



DEVELOPMENT SERVICES DEPARTMENT

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DESIGN REVIEW REPORT AND DECISION

File Number: DSRFY2026 - 0011

Review Status: APPROVED AS CONDITIONED

Plan Review Number: 2

Reviewer: Mariia Antonova

Design Consultant: Brett Labrie

Design Consultant: Derek Hurd

Date: July 17, 2026

Applicant: Celeste Haase



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SITE INFORMATION

- 1) Owner: RIVHAB HOLDINGS LLC
- 2) Street Address: 8529 W STATE ST GARDEN CITY, ID 837146067
- 3) Ada County Tax Parcel Number(s): R8123251888
- 4) Property Description: PAR #1888 NEAR CTR OF LOT 11 STEINS SUB R/S 5363 #1885-C #1878-C
- 5) Legal Lot of Record: Yes
- 6) Property Size: 1.085 acres or 47,263 SF
- 7) Zoning District: C-2 Mixed-Use commercial
- 8) Zoning Overlay: None
- 9) Comprehensive Plan Land Use Map Designation:
 - a) Residential Low Density
 - b) Green Boulevard Corridor
- 10) The project is in the:
 - a) Partially in 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) outside of the Special Flood Hazard Area according to FEMA's most recent model as adopted by resolution 1083-20.
- 11) Adjacent Uses:
 - a) Professional Service
 - b) Dwelling unit, single family detached
- 12) Existing Use: Vacant
- 13) Easements on site :
 - a) 40' ROW
 - b) 15' UTILITY EASEMENT
 - c) UTILITY, DRAINAGE, IRRIGATION EASEMENT, 12'
- 14) Site Access:
 - a) Front: State Street
- 15) Sidewalks: No sidewalk
- 16) Wetlands on site: None identified

PROJECT INFORMATION

- 1) Proposed development: Addition
- 2) Noticing was completed on: April 13, 2026
- 3) The neighborhood meeting was held on: April 30, 2026
- 4) Site Coverage:
 - a) Building: 6,999 SF
 - b) Landscaping: 2,406 SF
 - c) Paved/Unpaved Areas: 37,858 SF
- 5) Square footage dedicated to uses: Shop/Office
- 6) Number of Structures: 2
- 7) Total number of vehicular parking spaces:
 - a) Surface: 8
- 8) Total number of bicycle parking: 0
- 9) Trash Enclosure: Republic Services will pick up individual services internal to the development
- 10) Fencing: chain link with slats
- 11) Sidewalk:
 - a) detached proposed
- 12) Landscaping:
 - a) Street Trees: 5, class I and II
 - b) Parameter Landscaping: trees and shrubs
- 13) Connections:
 - a) Closest VRT Stop:
 - i) ~.6 mi; W Saxton Dr & W State St NWC
 - b) Greenbelt: ~0.5 mi.

AGENCY COMMENTS

The following agency comments were provided:

Agency	Comment Date	Summary
Garden City Engineer Link to Comment	4/18/2026	Any approval of the project should be conditioned upon successfully addressing items presented in this review. Ada County Highway District / Idaho Transportation Department Approval An approval from the Ada County Highway District and/or the Idaho Transportation Department is required. Affidavit of Legal Interest The Ada County Assessor lists the property owner of Gunner LLC via deed #2021070629. The Affidavit we received was signed by Jeanne McFall, apparently not Gunner LLC. Additionally, we cannot find Gunner LLC listed as an Idaho company. Please provide a new and complete Affidavit from the landowner or provide evidence that Jeanne McFall is personally the landowner. If Gunner LLC is the current owner, please provide documentation of the capacity of the person signing the affidavit in Idaho. Fire District Approval 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 location of fire hydrants. Will Serve Letter / Central District Health

