



CITY OF GARDEN CITY

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File Number: CUPFY2026 - 0007
Use as Defined By GCC Title 8: Service Provider
Location: 109 W 38th St. and W 38th St.
Applicant: Bruce Gestrin with Proctor Family Trust
Planning and Zoning Commission Hearing Date: July 15, 2026 6:30 p.m.



STAFF REPORT

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DRAFT

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

Individual links:

1. Application Materials
 - a. CUPFY2026 – 0007 [application and materials](#)
2. Staff Report
 - a. Staff Report **Draft June 30, 2026**
3. Agency Comments: [link](#)
4. Public Comments: [link](#)
5. Noticing Documents
 - a. [City Noticing](#)
6. Recommendations

Recommendation Summary

Staff has reviewed this application. Because the application is in compliance with all applicable code standards, with the suggested conditions, the staff suggests that the application be approved.

Project Information

Proposed Scope of Work:

Request	Review Process
Conditional Use Permit	GCC 8-6B-2

A conditional use may be found to be appropriate or inappropriate at a given property. In some situations, conditions of approval may be required to assist the proposed use in being appropriate to a location and in conformance with code. In other situations where the use cannot be conditioned to be appropriate to the location or code, it should not be permitted.

Project Details:

- 1) Applicant: Bruce Gestrin
- 2) Owner: PROCTOR FAMILY TRUST 08/26/2021 and PROCTOR WILLIAM
- 3) Title 8 Use: It has been determined that the Garden City defined use that best describes the use is: Service provider
- 4) Definition of Use: Garden City Code 8-7A-1 defines this use as: "The use of a site for an employee or employees of a company or person that provides materials or labor to perform a service or job not located on site. This may include, but is not limited to, building or trades contractor, damage restoration services or cleaning services. This is not the same as a "storage yard" as herein defined nor does this definition include construction or manufacturing on site."
- 5) **The applicant has not proposed exterior work**

Site Conditions:

- 1) Existing Use: Vehicle service
- 2) Street Address: 109 W 38th St. and W 38th St.
- 3) Parcel Number(s): R2734511512 and R2734511494
- 4) Property Description: E 150' OF LOT 31 BLK J FAIRVIEW ACRES SUB NO 2 #1510-S and PAR #1494 OF LOT 30 BLK J FAIRVIEW ACRES SUB NO 2 #1490-B R/S #3605
- 5) Legal Lot of Record: Unable to determine
- 6) Property Size: 0.51 acres or 22,216 SF
- 7) Zoning District: C-2 General commercial
- 8) Zoning Overlay(s): None
- 9) Comprehensive Plan Land Use Map Designation:
 - a) Mixed Use Commercial
 - b) Activity Node: Neighborhood Destination
- 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) Surrounding Uses:
 - a) Manufactured/mobile home park
 - b) Dwelling unit, single family detached
- 12) Adjacent Zoning: C-2
- 13) Adjacent Comprehensive Plan Designations:
 - a) Activity Node: Neighborhood Destination
 - b) Mixed Use Commercial
 - c) Green Boulevard Corridor
- 14) Easements on site: There are no records on file with Garden City of existing easements
- 15) Site Access:
 - a) Front: Stockton Street
- 16) Sidewalks: No sidewalk
- 17) Wetlands on site: None identified

Decision Process

After the public hearing and review of the evidence in (and only in) the record, the decision maker shall make their decision. The decision needs to include the facts upon which the decision is based; the ordinance and standards used in evaluating the application, reasoned statements that specifically address all required findings and all disputed facts, and a conclusion of law. It is important that the decision maker carefully reviews the reasoned statements to ensure that the disputed facts brought up during the hearing are addressed. Finally, if there is a decision or recommendation to deny the application, the decision needs to include the actions, if any, that the applicant could take to obtain approval.

Authority

Pursuant to [GCC § Table 8-6A-1 Authorities and Processes](#), the Planning and Zoning Commission is a final decision maker for a Conditional Use Permit unless the City Council opts to review the application due to significant impact on the city or the decision is appealed.

