



## CITY OF GARDEN CITY

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### **SUBFY2016-1/ZONFY2016-1: Preliminary Plat with Planned Unit Development and Rezone**

For:

**Parkway Station Subdivision**

**Located at 4232 Adams Street and 418 & 500 42<sup>nd</sup> Street, Garden City, Idaho**

**Applicant Parkway Station LLC**



Garden City Planning and Zoning Commission

***PUBLIC HEARING DATE: February 17, 2016, at 6:30 p.m.***

Staff Contact: Jeff Lowe (208) 472-2929; [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org)

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**City of Garden City**  
**Planning and Zoning Commission Staff Report**

**Project Description:**

**Hearing Date:** February 17, 2016, at 6:30 p.m.

**Application:** SUBFY2016-1/ZONFY2016-1

**Applicant:** Parkway Station, LLC

**Location:** 4232 Adams Street and 418 & 500 42<sup>nd</sup> Street, Garden City, ID 83714. Assigned Ada County Parcel #s: R2734521056, R2734521071, R2734521081.

**Project Synopsis:** This is an application for a Rezone from C-2 (General Commercial Zoning District) to M (Mixed Use Zoning District), preliminary plat, and planned unit development approval for Parkway Station Subdivision. The proposed development consists of 50-lots (41-buildable for residential units, 8-common, and 1-mixed use). The 4.07-acre site is located on the northwest corner of 42nd and Adams Streets and is within the Mixed Use Residential and Transit Oriented Development Comprehensive Plan designations. The proposed density of the development is equivalent to ten (10) dwelling units per acre overall and approximately 16 (15.8) dwelling units per acre for the portion of the site proposed for residential.



**Existing Conditions:** The proposed subdivision is to be located on parcels currently occupied by a manufactured home park, storage, office, and a few trees. Portions of the site are paved while the remainder is predominantly graveled.

- Property Size: 4.07 – acres
- Zoning: C-2 (General Commercial Zoning District) and M (Mixed Use Zoning District)
- Comprehensive Plan Designation: Mixed Use Residential and Transit Oriented Development
- Flood Plain Designation: Not in Floodplain
- Surrounding Uses: single-family dwellings, multi-family, Riverfront Park/Boys and Girls Club, warehouse
- Existing Use: manufactured home park, storage, office
- Garden City Easements: none documented on-site.
- There are eighteen trees on the site, no notable plant or animal species have been identified.

**Recommendation:** Approval with Conditions

**Standards for Review:** Standards for review of this application are as follows:

**8-5A-4 GENERAL STANDARDS:**

A. All subdivisions, and all improvements and facilities constructed as part of a subdivision, shall comply with the provisions set forth in this Chapter; and with the minimum development standards set forth in other provisions of the GCC as follows:

**Table 8-5A-1  
STANDARDS AND CODE SECTION PROVISIONS\***

Standards	Staff Analysis of Compliance
Design Review Title 8-Chapter 4, Articles B. and C.	Compliant with conditions
Driveways Title 8- Chapter 4, Article E.	Compliant
Erosion Control Title 4-Chapter 15	Required
Floodplain Title 8-Chapter 3, Article B.	N/A
Landscaping Title 8-Chapter 4, Article I.	Compliant with conditions
Open Space Title 8-Chapter 4, Article L	Compliant with conditions
Parking Title 8-Chapter 4, Article D	Compliant with PUD
Planned Unit Development Title 8-Chapter 6, Article B.	Compliant with conditions
Private Streets Title 8-Chapter 4, Article E.	N/A - considered Common Driveway
Public water and sewer systems Title 6	Condition of approval
Sidewalks Title 8-Chapter 4, Article E.	Compliant
Storm drainage and erosion control Title 4-Chapter 14	Compliant with conditions
Sustainable Development Provisions Title 8-Chapter 4, Article G.	Compliant
Utilities Title 8-Chapter 4, Article A.	Compliant with conditions
Comprehensive Plan Analysis	Compliant
Comments from Other Departments and Agencies	Compliant with conditions

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## Staff Analysis

**8-2B BASE ZONING DISTRICT PROVISIONS:** Compliant

Single-family and Multi-family homes are a permitted use in the C-2 and M Zoning Districts.