		Our office had previously prepared a “partial will serve letter” in 2022 (ATSFY2022-0013). We suggest that perhaps a new letter be required as the age of the 2022 letter is a few years old. We note the prior letter was conditional as city sewer was not available to the site at that time. Should wastewater flows be altered by this project and the city is not able to serve the site with sanitary sewer, permitting for an on-site sewage disposal system from the Central District Health will be required. We suggest the applicant contact Garden City Public Works to review if sewer could be provided to the site. Gravity Irrigation Facilities Any modifications to gravity irrigation facilities require an approval of the project from the irrigation entity. The applicant must review the project and determine if an Army Corps of Engineers 404 permit will be necessary to obtain. Water and Sewer Connections Should new water/sewer connections be needed, 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 sewer is or could be available and that may tie to the existing system is adequate to serve the site (route, capacity and depth). Any new water or sewer services must be reviewed and approved by Public Works. Erosion and Sediment Control Prior to performing any new grading on the site, the applicant must prepare and have approved by the city an erosion and sediment control plan. Site Grading and Drainage Plan A site geotechnical report, storm water design report prepared by an Idaho licensed design professional that is sealed, dated and signed is required. Compliance with the storm water ordinance and policies of the city will be required. Drainage must be maintained on-site. The grading plan must assure that proposed elevations match the perimeter ground and storm water capture remains on the site including run-off from all hard surfaces, roofs and landscaping. The storm water report needs to include a section on depth to seasonal high groundwater and what its expected elevation is. Vertical separation from the bottom of the storm water system to the seasonal high groundwater must ordinarily be at least three feet. Storm Water Operation and Management Agreement 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. Storm Water Operation and Maintenance Manual The design professional must provide a storm water operation and maintenance manual that is sealed, signed and dated by the design professional. Said manual must be reviewed and approved by the city. FEMA Flood Maps The applicant must review the original FEMA work maps (not the current adopted maps) on the city’s website 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. Information provided indicates that the project will be elevated (the lowest floor) to two feet above the work maps BFE.
DEQ Link to Comment	4/21/2026	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	04/27/2026	• Fire hydrants, capable of producing the required fire flow, shall be located so that no part of the structure is more than 600-feet from the hydrant. (IFC 507.3, IFC B104, IFC B105, IFC C105). Hydrant is on site. Fire flow must be verified to be compliant for this structure. • If rack storage is to be installed, any racking storage of any combustible materials over 12 feet in height requires a High-Piled Combustible Storage permit from the Boise Fire Department. https://www.cityofboise.org/departments/fire/fireprevention/permits/business-and-occupancy-related/high-piled-storage-permit/ • Fire Department required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures. • Specific building construction requirements of the International Building Code and International Fire Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.
ACHD Link to Comment	04/28/2026	The applicant shall be required to: 1. Pay a traffic impact fee, if applicable. For any questions regarding the traffic impact fee please contact ACHD's Impact Fee Administrator at impactfees@achdidaho.org. 2. If applicable, a traffic impact fee shall be assessed by ACHD and will be due prior to the issuance of a building permit by the lead agency. This is a separate review process and it is the applicant's responsibility to submit plans directly to ACHD. 3. Payment can be accepted over the phone by calling (208) 387-6170 or can be sent/ delivered to the following address: Ada County Highway District Attn: Development Services 5800 N. Meeker Avenue Boise, ID 83713 • Reference the file number above when making the payment. • Please note: - o Fees are subject to change if not paid prior to October 1st - o All card payments are subject to a 3% processing fee - o All e-check payments are subject to a \$1.50 processing fee 4. Submit a driveway approach request for any proposed driveways. Driveway approach permits can be found at: https://hdlf.achdidaho.org/forms/DrivewayApproach 5. Comply with all ACHD Policies and ACHD Standard Conditions of Approval for any improvements or work in the right-of-way. 6. Obtain a permit for any work in the right-of-way prior to the construction, repair, or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc.).

PUBLIC COMMENT

The following public comments were provided:

Commenter	Comment Date	Summary
Laury Smith Link to Comment	4/22/2026	The commenter expresses concern that the meeting notice lacks clear details about the proposed work. Specifically, it does not describe the type of business or work to be done, expected noise levels, days and hours of operation, or whether hazardous materials will be used, making the proposal too vague to properly evaluate.

MEETING SUMMARY

The Design Review consultation was held on May 4, 2026, to discuss application DSRFY2026-0011. The proposal includes renovation of an existing front building, construction of a new shop/office building, site landscaping, parking improvements, and associated infrastructure upgrades. The facility will serve as the headquarters for an environmental engineering and water resources engineering firm.

Key Discussion Points Included:

- **Site and Infrastructure**
 - Verification of ownership documents and submission of an updated affidavit of legal interest at the building permit stage.
 - Review of agency comments from ITD, ACHD, and the Fire Department.
 - Discussion regarding the required 7-foot sidewalk along State Street and potential accommodation of site constraints caused by utilities and existing infrastructure.
 - Retention of the existing access driveway was generally supported.
- **Use Classification**
 - Determination that the proposed engineering office is best classified as a Professional Service use rather than a Service Provider or Equipment Rental use.
 - Consensus that a Conditional Use Permit would not be required based on the primary function of the business.
 - Clarification that incidental field work, survey activities, and limited equipment storage do not alter the primary professional office use.
- **Circulation and Connectivity**
 - Need for direct pedestrian connections between building entrances and the public sidewalk.
 - Discussion of pedestrian pathways between the existing front building and the proposed rear building.
 - Review of driveway and circulation areas to avoid creating a drive-through appearance along the frontage.
 - Requirement for ADA-compliant pedestrian connections throughout the site.
- **Design and Architecture**
 - Discussion regarding the relationship between the existing front building and the new rear structure.
 - Recommendations to create a more cohesive development through coordinated building colors, materials, signage, and entry improvements.
 - Review of architectural articulation requirements intended to avoid the appearance of a plain pre-engineered metal building.
 - Suggestions included material changes, color variation, awnings, façade articulation, and enhanced entry features.
- **Landscaping and Screening**
 - Type B landscaping required to screen parking areas from State Street.
 - Requirement for evergreen planting materials to provide year-round screening.
 - Discussion of additional landscaping or alternative site features near the primary entrance to reinforce a pedestrian-oriented frontage.
 - Review of internal landscaping and tree requirements associated with parking areas.
- **Fencing and Site Security**