Required Findings

Conditional Use Permit (CUP)

To approve a CUP, the decision maker must find the application meets the following findings found in [GCC § 8-6B-2](#):

1. The use is appropriate to the location, the lot, and the neighborhood, and is compatible with the uses permitted in the applicable zoning district.
2. The use will be supported by adequate public facilities or services to the surrounding area, or conditions can be established to mitigate adverse impacts.
3. The use will not unreasonably diminish either the health, safety or welfare of the community.
4. The use is not in conflict with the comprehensive plan or other adopted plans, policies, or ordinances of the city.

Action

The Planning and Zoning Commission may make one of the following actions:

1. Grant the application,
2. Grant the application with conditions,
3. Deny the application; or
2. Request the applicant return with revised materials for additional review.

Motion

When making a motion, clearly state the action being recommended. You may use one of the following formats:

To Approve or Deny:

"I move to approve/deny File No. [insert file number], including the staff-recommended findings of fact, conclusions of law, and decision as drafted by staff."

— or —

"I move to approve/deny of File No. [insert file number], including the staff-recommended findings of fact, conclusions of law, and decision, as amended to [remove/add/modify] [specify changes]."

If there is a denial, to meet statutory requirements, it is important to identify how the application is not compliant and what could be done to obtain approval. Therefore, in the case of denial, the final part of the motion needs to provide this information. An example statement might be "the application is not compliant with sections of code [state code section(s)] for approval the proposal will need to achieve compliance with all applicable code requirements" or "for approval, the discussed safety concerns shall be adequately addressed."

To Continue the Application:

"I move to continue File No. [insert file number] to a date certain: [insert date]."

Staff have drafted a suggested decision document, based on staff's review and analysis of the application. This is not intended to be a predetermined decision. All evidence will be considered, and the document may be updated based on the Planning and Zoning Commission's review of the application.

Appeal of Decision

Pursuant to [GCC §8-6A-9 Appeals](#), those with standing may appeal a decision within fifteen days from the date of **action**. Action is the date the Planning and Zoning Commission formalizes their decision. The Planning and Zoning Commission may formalize their decision by approving a draft decision or a draft decision with noted changes at the hearing. If additional time is needed to review the decision document for accuracy, they may continue the formalization of the decision to a subsequent meeting. The date of action may be a different date than the applicant is provided with a signed copy of the decision in accordance with [Idaho Code §67-6535](#).

An appeal fee must be paid, and the appeal must be filed on the city supplied appeal application form provided by the City. Appeals received after the 15-day appeal period will not be considered timely and will not be accepted.

Agency Comments

The following agency comments were provided:

Agency		Comment Date	Summary
Garden City Engineer	City	4/29/2026	No Comments
Link to Comment			
Idaho Transportation Department		5/5/2026	The Department has no comments or concerns to make at this time.
Link to Comment			
DEQ		5/4/2026	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 .
Link to Comment			

Public Comment

The following public comments were provided: **None provided.**

Code/Policy Review

The below serves as an analysis of applicable provisions Garden City Code, Title 8, Development Code and identified applicable policies, plans, and previous approvals.

Garden City Title 8 Code Sections: link to City Code			
Code Section	Review Authority	Compliance Issues	Analysis/ Discussion
Title 7 Building Regulations			
7-2-1 Building Code	N/A	No compliance issues as conditioned.	The applicant is proposing to occupy an existing building without altering the structure. GCC 7-2-1 requires a building permit to be reviewed and approved prior to change in occupancy, as defined by the International Building Code. The applicant must either provide documentation that the building was built to the requested occupancy or apply for a change of occupancy through the City's Occupancy Analysis process prior to occupancy of the building. A change in occupancy may require that improvements be made to the building prior to occupancy.
Title 8, Chapter 1: General Regulations			
8-1A-4 Applicability			The regulations of Garden City Code, Title 8 Development Code of the City, shall apply and govern development and use of all properties within the corporate limits of the city.
8-1B-1 Nonconforming Properties		Not Determined	Prior to the issuance of a certificate of occupancy, the applicant shall provide documentation demonstrating that the lots were legally established and properly recorded.
8-1B-2 Nonconforming Structures		Not Determined	According to the data from the Assessor's website, part of the building or a structure appears to be within the setback. There is existing nonconforming structure.

