G-002, G-003, C-201, C-202, C-501, M101, M-301, M-302 and M-501 with the stamp of Brad R. Watson, PE that is marked as "Preliminary Plans Not for Construction" dated 2023, but not signed or dated via the seal • Construction plan sheets S-001, S-101, S-102, S-401, S-501, S-502, S503, S-901, S-902 and S-903 with the stamp of Robert F. St. Michell, PE that is marked as "Preliminary Plans Not for Construction" dated 2023, but not signed or dated via the seal • Construction plan sheets E-001, E-002, E-003, E-004, E-005, E-101 and E-201 with the stamp of Nicholas W. Flynn, PE that is marked as "Preliminary Not for Construction" dated 2025, but not signed or dated via the seal <p>Comments within this review are specific to infrastructure or engineering content and should not be considered all encompassing. Other reviews within the city and by other review agencies will occur.</p> <p>Professional of Record</p> <p>Any suggestions for design modifications are not made to replace the position of the professional of record. We are simply making an observation that may impact the project or its review by city staff. The design professional may not necessarily be obligated to use the suggestion unless conformance to city requirements is an issue. Our comments are as follows:</p> <p>General Comments</p> <ul style="list-style-type: none"> • The city is primarily concerned with two possible issues emanating from the project – noise and lighting. • Please provide a brief discussion of lighting for the project. A photocell is shown on sheet E-101 as keynote 4 with an exterior light as keynote 3. Is this necessary? Could it be controlled via a

		<p>locked switch and only be on when needed? The objective is to have no or as little lighting as possible.</p> <ul style="list-style-type: none"> • We note a 4,000 CFM fan inside the building. How noisy is the fan when operating? How often is the fan running? Does it need to operate during night hours? • Is DEQ review necessary for this project? Please advise. <p>General Environmental Division Erosion & Sediment Control Comments</p> <ul style="list-style-type: none"> • Obtain an Erosion & Sediment Control Permit from the city and call for initial ESC inspection prior to commencement of ANY earthmoving activities. • BMP's MUST be in place and inspected by the city prior to commencement of earthwork. • Comply with the general conditions of the project's General Erosion Permit and the provisions of the SWPPP / Erosion Control Plan as submitted. • The city is required to inform the applicant that if the project site is one acre or greater and/or is part of a common development that is greater than one acre the applicant must file a Notice of Intent (NOI) with the IDEQ's General Construction Permit program. <p>Plan Sheet Comments</p> <ul style="list-style-type: none"> • Sheet G-001: Please add S-001 and S-102 and all the "E" sheets to the Index of Sheets. • Sheet G-002 – General Note 1: As the plan sheet was dated in 2023, is the "current edition" of the ISPWC still correct? The "current edition" is now 2025. • Sheet G-002 – General Note 4: We presume the Boise and Garden City staff will be run/be invited to the pre-con? This information may be fully described in the bid documents of the project, but we do not have access to them. • Sheet G-002 – General Notes 5, 6, 7, 8, 9 and 13 generally refer to "appropriate agency", "approving agencies", "government agency" or "public works". As Boise will be the lead for the project, but the project is located in Garden City, it seems these notes should be clarified to define what may be Boise and what may be Garden City. • Sheet C-201 – Keynote 15: The aerial photo does not depict the water meter location. Garden City is planning a street improvement project along Reed Street that will add curb, gutter and detached sidewalk. The water meter location needs to be coordinated with the proposed improvements. Please advise where the meter is proposed to be set from the current edge of pavement. It would be best to install the meter before the street improvements. • Sheet C-201 – Keynote 15: Please add text that the contractor shall coordinate the water service connection with Garden City Public Works. Sheets C-201 – Keynote 15: The project description letter notes a 3/4 inch water service and the keynote notes a 1-inch water service. Please advise which is needed. • Sheets C-201 and C-202 – Note 3: Is the easement unknown and not recorded? We note in the project description letter that an easement benefitting the city of Boise will be requested. Please provide more details on this and if a temporary construction easement be included in that process. Note 3 seems to place that responsibility upon the contractor. • Sheet C-202 – Keynote 22 and sheet M-101 – Keynotes 13 and 16: Calls out a backflow device and water service line, but the location on the two sheets seem to not coincide. Please advise. • Sheet C-202 – Keynote 22: Depending on the resolution of comment 17, the enclosure may not be necessary and could impact the detail on sheet M-501.
Idaho Transportation Department	2/24/2026	No comments