- Existing chain-link fencing with barbed wire is not compliant with current code standards and will need to be replaced or modified.
- Discussion of fencing visibility, frontage requirements, and acceptable replacement materials.
- Clarification that frontage fencing is limited to code-compliant heights and screening provisions.
- Potential coordination with adjacent property owners regarding shared fence improvements.
- **Lighting and Equipment Screening**
 - Site lighting must be revised to prevent light trespassing onto adjacent residential properties.
 - Discussion of reduced lumen levels, shielding, cutoff fixtures, and motion sensors.
 - Confirmation that trash enclosures and mechanical equipment are adequately screened or located away from public view.
- **Other Code Items**
 - Bicycle parking is required within proximity to the primary entrance.
 - Review of parking lot screening requirements and pedestrian safety treatments across drive aisles.
 - Discussion regarding sidewalk striping, pedestrian crossings, and future City/ACHD design preferences for sidewalk continuity.
 - Confirmation that a separate sign permit will be required for future signage.

Conclusion and Next Steps:

No approvals were granted during this consultation meeting. Staff and consultants identified several items requiring revision or additional documentation, including pedestrian connectivity, landscaping, fencing, lighting, architectural detailing, bicycle parking, and frontage design. The applicant will revise and resubmit the site plan, elevations, landscape plan, and supporting materials addressing staff comments. Staff will review the revised submission and continue the design review process upon receipt of updated plans.

CODE AND POLICY REVIEW

Initial Discussion

Use

The applicant proposes to use the subject property as the primary office and operational base for RIVHAB, a civil and river restoration engineering consulting firm. The proposed activities include office-based engineering and administrative functions, a professional conference room for client meetings, employee parking, and the storage and dispatch of a small fleet of company vehicles used for off-site project work. The proposal also includes an enclosed shop area for routine vehicle maintenance and the staging of field materials and equipment.

The City Code defines Professional Service as a use primarily focused on business administration, professional office activities, and accessory storage of records and data, and specifically lists engineers among the examples. The core business activity described by the applicant is generally consistent with this definition. However, the inclusion of fleet vehicles, equipment staging, and on-site maintenance functions introduces operational characteristics that extend beyond a traditional office use.

These supporting activities share similarities with the Service Provider use category, which contemplates off-site service work supported by on-site vehicles and materials, but excludes construction or manufacturing on site.

Further, the proposed building design and site layout resemble a flex industrial or warehouse-style facility, rather than a conventional office building. Although the applicant states that the site will not function as a warehouse as defined by code—specifically noting the absence of freight transfer or wholesale distribution—the physical form and operational features raise questions regarding consistency with uses permitted by right in the zoning district.

As a result, additional discussion is necessary to determine whether the proposed use can be appropriately classified and regulated solely as a Professional Service under the City Code, or whether the operational components substantially alter the nature of the use. The proposal appears to function, in part, as a hybrid Professional Service/Service Provider use due to elements such as fleet operations, equipment staging, and on-site maintenance. Further review may be needed to evaluate whether these operational characteristics remain incidental to the professional office function or warrant additional land use review to ensure compatibility with adjacent uses and consistency with the intent of the zoning district.

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
8-1B-2 Nonconforming Structures	No compliance issues noted	No comment
8-1B-3 Nonconforming Uses	No compliance issues noted	No comment
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. On the east side border of the property, there appear to be overgrowing plants. It is unclear whether they are located on the subject property. During the consultation on May 4, the applicant explained that the vegetation shown in the older images had already been removed. The site no longer contained the overgrown vegetation.

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	No compliance issues noted	Professional Service is permitted use.
8-2B-3 Form Standards	Compliant as Conditioned	The required setbacks are: Front: 5' Interior Side: 0' Rear: 5' Street side: 5' There are no encroachments All improvements are more than 70' from the Boise River. All properties meet the minimum street frontage.
8-2C-32	Compliant as Conditioned	Other Regulations Apply: 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	Based on Resubmittals dated 06/17/2026 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 like unsightly materials for fencing shall be prohibited. There is an existing wooden fence along the southern property boundary adjacent to a residential district. There is also existing chain-link fencing with barbed wire that is visible from the public right-of-way. Resubmittal Response: Removed all existing chain-link and barbed wire fencing along the west, north, and east property boundaries. Added plan callouts indicating that all existing fencing will be replaced with new wooden fencing. The fence along the front property line will not exceed 6 feet in height, and the fences along the side property lines will not exceed 8 feet in height. Height and Setback Requirements: 1. 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; Fences located within rear or interior side yards between residential and nonresidential uses, or between nonresidential uses shall not exceed eight feet in height.
8-4A-4 Outdoor Lighting	Compliant as Conditioned	Based on Resubmittals dated 06/17/2026 Standards:

		1. Electrical feeds to outdoor light fixtures shall be underground, not overhead. 2. Street lighting shall be provided consistent with an adopted fixture design and plan developed by the city. 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: - 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. Prohibitions: - 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). The applicant submitted a revised lighting plan with lower lumen levels along the south property line. The applicant stated that all fixtures are Dark Sky compliant and are equipped with dimming sensors.
8-4A-5 Outdoor Service and Equipment Areas	Compliant as Conditioned	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. Any future outdoor service equipment area will be required to be in compliance with code at the time of development. The applicant proposes trash enclosures located internally within the site. The trash enclosure shall be compliant with Republic Services requirements. The trash enclosure will likely not be visible from the right-of-way or adjacent properties.
8-4A-7 Stormwater Systems	Compliant as Conditioned	The standards for stormwater integration shall apply to all subdivisions, site improvements and ACHD stormwater facilities. The standards for stormwater integration shall apply to all site improvements and ACHD stormwater facilities. Stormwater swales incorporated into required landscape areas shall be vegetated with grass or other appropriate plant materials. Such swales shall also be designed to accommodate the required number of trees as per subsection GCC §8-4I-4A. Plant materials shall be a species that are able to withstand the anticipated changes in soil wetness and moisture levels. A draft condition of approval has been provided requiring that the stormwater systems be built in compliance with provisions of GCC §84A-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 Design Provision for Nonresidential Structures		
8-4C-3 Design Provisions for Nonresidential Structures	Compliant as Conditioned	Based on Resubmittals dated 06/17/2026 New Construction: For any new construction, the requirements of this article shall apply to all parts of the building and lot. Lot Improvements: Any lot improvements that changes or cumulatively changes more than 25% of the site area within a 24-month period shall be required to conform to sections <u>8-4C-3B</u> and <u>8-4C-3D</u> of this article. The applicant is proposing a new structure on the site. There is an existing building located in front along State Street, and the new structure is proposed to be located behind the existing building. Staff believe that all sections of this provision should apply to the new structure, particularly the portions that are visible from the right-of-way. Lot improvements are also proposed, including a new on-site parking area and frontage improvements such as installing a sidewalk, landscaping, and parking. Sections 8-4C-3B and 8-4C-3D of this article shall apply to the site improvements. <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> Floor Area Ratio (FAR): Not applicable, as the site is not within an activity node. Street Setback: There is an existing building, and the maximum setback is greater than 15 feet for a minimum of 60%. Street Frontage: Less than 60% of the street frontage along the front setback is occupied by a structure. First Floor Facades: First floor facades that face a public street, or the Greenbelt shall include elements to activate the ground floor. 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%. The existing building will remain the same and will not increase the street frontage or change the first-floor facade. Wall Plane: Facades should have no wall plane wider than two and one-half times the height of the wall plane. If a new wall plane is required to achieve compliance with this requirement, it must be offset by at least six feet. Blank Walls: No blank walls should front a public street or an existing single-family dwelling in the R-1, R-2, or R-M zoning districts. Any blank walls should be treated in one or more of the following ways:

		<u>a.</u> Installing a vertical trellis in front of the wall with climbing vines or plant materials; or <u>b.</u> Providing a landscaped planting bed at least five feet wide or raised planter bed at least two feet high and three feet wide in front of the wall, with plant materials that obscure or screen at least 50% of the wall's surface within three years; <u>c.</u> Providing artwork (mosaic, mural, sculpture, relief, etc.) over at least 50% of the blank wall surface. There is no blank wall facing a public street, and the residential district behind the site is zoned R-3. <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> Parking Lot Locations: All parking lots should be located to the side and rear of the building fronting on the street. A parking lot may be located between a building and a street when the visual effect of the parking lot has been mitigated by one of the following ways: a. The lot is a minor component in a large site development and is no wider than one parking bay and one driveway lane; or b. The site design demonstrates that the parking lot is well integrated with the overall site design and pedestrian connections and amenities have been provided that compensate for the parking lot location; or c. A minimum of 10 feet of landscaping has been provided between the parking lot and the view of the surface lot from the street is minimized; or d. The parking lot is designed with materials and landscaping that softens the appearance of the parking lot. Landscaping is proposed in front of the parking area. Driveway Lanes: Driveway lanes crossing a public sidewalk should be no wider than 22 feet where they cross the sidewalk and the minimum of feet between driveway intersections with the public street as set forth by the transportation authority. The proposed width is 40 feet. A condition of approval has been included requiring the driveway width to not exceed 22 feet. Driveway lanes crossing a public sidewalk intersection should be clearly distinguished with special pavement or coloring. Compliant as conditioned Pedestrian Pathways: a. Pedestrian pathways should be designed to provide a direct connection between the main building entrance and the public sidewalk. Compliant b. Direct, convenient, and attractive pedestrian pathways should be provided that are clearly marked and connect all portions of the site. Compliant c. Pedestrian pathways should be functionally separate from parking lots and driveways except where they cross driveways. d. No access to a parking space should require a pedestrian to cross more than one drive aisle and two parking bays of parking. Pedestrian pathways that are flush or shared with driveways, or pathways that cross surface parking lots longer than one drive aisle and two parking bays in distance should be visually distinct from parking lot and driveway surfaces by either: (1) a distinct pattern and texture (e.g., brick pavers or stamped concrete) in paving materials; or (2) a raised surface. Primary Entrance:
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		a. The building closest to the street should have its primary entrance to the street and be clearly defined by the architectural design of the building. b. The primary entrance of all buildings should provide a covered pedestrian open space such as a building recess, an awning, canopy or marquee. Provided c. Pedestrian amenities should be provided at the entrance including a minimum of 100 square feet of landscaping, outdoor seating, plazas, courtyards, public art, fountains, special paving, bicycle racks, transit stop. Provided. <i>Objective 3: Buildings shall be designed and constructed of quality materials.</i> Suitable Materials: Materials should be selected for suitability to the type of building and design for which they are used. Encouraged Materials: Quality finish materials should be utilized, including, but not limited to, brick, masonry, or stone integrally tinted, textured masonry block, stucco, wood, or concrete siding. Discouraged Materials: Corrugated fiberglass, aluminum siding, mirror or metalized reflective glass, plywood, chipboard siding, vinyl, cinderblock, plastic tilt-up concrete, highly tinted or mirrored glass, and all types of imitation building materials should not be used as the primary building material. Discouraged Finishes: Finishes that reflect light and glare; or bright, heavily saturated and/or reflective shades of primary colors are discouraged. Matched Colors: The color of roof stacks, flashing, vents, power exhaust fans, and metal chimney caps should blend with the roof colors. All structures visible from the right-of-way shall be compatible within the development. The applicant proposed hi-rib steel siding. <i>Objective 4: The site design shall respect existing notable site features including existing buildings, landscaping, trees and water.</i> The existing tree remains on the site. <i>Objective 5: The design of all buildings shall provide visual interest, not be in conflict with the comprehensive plan, and positively contribute to the overall urban fabric of the community. Buildings should interrelate with the public realm and should augment the pedestrian experience adjacent to public streets, multi-use paths, gathering places, parks, Greenbelt and Nature Path.</i> 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. 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: 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
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		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. 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: 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: 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, basrelief sculpture, light sculpture, water sculpture, fountain, freestanding sculpture, art in pavement, or other similar artwork. The existing building will remain the same. The new building will be located behind the existing building and will be partially visible from the right-of-way. The building design was revised to incorporate material transitions, trellis elements that correspond with the Entry Trellis, and gable elements. <i>Objective 6: The site development should support and be consistent with the adopted streetscape.</i> The city has adopted a sidewalk policy under which the required width of a sidewalk along an arterial is 7 feet. The western sidewalk matches the
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		width of Maverik's sidewalk of 5 feet and transitions to 7 feet of width prior to the driveway crossing. <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> The applicant placed trees in the setback adjacent to the residential area. There are also no windows facing the residential area.
8-4C-4 Special Provisions for Specific Non residential Development	Compliant as Conditioned	Based on Resubmittals dated 06/17/2026 Rooflines exceeding fifty feet (50'), should incorporate relief to the perceived building mass by providing roofline variation. Roofline variation should be achieved using one or more of the following methods: a) vertical offset in ridgeline; b) horizontal offset in ridgeline; c) variations in roof pitch; d) gables; and e) dormers. Provided Multiple Nonresidential Structures On One Development Site: 1. Pedestrian Pathways: All portions of a site should be accessible by a direct, convenient, attractive, safe and comfortable system of pedestrian pathways as follows: Provided a. A pedestrian pathway provides a direct route between building and the public sidewalk. Compliant b. A pedestrian pathway is free from hazards and has appropriate lighting levels. Compliant as Conditioned c. Pathway layouts should promote the shortest distance between building entrances. Long circuitous routes should be avoided. Outdoor Service And Equipment Areas: 1. HVAC equipment, trash dumpsters, trash compaction, and other service functions should 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. 2. All on site service areas for waste, recycling, or trash; and equipment areas for transformer and utility vaults should be located in an area not visible from a public street or adjoining property, or should be fully screened from view from a public street and adjoining property with a privacy fence. The applicant stated that, "All HVAC equipment is located at the ground level and screened from the right of way with the property line fencing."
8-4C-5 Prohibitions	Compliant as Conditioned	Based on Resubmittals dated 06/17/2026 Principal and accessory structures visible from the right-of-way that are made of prefabricated materials such as shipping containers or pre-engineered metal buildings unless they contain architectural features and a variety of materials so that they lose the appearance of being a prefabricated structure. The building design was revised to incorporate material transitions, trellis elements that correspond with the Entry Trellis, and gable elements.
8-4D Parking and Off Street Loading Provisions.		
8-4D-3 Parking Design and Improvement Standards	Compliant as Conditioned	Based on Resubmittals dated 06/17/2026 Vehicle parking: <u>Table 8-4D-1: MINIMAL DIMENSIONAL STANDARDS FOR MOTOR VEHICLE STALLS</u>