			 Based on the Assessor's website, there could be an encroachment onto the adjacent property to the south of the site.
8-1B-3 Nonconforming Uses	Choose an item.	Compliant as Conditioned	Conditional Use Permit will be required
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		No compliance issues noted	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	PZ	Compliant as Conditioned	Garden City Code Table 8-2B-1 requires a conditional use permit in this zone for the proposed use.
8-2B-3 Form Standards		Compliant as Conditioned	The applicant is not proposing any exterior changes to the building. The required setbacks are: Front: 5' Interior Side:0' Rear: 5' Street side: 5' The structures do not appear to be compliant with form standards. Based on aerial imagery and records from the Ada County Assessor, the building appears to be located directly on the property line, with no setback along the east property boundary. As a legal nonconforming structure, it may continue to be occupied and maintained, provided that the extent of the nonconformity is not expanded.
8-2C		Compliant as Conditioned	Site Layout: No structure, facility, drive lane, parking area, or loading area shall be located adjacent to a residential district.

			Parking and Access: 1. The entrance and exit drives shall be designed to prevent traffic hazards and nuisances. 2. All surfaces used for parking shall be constructed with paving, vegetative cover or of dustless material. Limitations: The site shall not be used as vehicle wrecking as herein defined. Site Maintenance: 1. All outdoor storage of materials or vehicles shall be maintained in an orderly manner so as not to create a public nuisance. 2. Stored items shall not block sidewalks or parking areas and may not impede vehicular or pedestrian traffic. Other Standards Apply: Outdoor storage areas shall comply with section 8-1C-3, Property Maintenance Standards, of this title.
Title 8, Chapter 4: Design and Development Regulations			
8-4A-3 Fences and Walls	PZ	Compliant as Conditioned	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 is prohibited. Also, fencing shall be no greater than 3 ½ feet tall along the property boundary line on Osage/Stockton Street based on the Transportation Needs List. Fences along public street frontages or within front yard setbacks shall not exceed three and one-half feet in height. However, fences may be up to six feet in height if: a. They are set back to be flush or behind a permanent building; or b. In the absence of a building the fence shall be set back minimally 10 feet from the back of sidewalk, or in the absence of a sidewalk the fence shall be set back 10 feet from where a code compliant future sidewalk would be located, so as to allow for street trees and landscaping between the fence and the sidewalk system. The area between the fence and the sidewalk, or a future sidewalk, shall be maintained with Type A or Type B landscaping. The applicant proposes installing a 6-foot-tall wooden fence along Stockton Street, with a landscaped area located between the fence and the roadway. The fence will not be located on the property line along Stockton Street and will be set back. All fencing along the property boundary consists of chain-link fencing with barbed wire. If any portion of this fencing does not belong to the owner of the subject property, an affidavit of non-ownership shall be submitted. Otherwise, all non-compliant fencing shall be removed or replaced to comply with applicable requirements. Any future fence or wall will be required to comply with the code at the time of occupancy.

8-4A-4 Outdoor Lighting	PZ	Compliant as Conditioned	This proposal does not identify any outdoor lighting. 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	PZ	Not Compliant	All on-site service areas for waste, recycling, and trash, as well as equipment areas for transformers and utility vaults, must be either located out of public view or screened from adjacent properties and public streets using a privacy fence, in accordance with Garden City Code. Mechanical equipment, including HVAC units, trash dumpsters, recycling containers, and other service-related infrastructure must be integrated into the overall building and landscape design. These elements must be visually and acoustically contained to minimize impacts on surrounding properties and the public realm. The dumpster must be screened or otherwise concealed from public view, consistent with code requirements. 										
8-4A-7 Stormwater Systems	PZ	Compliant as Conditioned	The standards for stormwater integration shall apply to all subdivisions, site improvements and ACHD stormwater facilities.										
8-4A-8 Utilities	PZ	No compliance issues noted											
8-4A-9 Waterways	PZ	No compliance issues noted	No comment										
8-4D Parking and Off Street Loading Provisions													
8-4D-3 Parking Design and Improvement Standards	PZ	Not Determined	Vehicle parking: <table border="1"><caption>Table 8-4D-1: MINIMAL DIMENSIONAL STANDARDS FOR MOTOR VEHICLE STALLS</caption><thead><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></td><td></td><td></td><td></td><td></td></tr></tbody></table>	Parking Angle	Stall Width	Stall Depth	Length Per Car	Driveway Width* Must also meet fire requirements					
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"
0°	9'0"	9'0"	23'0"	12'0"
30°	9'0"	17'8"	18'0"	12'0"
45°	9'0"	20'6"	12'9"	13'0"
60°	9'0"	21'10"	10'6"	16'0"

Not enough information to perform a complete review. An updated site plan shall be submitted showing parking stall dimensions. If existing striping does not meet the dimensional requirements, restriping will be required.