Link to Comment		
DEQ Link to Comment	3/2/2026	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 addressing project-specific conditions that may apply. This guide can be found at: https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083 .
Boise Fire Link to Comment	02/26/2026	No comments

PUBLIC COMMENT

The following public comments were provided:

Commenter	Comment Date	Summary
Julie Thomas Link to Comment	3/18/2026	<p>I have received a Notice regarding a Odor Mitigation Station to be installed at the Heron Park. I have a few questions, I live very close to that small park.</p> <ol style="list-style-type: none"> 1. Where would the Mitigation Station be built on the park property? Why this park? 2. There is a covered eating patio and a children's playground equipment already on the property, will this structure be fenced off or enclosed for safety purposes? 3. How often will the equipment be maintained? 4. In some research it states that these structures / stations omit or release a fowl odor (rotten egg) will this be one of those? If so, how will the city keep the air clean of any odors? 5. Why is the City of Boise not building this station on the North side of the river??? Not in Garden City. 6. Alternate site, ACHD right next door off the park?

MEETING SUMMARY

Derek Hurd provided his comments prior to the consultation:

1. Route along existing easements so existing trees and future park projects are not impacted. A 60" wide x 8' deep hole will kill some trees, but it won't kill a sidewalk. Run under the adjacent sidewalk to the shed and then under the greenbelt. The proposed path eliminates a quarter of the park for some types of future park development, under existing pathways would not.
2. Landscape plan? This should be screened as any mechanical equipment would be.

Summary of the consultation on April 6, 2026

The applicant presented a design review consultation request for an accessory structure associated with an outdoor odor mitigation facility at Heron Park. The facility is intended to address longstanding sewer odor complaints along the Boise River Greenbelt by actively drawing air from the sewer system and treating it through an ozone-based vapor odor control system.

A significant portion of the discussion focused on potential nuisance impacts, particularly noise and odor. The applicant explained that the system includes a continuously operating blower housed within the building and equipped with silencers. Manufacturer data indicates noise levels of approximately 75 decibels at the blower; however, consultants expressed concern about how this would translate in real-world conditions within a sensitive public park setting, especially during nighttime hours. Questions were raised about whether exhaust components or large metal doors could amplify or resonate sound. Staff noted that post-construction mitigation would not be sufficient to meet design review findings and requested clearer, more reliable noise analysis prior to approval.

Regarding odor, the applicant stated that the system is designed to reduce hydrogen sulfide odors and that ozone odors, if present, would be minimal and dissipate quickly near the exhaust. Consultants acknowledged the intent to improve conditions but remained concerned about potential ozone exposure given the facility's proximity to playgrounds, bathrooms, and the Greenbelt. The idea of monitoring or providing additional technical data to demonstrate compliance with health and safety thresholds was discussed.

The site location was identified as a primary concern. Consultants emphasized that Heron Park is a highly sensitive area due to its use as a public park, proximity to residential development, and its function as a major Greenbelt access point. Several members questioned whether placing the facility within parkland is appropriate, noting the loss of usable open space and the creation of new utility easements that could constrain future park improvements. Alternative locations, including areas closer to the roadway or potentially on adjacent ACHD property, were discussed, though the applicant noted operational and utility constraints.

Floodplain and floodway considerations were also raised. Staff indicated that portions of the project lie within regulated floodplain areas, and any work within the floodway would require no-net-rise certification and careful handling of earthwork. Coordination with upcoming floodplain planning efforts and ACHD property redevelopment may affect the long-term suitability of the proposed location.

Tree removal and protection were discussed, with the applicant acknowledging that one tree would be removed under the proposed alignment. While the tree was noted to be in poor condition, staff expressed concern about potential impacts to other trees due to excavation and root disturbance and encouraged alternative routing options, such as placing utilities beneath the pathway connecting to the Greenbelt.

Design elements, including screening, landscaping, lighting, and materials, were reviewed. Staff indicated that utility elements should be screened with Type B landscaping standards using year-round vegetation. Lighting must be code-compliant, with motion-activated lighting suggested as appropriate. The proposed building materials were generally considered acceptable, though concerns were raised about gate orientation, clearance from the pathway, and whether large metal components could contribute to noise issues.