<u>Parking Angle</u>	<u>Stall Width</u>	<u>Stall Depth</u>	<u>Length Per Car</u>	<u>Driveway Width*</u> Must also meet fire requirements
<u>Standard</u>				
<u>90°</u>	<u>9'0"</u>	<u>20'0"</u>	<u>9'0"</u>	<u>22'0"</u>

Compliant Parking Provided:

6 regular parking spaces

Stall Width: 9'

Length per car: 20'

1 ADA parking spaces

Stall Width: 9'

Length per car: 20'

Access aisle: 8'

Total: 7 vehicle parking spaces

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;

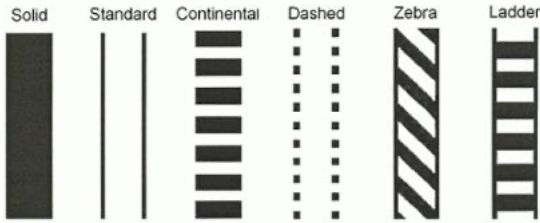
All parking and loading zones shall provide proper drainage of surface water to prevent the flow of water onto adjacent properties, walkways, or streets.

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

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	Compliant as Conditioned	A. Number Of Spaces: No use shall provide less than the minimum spaces required by this article. 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.
8-4D-5 Required Number of Off-Street Parking Spaces	Compliant as Conditioned	Based on Resubmittals dated 06/17/2026 <u>Professional service</u> is considered a medium use, which requires 1 motor vehicle parking space per 1,000 sqft of building. The minimum number of bicycle parking spaces is 1 per 1,000 sqft. Vehicle parking space required: 6,999 SF/1,000=7 Bicycle parking space required: 6,999 SF/1,000=7 Total vehicle parking spaces provided: 7 Total bicycle parking spaces provided: 8
8-4D-6 Standards for Equivalent Parking Adjustments	No compliance issues noted	Equivalent parking was not requested.
8-4D-7 Off Street Loading Standards	Compliant as Conditioned	Off Street Loading Zones Space and Access Requirements • All spaces shall have fourteen feet (14') of vertical clearance. • Access driveways for parking areas shall be located in such a way that any vehicle entering or leaving such an area shall be clearly visible by a pedestrian or motorist approaching the access or driveway from a public or private street. • Except for an alley, loading areas shall be designed so vehicles shall not back out into the street; or project into the public right of way or setback area; • Loading zones may not impede bicycle lanes, multi-use paths, sidewalks, or motor vehicular travel on public roads.
8-4E Transportation and Connectivity Provisions		
8-4E-3 Public Street Connections	Compliant as Conditioned	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> All streets and driveways shall adhere to the standards of a clear vision triangle.
8-4E-4 Internal Circulation Standards	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.
8-4E-6 Sidewalk Standards	Compliant as Conditioned	The sidewalk policy requires that the applicant install a 7-foot detached sidewalk. There is a condition of approval requiring that this be installed prior to the Certificate of Occupancy. The applicant will be required to install the sidewalk per ITD/ACHD requirements. The applicant will also be required to

		submit a Public Works and Utility application to the City for review and approval.
8-4E-7 Pedestrian and Bicycle Accessibility Standards	Compliant as Conditioned	Based on Resubmittals dated 06/17/2026 Code requires that there be a direct and convenient pathway from the main entrance of the space to a public sidewalk. Provided 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. 
8-4E-8 Transit Facilities	No compliance issues noted	No comment
8-4F Sign Provisions		
8-4F-13 Master Sign Program	Compliant as Conditioned	Signage is not approved with this application. A separate application and review would be required if new signage is intended.
8-4G Sustainable Development Provision		
8-4G Sustainable Development Provisions	No compliance issues noted	The development is exempt per 8-4G-2 (D).
8-4H Flood Hazard		
8-4H Flood Hazard	Compliant as Conditioned	The planning official is the decision maker on items regarding 8-4H. 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. The applicant should review the original FEMA work maps (not the current adopted maps) as the city has been placed in seclusion. The current maps (June 2020) do not display the possible future risk of the flooding potential of the Boise River. If the lowest floor building elevation is below the draft map BFE, a Flood Risk Acknowledgement form will be required from the landowner/developer. The work maps are available on the city's website. They are attached to a city council resolution 1083-20 dated 22 June 2020.
8-4I Landscaping and Tree Protection Provisions		
8-4I-3 General Landscaping Standards and	Compliant as Conditioned	Except for single-family and two-family residential uses, additions or site modifications greater than fifty percent (50%) of the gross floor area of