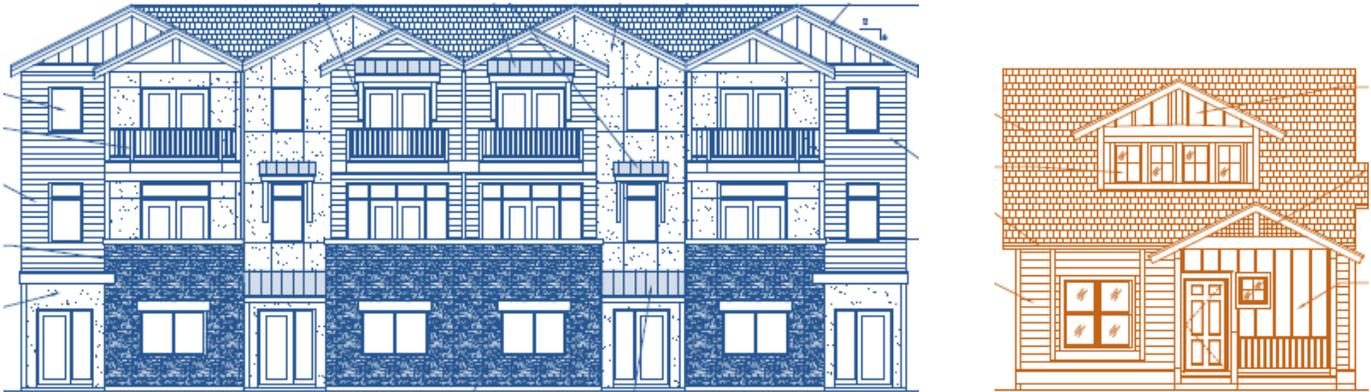
	Comp Plan Designation	Zoning District	Land Use
<b>Existing</b>	Mixed Use Res. and TOD	C-2 and M	Mobile home park / office / storage
<b>Proposed</b>	No Change	M – Mixed Use	Mixed Use development
<b>North of Site</b>	Mixed	C-2 - General Commercial	Riverside Park
<b>South of Site</b>	Mixed Use Res. and TOD	C-2 - General Commercial	Adams Street/warehouse
<b>East of Site</b>	Mixed Use Res. and TOD	C-2 - General Commercial	Multi-family
<b>West of Site</b>	Mixed Use Res. and TOD	R-3 - Medium Density Res.	Single-family
Additional Site Data	Proposed		Required
Dwelling Units Per Acre	10 du/a (overall) 16 du/a res. portion		No Maximum du/a
Minimum Lot Size	1,040 SF		No minimum
Front Setback	6' to 10' (townhomes) up to 13 for single-family facing common area		10' max.
Rear Setback	0' – facing driveway		5' (less may be allowed via PUD)
Side setback	0'/3'		0'/3'
Street Side setback	0' facing private street or common area		0' if Rezone is approved

**8-4A DESIGN PROVISIONS GENERAL PROVISIONS:** Compliant with Conditions

This Article governs fences and walls, outdoor lighting, outdoor service areas, self-service uses, storm water systems, utilities, waterways. Any outdoor service areas shall be screened and/or incorporated into the overall building design. Construction of the subdivision and any improvement on site shall be required to be in conformance with the applicable provisions of this Article including but not limited to design of any fences or walls, outdoor lighting, stormwater systems, and undergrounding of utilities.

**8-4B DESIGN PROVISIONS FOR RESIDENTIAL STRUCTURES:** Compliant with Conditions.

The dwelling units proposed for the development are a combination of 32 three-story high (35-feet tall to the roof peak) townhomes, with garages underneath, and 9 (nine) 1.5-story cottages surrounding a green common space. Two groups of the townhome units will front on 42<sup>nd</sup> Street and are designed to complement the Trailwinds Apartments with the objective of creating a prominent streetscape. The architectural styles meet the objectives of the Garden City Ordinance by offering a unique design that contributes to sense of place in the neighborhood; has a scale and urban form that has a relationship to the street and the pedestrian; has a design of quality; and supports the vision of the area, as stated in the Comprehensive Plan.