Next Steps Identified

- Applicant to provide additional information and analysis regarding expected noise levels and real-world impacts.
- Exploration of alternative siting options and utility routing that minimize park land impacts.
- Coordination with floodplain engineering review to determine long-term site suitability.
- Revised landscaping, screening, and site plans addressing staff comments.
- Follow-up communication after additional floodplain review and interdepartmental coordination.

CODE AND POLICY REVIEW

Discussion

Initial Discussion

Accessory structures are typically improvements for which certain provisions of the Development Code may not apply due to their size, scale, or function. These structures may include relatively small features such as gazebos or stages but may also include larger utility or service-related structures that remain subordinate to the principal use. When reviewing a Design Review application for an accessory structure, staff and design review consultants evaluate applicable code standards and provide a recommendation based on the information submitted.

However, following a recommendation by the Design Review consultants, the decision maker is required to make written, reasoned findings demonstrating that the proposal meets the approval criteria set forth in Garden City Code. At this time, staff finds that several required findings cannot be met due to insufficient information provided with the application.

Both City Engineer comments and public comments raise concerns related to the potential noise levels, odors, and lighting impacts associated with the proposed odor mitigation facility. The application materials do not adequately describe the operational characteristics of the equipment, including frequency and duration of operation, noise generation, odor control performance, or nighttime activities. Without this information, staff is unable to assess whether the proposal will create adverse impacts to the surrounding neighborhood, park users, or the adjacent Greenbelt.

Additionally, the application does not include a landscaping or screening plan. The proposed structure is located along a pedestrian pathway and within a city park setting, yet no screening vegetation, or architectural treatments have been proposed to mitigate visual, acoustic, or functional impacts. The lack of defined screening and the limited building design detail along the pathway make it difficult to determine compatibility with the surrounding public space and neighborhood character.

Based on the information currently provided, staff finds that the following required Design Review findings cannot be met at this time:

- 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;

- The proposed design shall be compatible with the neighborhood in scale and intensity.
- The proposed design shall not create an adverse impact on the surrounding neighborhood;
- 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;
- The proposed design and landscape shall improve the design and function of the site and be consistent with southwest Idaho climatic conditions; and
- 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.

Applicant Response to Consultation Comments

Following the consultation, the applicant provided a response addressing the key issues raised, including noise, odor, landscaping, and pipeline routing. The proposal involves constructing a small odor mitigation facility that draws air from an existing sewer pipeline and treats it using an ozone mist system generated by UV light, electricity, and water to neutralize sulfur-based “rotten egg” odors. The system is designed to operate continuously within a building enclosure, with an estimated exterior noise level of approximately 60 decibels—comparable to typical conversation—and minimal maintenance requirements. The applicant noted that the structure will be designed to match nearby park facilities to reduce visual impacts, and that the system will significantly improve air quality along the Greenbelt. Additionally, the applicant indicated a willingness to further coordinate with Garden City on refining the pipeline alignment, addressing potential tree impacts, and determining appropriate landscaping or screening, while incorporating design updates to meet applicable code and floodplain requirements. However, the applicant did not propose relocating the facility and generally supported the current siting, indicating only that the pipeline route and related impacts could be refined collaboratively rather than reconsidering the project location.

Discussion of Resubmitted Materials

Staff and consultants had a brief discussion on May 18, 2026, regarding alternative locations for the proposed odor mitigation facility within the park, as well as related design considerations. While the resubmitted materials generally maintained the original siting, concerns were expressed regarding the facility’s visibility near the Greenbelt and its placement in front of the existing restroom and park amenities. Through discussion, staff and consultants identified a preferred location south of the existing restroom, closer to Reed Street (see Exhibit A), as this area would provide better separation from primary park features, position the facility at the edge of the park, and avoid use of active grassy areas. The discussion also emphasized the importance of screening, landscaping, and improved architectural integration to minimize visual impacts.