Irrigation Provisions		the existing structure or developed area, shall comply with all provisions of this article. 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>11 to 30</td><td>3</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	11 to 30	3
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													
11 to 30	3													
8-4I-4 Landscaping Provisions for Specific Uses	Compliant as Conditioned	Based on Resubmittals dated 06/17/2026 A minimum of five percent (5%) of the gross site area shall be landscaped areas, excluding areas for setback or perimeter landscaping. Required: 47,263 SF x 0.05= 2,363 SF Proposed: 2,367 SF 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. State St (~188 LF): 1 Street tree + 4 Frontage trees = 5 trees Provided: 4 trees. There are nine trees proposed in total, but five of them are evergreen. Evergreen trees cannot be counted toward this requirement. A condition of approval has been provided requiring five Class II or Class III trees. Conditions have been provided to allow Class I trees in lieu of Class II or Class III trees if there are utility constraints. 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. 2,367 SF/1,000 SF= 2 trees. Provided: 9 trees Minimum required: 375 SF/150 SF= 16 shrubs; Proposed: 130 shrubs. (All shrubs are provided within the landscape buffer along the street.) 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 provided to allow Class I trees in lieu of Class II or Class III trees if there are utility constraints.
8-4I-5 Perimeter Landscaping Provisions	Compliant as Conditioned	Based on Resubmittals dated 06/17/2026 Type B Filtered Screen Landscaping is required in the following circumstances: Along surface parking areas greater than three (3) cars adjacent to public streets. Type B perimeter landscaping is required along the parking lot frontage on State Street. The selected plant materials required to be a mix of deciduous and evergreen varieties Provided
8-4I-6 Parking Lot Landscaping Provisions	Not Applicable	The provisions of this section shall apply to all new or substantially altered parking lots of five (5) spaces or more.
8-4I-7 Tree Preservation Provisions	Compliant as Conditioned	The existing tree is proposed to remain. If any trees are to be removed, an arborist report would be required.
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		Application waivers requested pursuant to 8-6A-4A 1. Ada County Approved Address 2. Irrigation/ Ditch Information Form 3. Sustainability Checklist
8-6A-5 Administrative Process with Notice	Compliant	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	The land use map shows generalized designations for future land uses. The map also identifies unique possibilities for land use and areas for future studies. The following is an explanation for the designations shown in the legend on the land use map. This application is in future land use designations of the Comprehensive Plan:

	4. 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. 5. 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. <u>The application may be supported by:</u> Goal 4. Emphasize the “Garden” in Garden City 4.3 Objective: Beautify streets, sidewalks and gateways with landscaping, trees, and public art. Goal 7. Connect the City 7.4 Objective: Maintain and improve standards for sidewalks, curbs and gutters. 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. <u>The application may not be supported by:</u> Goal 2. Improve the City Image 2.3 Objective: Promote quality design and architecturally interesting buildings. Goal 7. Connect the City 7.1 Objective: Create pedestrian and bicycle friendly connections.
Garden City Sidewalk Policy	A detached sidewalk is proposed.
Garden City Street Light Policy	Provided
State Street Corridor TOD	Not in the TOD
Garden City Transportation Needs List	Garden City is a participant of the State Street Corridor Project. Other participants include Valley Regional Transit, Ada County Highway District,

	Idaho Transportation Department, COMPASS, Ada County, Capital City Development Corporation, City of Boise, and City of Eagle. This project was initiated, formally, in 2006. The agencies have agreed to be supportive of high-capacity transit along State Street. Garden City's major obligation to this is to create and implement plans and ordinances that will facilitate Transit Oriented Development Nodes at identified locations along the State Street Corridor. Garden City's Comprehensive Plan aligns with these efforts. The Specific Area Plan ordinance is a zoning classification that can be utilized for the implementation of the nodes, however, it is owner driven rather than requisite zoning.
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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
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	Compliant as Conditioned	1. The proposal complies with the applicable provisions of Garden City Code Title 8, as conditioned. Required improvements, including pedestrian connectivity, landscaping, bicycle parking, lighting, fencing, and architectural enhancements, are incorporated into the project or required through conditions of approval. 2. The development, as conditioned, provides direct pedestrian connections from the public sidewalk to building entrances and between site features. Required bicycle parking and ADA-compliant pathways improve multimodal access and circulation throughout the site. 3. The project includes frontage improvements along State Street, including a detached sidewalk, landscaping, and street trees that support the public realm. These improvements enhance pedestrian connectivity and are consistent with the Green Boulevard Corridor vision. 4. The proposed office and shop facility is consistent with the scale and intensity of surrounding commercial development along State Street. Site design measures, landscaping, and building placement help provide a transition to nearby residential properties. 5. Conditions of approval require screening, landscaping, compliant lighting, and pedestrian improvements to mitigate potential impacts. The project is designed to minimize visual, lighting, and operational effects on adjacent properties. 6. The revised building design incorporates material changes, trellis elements, and gable features that

wetlands, the Boise River, waterways, and historic structures.		enhance architectural character and reduce the appearance of a prefabricated structure. Site improvements, landscaping, and frontage enhancements further contribute to neighborhood compatibility. 7. The proposal improves the function and appearance of the site through upgraded landscaping, pedestrian amenities, and site organization. As conditioned, the landscape plan shall provide plant materials, shade trees, and irrigation systems consistent with southwest Idaho climatic conditions, ensuring long-term viability and site enhancement. 8. No wetlands, historic structures, or significant natural features have been identified on the site.
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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 [Choose an item.](#) 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 a shop/office building.
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:

9. The structural elevations shall be in conformance with this approval as reviewed and approved or otherwise conditioned.
10. The ability to serve shall be provided.
11. Updated Affidavit of Legal Interest shall be provided.
12. The landscaping shall be in conformance with this approval as reviewed and approved or otherwise conditioned.
 - a. If any trees are to be removed from the site, a tree mitigation plan must be submitted in compliance with GCC 8-4I-7 Tree Preservation provisions.
 - i. 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. A minimum of one class II or class III tree shall be planted in the frontage of every adjacent streetside. An additional tree shall be planted in the corresponding setback for every increment of fifty feet (50') of linear feet of frontage.
 - i. The frontage of State Street shall have a total of five (5) Class II or III trees.
 1. Class I trees are allowed in lieu of Class II or Class III trees if there are utility constraints.
 2. A minimum of two (2) trees and sixteen (16) shrubs shall be provided in the required landscape area internally to the site.
 3. A minimum of the (3) tree species shall be provided.
 - c. A minimum of five percent (5%) of the gross site area shall be landscaped areas, excluding areas for setback or perimeter landscaping.
 - i. Minimum required amount of the landscape area is 2,363 SF.
 - 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.
 - d. Type B perimeter landscaping is required along the parking lot frontage on State Street.
 - i. The selected plant materials required to be a mix of deciduous and evergreen varieties.
 - e. Internal shade trees shall be provided at a minimum ratio of one tree planted for every five (5) parking spaces supplied
13. Any future outdoor lighting will be required to be in compliance with code at the time of development.
 - a. Lighting shall be located to limit lighting that trespasses into adjacent residential properties or onto the Greenbelt and Nature Path.
 - 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.
- 14. All stormwater systems must comply with Garden City Code 8-4A-7.
 - a. Stormwater swales incorporated into required landscape areas shall be vegetated with grass or other appropriate plant materials. Gravel, rock, or cobble stormwater facilities are not permitted on the surface of required landscape areas, unless designed as a dry creek bed or other design feature
 - b. If ACHD/ITD requires stormwater swales within the landscape buffer along State Street, the swales shall be designed in such a way to accommodate the Garden City required Street trees.
- 15. All vehicle parking spaces shall meet the minimum dimensional standards set forth in Garden City Code 8-4D-3.
 - a. There shall be a minimum of seven (7) vehicular parking spaces provided;
 - b. There shall be a minimum of seven (7) bicycle parking spaces provided.
 - i. 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.
- 16. Driveway lanes crossing a public sidewalk should be no wider than 22 feet where they cross the sidewalk and the minimum of feet between driveway intersections with the public street as set forth by the transportation authority.
- 17. Driveway lanes crossing a public sidewalk intersection should be clearly distinguished with special pavement or coloring.

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. Bicycle Parking
 - a. Bicycle parking spaces shall be placed in such a way that when mounting and dismounting the bicycles do not reverse into the sidewalk traffic area or State Street.
 - b. All bicycle parking shall be located so as to not prevent sidewalk traffic from maintaining a continuous momentum.
4. All HVAC systems and outdoor service and equipment areas shall be identified in building plans for permit review and screened to be compliant with Garden City Code 8-4A-5 Outdoor Service and Equipment Areas.
 - a. The trash enclosure shall be compliant with Republic Services requirements.
5. Prior to occupancy, a public works and utility permit shall be submitted for review and approval of the site work that will be required.
6. A pathway system shall extend through the development site and connect the street sidewalk to all primary building entrances.
 - a. A pathway shall be a minimum width of four feet (4').
 - b. Pedestrian amenities shall be provided along sidewalks and pathways to support defensible space, crime prevention, pedestrian comfort and accessibility.
 - c. Direct and convenient pathways shall be provided from the main entrance of the space to a public sidewalk.
7. Any future fence shall comply with Section 8-4A-3.
 - a. Fences located within rear or interior side yards between residential and nonresidential uses, or between nonresidential uses shall not exceed eight feet in height.
 - b. The fence along the front property line shall not exceed 6 feet in height.
8. A separate sign permit application shall be submitted to Development Services for review and approval.

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.

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

7/17/2026

Date

This decision was analyzed as a use: Professional Service. Page 25 fails to note that the application was found to comply with the standards of approval under GCC 8-6B-3 which is required for determination in order to approve this application. This is considered a typographical error, and does not affect this approval. Note Added: July 27, 2026.