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;

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;

Parking lots shall be designed in accordance with chapter [8-4](#), article [I](#) of this title, Landscaping And Tree Protection Provisions;

All parking and loading zones shall provide proper drainage of surface water to prevent the flow of water onto adjacent properties, walkways, or streets.

The design of the parking area shall minimize the trespass of lights from motor vehicles on adjacent properties and rights-of-way.

All off-street motor vehicle parking areas and driveways into and through a parking area shall be dustless material, including, but not limited to, asphalt, concrete, pavers, infiltration pavers, paver bricks, or recycled asphalt.

Bicycle parking spaces shall:

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	PZ	Compliant as Conditioned	Upon any change of use, the number of vehicle parking spaces to be provided shall be calculated according to the requirements for the new use
8-4D-5 Required Number of Off-Street Parking Spaces	PZ	Not Determined	Vehicle parking: A Service Provider is considered a high use, which requires 1 space per every 500 gross square feet. Required: 3,560 SF/500 SF= 7 parking spaces. Provided: Not enough information Bicycle Parking: A Service Provider: 1 space per 1000 square feet 3,560 SF/1000 SF= 4 parking spaces. Provided: Not enough information
8-4D-7 Off Street Loading Standards	PZ	Not Determined	

8-4E Transportation and Connectivity Provisions

8-4E-2 Applicability			Provisions apply to any new construction, addition, expansion, grading, alteration, or any new or <u>more intense use of property</u> .
8-4E-3 Public Street Connections	PZ	Compliant as Conditioned	This article provides design standards that shall apply to any new construction, addition, expansion, grading, alteration, <u>or any new or more intense use of property</u> .
8-4E-4 Internal Circulation Standards	PZ	Compliant as Conditioned	Driveways, aisles and turnaround areas, when required for fire and refuse access, shall meet the following standards: 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. The driveway shall be at least 20 feet wide.
8-4E-6 Sidewalk Standards	PZ	Not Applicable	
8-4E-7 Pedestrian and Bicycle Accessibility Standards	PZ	Not Applicable	

8-4I Landscaping and Tree Protection Provisions

8-4I-2 Applicability			For all new residential and nonresidential uses, all landscaping standards of this article shall be met.												
8-4I-3 General Landscaping Standards and Irrigation Provisions	PZ	Compliant as Conditioned	The following minimum plant sizes shall be used for all required landscape areas: <table><tr><td>Shade trees</td><td>2 inch caliper minimum</td></tr><tr><td>Ornamental trees</td><td>2 inch caliper minimum</td></tr><tr><td>Evergreen trees</td><td>6 foot height minimum</td></tr><tr><td>Woody shrubs</td><td>2 gallon pot minimum</td></tr></table> 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. <table><tr><td>Required Number Of Class II Or Class III Trees</td><td>Minimum Number Of Species</td></tr><tr><td>5 to 10</td><td>2</td></tr></table>	Shade trees	2 inch caliper minimum	Ornamental trees	2 inch caliper minimum	Evergreen trees	6 foot height minimum	Woody shrubs	2 gallon pot minimum	Required Number Of Class II Or Class III Trees	Minimum Number Of Species	5 to 10	2
Shade trees	2 inch caliper minimum														
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Required Number Of Class II Or Class III Trees	Minimum Number Of Species														
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8-4I-4 Landscaping Provisions for Specific Uses	PZ	Not Compliant	A minimum of five percent (5%) of the gross site area shall be landscaped areas, excluding areas for setback or perimeter landscaping. Required: 22,216 SF x 0.05= 1,111 SF Proposed: 705 SF. Not Compliant 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. Stockton Street (~150 LF): 1 Street tree + 2 Frontage trees = 3 trees Provided: Not enough information 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. 1,125 SF/1000 SF= 1 ; Not enough information Minimum required: 375 SF/150 SF= 8 shrubs; Proposed: Not enough information Note: Staff recommends requiring Class II street trees (or larger where planting strip width allows) along public frontages to maximize cooling, public health, habitat, stormwater, and long-term canopy outcomes; Class I trees should only be permitted where overhead utilities or substandard planter widths preclude larger forms. This is consistent with regional practices and local streetscape precedents of new developments in Garden City. Conditions have been drafted to require Class II or III trees in lieu of the Class I due to lack of site or utility constraints and ACHD requiring a larger landscape buffer.												