Following the May 18 discussion, the applicant provided additional feedback regarding the feasibility of the suggested location and layout. The applicant indicated that the revised siting creates constraints for access and future expansion, noting that the space between structures is insufficient to accommodate additional equipment. To address maintenance access, the applicant proposed the possibility of adding doors on the southeast façade facing the pathway or utilizing a roll-up door to minimize conflicts with pedestrian circulation. The applicant also noted that the revised configuration does not fully meet operational needs but indicated that the design team will continue to evaluate alternative layouts or potential locations along the park boundary.

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 to City Code		
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	Legal parcel of record as described
8-1C-3 Property Maintenance Standards	Compliant as Conditioned	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 designations of residential neighborhoods that are more urban in nature such as in the mixed-use residential area or in the Neighborhood Destination or Transit Oriented Development Nodes.
8-2B-2 Allowed Uses	Compliant	Accessory Use: A use that is incidental, auxiliary and subordinate to the principal use, and is conducted upon the same property. Examples include but are not limited to the parking and storage intended solely for the primary use. An accessory use shall not be permitted if the use is otherwise not permitted in the zoning district, or obtaining required approvals for the use.
8-2B-3 Form Standards	Compliant as Conditioned	The required setbacks are: Front: 5' Interior Side: 0' Rear: 15' Street side: 5' All improvements are within 70' from the Boise River.
8-2C	Compliant as Conditioned	An accessory use shall not be permitted if the use is otherwise not permitted in the zoning district, or obtaining required approvals for the use. Accessory uses shall not be permitted in any zoning district without a legal principle use. An accessory structure shall not be used for sleeping quarters, unless specifically designed as an approved accessory dwelling unit or through approval of a conditional use permit.
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. The use of barbed wire, razor wire, boxes, sheet metal, old or decayed wood, broken masonry blocks, chain link, chain link with slats, or other unsightly materials for fencing and gates are prohibited. The applicant is not proposing fences but is proposing a gate for the enclosure. The material used for the gate must not include materials prohibited by code.
8-4A-4 Outdoor Lighting	Compliant as Conditioned	Standards: 1. Electrical feeds to outdoor light fixtures shall be underground, not overhead.

		<p>2. Street lighting shall be provided consistent with an adopted fixture design and plan developed by the city.</p> <p>3. Lighting shall be located to limit lighting that trespasses into adjacent residential properties or onto the Greenbelt and Nature Path. Ways to mitigate light trespass include, but are not limited to:</p> <ol style="list-style-type: none"> Lights may be on a timer or sensor activated lights. Lights should be minimum 85 degree full cutoff type luminaires. The maximum lumen output should be 260 lumens. The height of a freestanding light fixture in a residential district should not exceed nine feet in height. <p>Prohibitions:</p> <ol style="list-style-type: none"> Mercury vapor lamp fixture and/or lamp. Laser source light or any similar high intensity light when projected above the horizontal. Strobe lights, except for emergency uses. Searchlights, except where approved for temporary uses. Lighting, including holiday lighting, on commercial or private tower structures that exceed the district height limit except as required by regulations of the Federal Aviation Administration (FAA). <p>Based on the applicant's response dated 05/04/2026, the design will be revised to comply with the required mitigation measures.</p>
8-4A-5 Outdoor Service and Equipment Areas	Compliant as Conditioned	<p>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.</p> <p>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.</p> <p>The proposed structure will be located along the pathway to the Greenbelt. The applicant is required to provide Type B screening landscape.</p>
8-4A-7 Stormwater Systems	Compliant as Conditioned	<p>A draft condition of approval has been provided requiring that the stormwater systems be built in compliance with provisions of 8-4A-7.</p>
8-4A-8 Utilities	Compliant as Conditioned	<p>All utilities for a new structure shall be installed 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.</p> <p>Another draft condition of approval is provided requiring that all utilities be underground.</p>
8-4A-9 Waterways	Compliant as Conditioned	<p>Any alteration to the Boise River or the floodway will be required to comply with an approved floodplain development permit.</p>
8-4C Design Provision for Nonresidential Structures		
8-4C-3 Design Provisions for Nonresidential Structures	Compliant as Conditioned	<p>The proposed structure will be visible from either the Greenbelt or the street. Even though this section of the code is not fully applicable, the consultant is required to revise the proposed building to better match the existing restroom by providing a gable roof.</p>