The site layout, landscaping, and design of the dwelling units were reviewed by the Design Review Committee on February 1, 2016. While the Design Review Committee approved the general concept of the plan of the site design, final Design Review approval is pending minor changes. The applicant has proposed a plan that identifies tree and shrub planting, sidewalks, pergolas, and a community garden area. The final landscape plan and building designs are required to be approved by the Design Review Committee, prior to the approval of the preliminary plat.

**8-4C DESIGN PROVISIONS FOR NON RESIDENTIAL STRUCTURES:** Pending

Lot 50 is located directly at the corner of the intersection of 42<sup>nd</sup> and Adams Streets and is slated for commercial development such as retail or a restaurant, and also may include multi-family. The applicant is proposing to leave the Lot vacant FOR the near future until plans become more apparent. The applicant will be required to comply with all applicable review processes, which may include, but not limited to, approval of a Design Review applicant and a Conditional Use Permit.

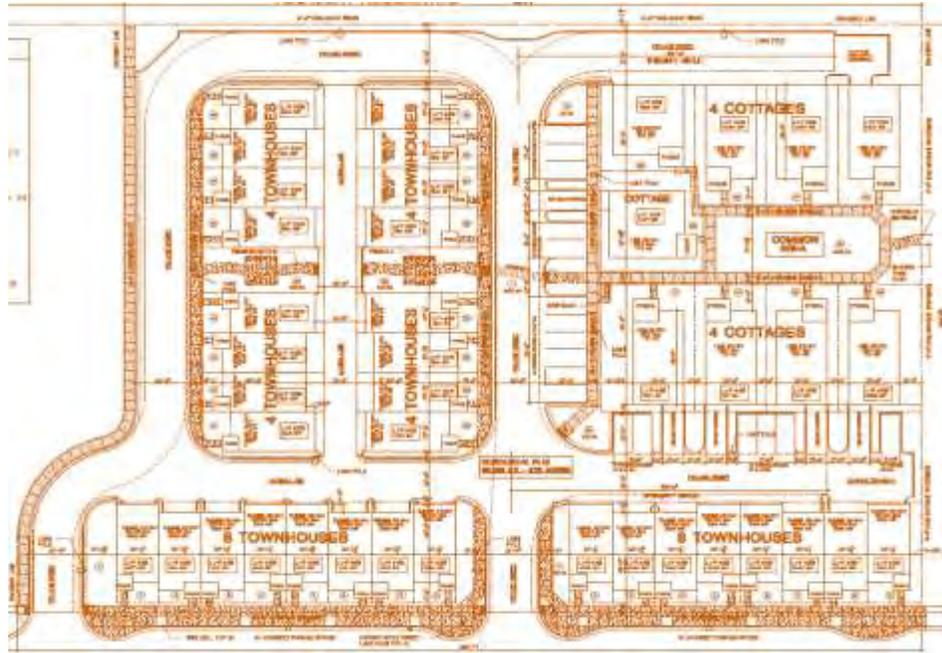
**8-4D: PARKING AND OFF STREET LOADING PROVISIONS:** Compliant

**GCC 8-4D-5:** Both single-family detached and attached units are required a minimum of two parking spaces total, and requires that there is one space (minimum) enclosed in a garage. The applicant has designed 106-spaces for the development which includes the garage spaces, interior parking spaces, and street parking spaces; 103-spaces is the minimum.