8-4I-5 Parking Lot Landscaping Provisions	PZ	Not Determined	The provisions of this section shall apply to all new or substantially altered parking lots of five (5) spaces or more.
8-4I-5 Perimeter Landscaping Provisions	PZ	Not Applicable	
Title 8, Chapter 6, Article A: Administration			
8-6A-3 General Application Process		Compliant	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			
8-6A-7 Public Hearing Process		Compliant	The applicant provided a neighborhood meeting more than one month and less than three months prior to application submittal. The City provided a radius notice, notifications to agencies with jurisdiction, and ran a legal notice in the Idaho Press, at least 17 days prior to the first hearing. The applicant provided an affidavit of property posting more than 9 days in advance of the hearing validating that the property was posted more than 17 days prior to the hearing.

Other Items Reviewed	
Plan/Policy	Discussion/ Analysis
Idaho Code 67-6512 Local Land Use Planning Special Use Permits, Conditions, and Procedures	Garden City Code noticing requirements are compliant with this Statute. The statute notes that upon the granting of a special use permit, conditions may be attached to a special use permit including, but not limited to, those: (1) Minimizing adverse impact on other development; (2) Controlling the sequence and timing of development; (3) Controlling the duration of development; (4) Assuring that development is maintained properly; (5) Designating the exact location and nature of development; (6) Requiring the provision for on-site or off-site public facilities or services; (7) Requiring more restrictive standards than those generally required in an ordinance; (8) Requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction. Prior to granting a special use permit, studies may be required of the social, economic, fiscal, and environmental effects and any aviation hazard as defined in section <u>21-501(2)</u>, Idaho Code, of the proposed special use. A special use permit shall not be considered as

	establishing a binding precedent to grant other special use permits. A special use permit is not transferable from one (1) parcel of land to another.
Garden City Comprehensive Plan	Idaho Code § 67-6512(a), requires that special or conditional use permits shall be issued only when “not in conflict with the [comprehensive] plan.” The reason for the special treatment of conditional use permits, presumably, is that by their nature, they allow uses not in accordance with the normal zoning for an area. Thus, conditional use permits are, in essence, mini-zones. Conditional use permits are not required to be “in accordance with” the comprehensive plan. Instead, it is sufficient that they not be “in conflict” with the comprehensive plan.¹ This application is in future land use designations of the Comprehensive Plan: 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. 1. MIXED USE COMMERCIAL: The mixed-use commercial designation is for the area south of Adams Street. The intent of this designation is to create an area for mixed uses, including residential, office, retail, and small scale industrial, that are more urban in character than in the mixed-use residential area. Three story buildings and 40%- 60% lot coverage, with aggregated open spaces for pocket parks should guide the development pattern in this area. 2. ACTIVITY NODE: Activity nodes are identified on the Land Use Map for neighborhood centers, local and regional destinations, and locations in proximity to existing and future transit stations and stops. Activity centers range in size depending on their function and location. Some nodes may be centered around the intersection of major streets or extend down a street to connect major community facilities. The common characteristics of the activity nodes are a mix of uses, public spaces, compatible transition to the uses surrounding the nodes and non-motorized connections to within a quarter mile walkable area of the node center. Some nodes, especially around transit stations, would have higher density (at least 14-20 units per acre) and multi-story development (three or more stories). It is not intended that all nodes could be developed within the twenty-year period of the plan. Activity Nodes by type shown on the Land Use Map are as follows: Neighborhood and Destination Centers: The centers should be focused on uses that facilitate making the location a destination. Uses may include small scale retail, art, office, and higher density residential. <u>Identified centers are:</u> • Adams and 50th Streets intersection to the Boise River • Adams and 42nd street intersection to the Boise River. • East city boundary to 36th street between the Boise River and Chinden Boulevard • Glenwood and Marigold Streets intersection • Chinden Boulevard and Garrett Street intersection • Chinden Boulevard and 50th Street intersection