		<p>The door shall be a roll-up door rather than doors that swing outwards from the facility.</p> <p>The consultant did not approve of the proposed location and instead recommended placing the building south of the restroom (see Exhibit A)</p>
8-4C-5 Prohibitions	No compliance issues noted	There are no visible false fronts, prefabricated structures or prohibited materials proposed with this application.
8-4E Transportation and Connectivity Provisions		
8-4E-3 Public Street Connections	Compliant as Conditioned	<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>A new accessory structure is proposed to be connected to the public street via a pathway.</p>
8-4E-4 Internal Circulation Standards	Compliant as Conditioned	<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.
8-4E-6 Sidewalk Standards	No compliance issues noted	There is no sidewalk on the site. According to the City Engineer's comment, "Garden City is planning a street improvement project along Reed Street that will add curb, gutter, and a detached sidewalk."
8-4E-7 Pedestrian and Bicycle Accessibility Standards	Compliant as Conditioned	The proposed structure is located along the existing pathway. The consultant did not approve of the proposed location and instead recommended placing the building south of the restroom, where there would still be an opportunity to connect it to the existing pathway.
8-4E-8 Transit Facilities	No compliance issues noted	No comment
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 are 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	Not Applicable	Additions less than twenty five percent (25%) of the gross floor area of the existing structure or developed area, no additional landscaping shall be required.

Irrigation Provisions		
8-4I-5 Perimeter Landscaping Provisions	Compliant as Conditioned	Type B Filtered Screen Landscaping is required in the following circumstances: <ul style="list-style-type: none"> Between the front of any use and a public park or greenbelt. The proposed structure will be visible from Heron Park and the Greenbelt.
8-4I-7 Tree Preservation Provisions	Compliant as Conditioned	It is unclear whether any trees will be removed for infrastructure installation. If any trees are proposed for removal, an arborist report is required prior to tree removal. Any trees removed without an arborist report will be considered healthy and will require mitigation. Any trees identified in the arborist report as being in good or fair condition and proposed for removal will also require mitigation.
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 -Landscape plan
8-6A-5 Administrative Process with Notice	No compliance issues noted	A notice of intent was sent to adjoining property owners within 300' and agencies with jurisdiction. If no objections are filed within 15 days, the Design Review Consultant's recommendation and the Planning Official's decision shall be considered final. Objections will be heard by City Council following the public hearing provision set forth in section GCC 8-6A-7. 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.

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> <ol style="list-style-type: none"> MIXED USE RESIDENTIAL: The mixed-use residential area is north of Adams/ Alworth Street. This designation allows for residential and commercial uses in a form and scale that is residential in character and design. A mix of residential; small scale office and retail; and public and semi-public uses are appropriate in this district. Regulations for this area should focus on form more than use, with a maximum height of two stories.

	<p>The application may be supported by:</p> <p>Goal 5. Focus on the River</p> <ul style="list-style-type: none"> 5.8 Objective: Plan for the Future of the Greenbelt Pathway and the Boise River <p>The application may not be supported by:</p> <p>Goal 4. Emphasize the “Garden” in Garden City</p> <ul style="list-style-type: none"> 4.3 Objective: Beautify streets, sidewalks and gateways with landscaping, trees, and public art.
Garden City Sidewalk Policy	There is no sidewalk on the site.
Garden City Street Light Policy	A streetlight is installed along Reed Street in accordance with the policy.
Garden City Transportation Needs List	<p>Reed Street</p> <p>Right of way for the realignment has been produced by ACHD. While the City is not opposed to the realignment of Reed Street, it should be done at time of, and in conjunction with the redevelopment of adjacent properties. The vacation of Reed Street as it is currently configured should not occur until both sides of the realigned Reed Street has redeveloped.</p>

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
<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 	<p>Compliant as Conditioned</p>	<ol style="list-style-type: none"> 1. The proposal, as conditioned, meets applicable Garden City Code Title 8 standards, including design, lighting, and screening requirements. 2. The design, as conditioned, maintains and integrates with existing pathways, preserving pedestrian connectivity and access to the Greenbelt. 3. With relocation and required screening, the project minimizes disruption and supports continued use of adjacent parkland and Greenbelt amenities. 4. The small accessory structure, as conditioned, remains subordinate in size and intensity, consistent with the park context. 5. Potential impacts related to noise, odor, and lighting are mitigated through conditions of approval, including a required agreement between the City of Garden City and the City of Boise to address ongoing operational and maintenance responsibilities. 6. Required design modifications, including a gabled roof and compatible materials, ensure the structure aligns with existing park facilities. 7. The design, as conditioned, incorporates landscaping and structural improvements that enhance site functionality and are

<p>consistent with the southwest Idaho climatic conditions; and</p> <p>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>		<p>appropriate for southwest Idaho climatic conditions.</p> <p>8. With floodplain compliance, tree protection measures, and careful siting, the design remains compatible with nearby natural features and the Boise River corridor.</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 the construction of an odor mitigation facility/accessory structure.
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.

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 Building Permit:

1. The structural elevations shall be in conformance with this approval as reviewed and approved or otherwise conditioned.
 - a. The structure shall incorporate a gabled roof design that is consistent in form and character with the existing restroom building.
 - b. The plans shall include the full anticipated build-out of the facility, even if constructed in phases. Any deviation or future expansion beyond the approved scope shall require a new or amended application and approval.

2. The ability to serve shall be provided.
3. The structure shall be relocated to a location that is less visually and functionally obtrusive to the park and its planned future improvements. The final location shall be consistent with the recommendation of the Design Consultants dated May 18, 2026, placing the structure between the existing restroom and the tree adjacent to Reed Street, as generally depicted in Exhibit A.
4. The structure shall be screened from view through the installation of Class B landscaping, in compliance with Garden City Code.
 - a. The design and landscaping of the area surrounding the structure shall enhance site functionality and be consistent with the climatic conditions of southwest Idaho.
5. The door shall be a roll-up door rather than doors that swing outwards from the facility.
 - a. The gate of the new accessory structure shall not obstruct or encroach upon the pedestrian pathway.
6. Prior to issuance of a building permit, a legal agreement shall be executed by the City of Garden City and the City of Boise. The agreement shall address, at a minimum, provisions for noise and odor mitigation, with routine evaluation of such, and long-term maintenance responsibilities.
7. If any trees are to be removed from the site, a tree mitigation plan must be submitted in compliance with GCC 8-41-7 Tree Preservation provisions.
 - a. Any trees removed prior to the certified arborist's report being submitted will be considered to have been healthy, and thus, mitigation will be required.
 - b. Existing trees that are retained shall be protected from damage to bark, branches, and roots during construction. Any tree damaged during construction shall be replaced in accordance with Garden City Code 8-41-7 Tree Preservations Provisions.
 - c. Any trees identified in the arborist report as being in good or fair condition and proposed for removal will also require mitigation.
8. The use of barbed wire, razor wire, boxes, sheet metal, old or decayed wood, broken masonry blocks, chain link, chain link with slats, or other unsightly materials for fencing and gates are prohibited.

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 environmental review shall be applied for and approved by Garden City Development Services Department.
3. Prior to occupancy, a public works and utility permit shall be submitted for review and approval of the site work that will be required.
4. The new accessory structure shall be provided with Type B perimeter landscaping around the building, except in the access zone.

5. Any future outdoor lighting will be required to be in compliance with code at the time of development.
 - a. Lighting shall be located and directed to limit light trespass onto the Greenbelt along the east side of the property. Ways to mitigate light trespass include, but are not limited to:
 - i. Lights may be on a timer or sensor activated lights.
 - ii. Lights should be minimum 85-degree full cutoff type luminaires.
 - iii. The maximum lumen output should be 260 lumens.
 - iv. The height of a freestanding light fixture in a residential district should not exceed nine (9') feet in height.
 - b. Prohibitions:
 - i. Mercury vapor lamp fixture and/or lamp.
 - ii. Laser source light or any similar high intensity light when projected above the horizontal.
 - iii. Strobe lights, except for emergency uses.
 - iv. Searchlights, except where approved for temporary uses.
 - v. Lighting, including holiday lighting, on commercial or private tower structures that exceed the district height limit except as required by regulations of the Federal Aviation Administration (FAA).

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. If, at any time, the odor mitigation facility is found to create adverse impacts related to noise, odor, or lighting, as determined by the City, the applicant shall implement additional mitigation measures as required by the City in accordance with the executed agreement between the City of Garden City and the City of Boise.

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.



05/22/2026

Development Service Staff

Date

EXHIBIT A