¹ [2022 Givens Pursley Land Use Handbook](#)

	• State Street and Pierce Park Transit Oriented Development Nodes • Chinden Boulevard and Glenwood Street intersection • Chinden Boulevard and Veterans Parkway intersection • State Street and Horseshoe Bend Road • State Street and Glenwood Street <u>The application may be supported by:</u> 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. 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. <u>The application may not be supported by:</u> Goal 7. Connect the City • 7.1 Objective: Create pedestrian and bicycle friendly connections. •
Garden City Street Light Policy	A streetlight is installed along Stockton Street in accordance with the policy.
Garden City Transportation Needs List	Stockton and Osage: Garden City understands that Chinden will always carry a high volume of traffic and supports the utilization of Chinden as a significant regional vehicular corridor but would like to ensure that the roadway improvements are done so as to reduce detrimental impacts to adjacent businesses and mobility within Garden City. Improvements to Stockton incorporate three principal objectives: safety enhancement on Chinden; congestion mitigation on Chinden, and facilitation of economic development within the western part of Garden City (south of Chinden) through safety, comfort, the replacement of water infrastructure and increased traffic on local roads (increased business presence). Garden City has had dialogue with ITD and ACHD concerning the safety of multiple access points entering Chinden Boulevard. ITD has indicated that that for safety purposes they would prefer and endorse limiting access onto Chinden Boulevard utilizing Stockton and Osage streets as to access Chinden businesses from the numbered cross streets. Utilizing Osage and Stockton to access the businesses on Chinden will assist in the overall traffic flow of Chinden, allowing for better regional movement of traffic benefitting all the cities in Ada/ Canyon County. Tied to access management is the City's desire to redevelop Chinden as a tree lined boulevard with tree landscaped medians. Many studies have demonstrated that vertically framing in a corridor

increases driver attention and reduces speeds thus reducing accidents. Studies have also demonstrated that property values and retail spending tend to dramatically increase while expenditures on energy and potential drainage needs decrease with the installation of trees. Additionally, Garden City has 4" waterlines in Stockton Street, severely limiting water delivery. Replacement of these lines is a top priority in Garden City's capital improvement plans to insure adequate fire flow for current and future development. Increasing the line size within Stockton would allow for the potential of increased property values in the areas serviced by this line. The City has a clear and strong vision that Stockton and Osage should remain narrow and function as the access for adjacent businesses while also being utilized to further the pedestrian orientation of the City. Right-of-way acquisition would be too costly to increase the width of the streets. An example for the development of Stockton and Osage that has been cited in the generation of the Comprehensive Plan and land use development codes is the concept of a living street. Garden City understands bringing the streets to ACHD local street standards is cost prohibitive due to right-of-way acquisition needs. Garden City is suggesting that due to these constraints that treatments are done within current right-of-way widths. The City believes that the narrow roadways will be advantageous as they will enhance vehicular and non-vehicular mobility and safety while also negating the need for extremely expensive right-of-way costs. It is anticipated that improvements will require considerable coordination between ACHD, ITD and Garden City, but will require very little actual funding from the transportation agencies. Potential improvements to execute vision:

- Garden City has requested a feasibility study to be conducted to identify if these roads would be appropriate for drainage for the roadway system to reduce on site drainage needs and assist in flood protection.
- Roadway improvements should include decorative paving or painting ideally that is varied in width and material. Provided that varied paving is too expensive roadway paint that is varied in color could be utilized. This treatment is required to be approved by ACHD prior to implementation.
- Signage that indicates that the pedestrians have the right of way. This treatment is required to be approved by ACHD prior to implementation.
- A maximum speed limit of 10-15 miles an hour. This treatment is required to be approved by ACHD prior to implementation.
- No curb, gutter or sidewalk within the right-of-way is required and limited or no parking is desirable. Sidewalk and connections may still be required on site. This treatment is considered adopted by Garden City for the purposes of redevelopment requirements through the adoption of this plan.
- Lighting
- Controlled access
- Adjacent landscaping and or art and street furniture.
- Fencing > 3.5 not allowed on property line