**8-4E-1: TRANSPORTATION AND CONNECTIVITY PROVISIONS:**

Compliant with Conditions

All developments are required to have access to a public street; as proposed, each lot has access to 42nd Street via a network of private streets and common driveways. Curb, gutter, and sidewalk will be replaced along 42nd Street abutting the property and curb and gutter will be constructed along the internal roadways. Garden City Code 8-5A-5 D states that no more than 4 dwelling units may access a common driveway, unless approved through a PUD. The applicant proposes to have more than 4 (four) units access 42<sup>nd</sup> Street via the common driving/private street (Lot 1). With the proposed unique home design, staff recommends that the applicant be permitted to exceed the 4-unit maximum for access to a driveway.



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To help promote a pedestrian friendly character, the applicant will construct a sidewalk from 42nd Street to each abutting townhome. Internal sidewalks will provide access to each dwelling and a central sidewalk runs through the development, connecting the future commercial area to Riverside Park.

A bike friendly route is designated on 42nd Street as shown on the Ada County Bike Plan (ACHD); the proposed development will have access to both the bike route and the greenbelt north of the site.

The properties to the west of the subject site may redevelop at some point in the future, yet how they may develop is unknown. In order to accommodate connectivity between the subject site and the adjacent properties, a cross access easement should be identified on the plat along the western property line. When the properties to the west are redeveloped, a cross access easement would be required of said properties as well. This will help complementary and coordinated development to occur as well as allowing people to avoid having to travel farther and to not enter the public right-way to access an adjunct use.

**8-4G SUSTAINABLE DEVELOPMENT PROVISIONS:** Compliant

Each unit meets the minimum points required for the sustainable development provisions. The site will be improved with on-site storm-water infiltration/retention and vegetated swales. In addition, the site will incorporate pervious pavers ("green" infrastructure) in some locations to aid in storm water drainage and provide nice design features.

**ARTICLE I. LANDSCAPE AND TREE PROTECTION PROVISIONS:** Compliant with conditions

As noted in the applicant's Tree Assessment letter, the subject site is populated with eighteen (18) trees, which are proposed by the applicant to be removed from the site. Mitigation is required for any tree that is 4-inches or greater in caliper size; trees in poor health, sub-standard specimens, or prohibited trees are not required to be mitigated. The applicant has submitted a landscape plan and narrative that notes the need but not exactly how tree mitigation is calculated. However, a rough estimate by staff indicates that the applicant should be able to

satisfy the requirements for removing the trees. The applicant will need to receive approval from the Design Review Committee regarding meeting the requirements of the Tree Preservation Provisions of Garden City Code (GCC 8-4I-7).

**ARTICLE L. OPEN SPACE PROVISIONS:** Compliant

Overall, approximately 22% of the developed site will consist of landscaping; there will be 10% open space which is required to meet the site requirements pursuant to Garden City Code. This will be accomplished through landscaping, vegetated swales, and sidewalks, and amenities. The proposed community garden is a feature of the development with the goal to create and instill a strong sense of community.

**8-5A-5: DESIGN STANDARDS:** Compliant with Conditions

There are no new public streets proposed or recommended as part of this application; curb, gutter, and sidewalk will be replaced along 42nd Street. The City places great value on emphasizing pedestrian connectivity (Goal 7 of the Garden City Comprehensive Plan) and to promote urban character in design. Along with connectivity, safety is an important goal and yard lights not only illuminate sidewalks but provide a friendly character to neighborhoods; the applicant is encouraged to add yard lights in the front setback of each unit.

**8-6B-7: PLANNED UNIT DEVELOPMENT:** Compliant as may be approved

The intent of a PUD is to provide for well-planned developments which conform to the objectives of the Ordinance, but may deviate in certain respects from the zoning map and the district regulations. However, it is not the intent that this process be used solely for the purposes of deviation from the dimensional standards – certain objectives must be achieved:

1. Provide a maximum choice of living environments by allowing a variety of housing and building types, and permitting an increased density per acre and a reduction in lot dimensions, yards, building setbacks and area requirements;
2. Create a more useful pattern of open space and recreation areas; and, if permitted as part of the project, more convenience in the location of accessory commercial uses, industrial uses and services;
3. Establish a development pattern which preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation and prevents the disruption of natural drainage patterns;
4. Use land more efficiently than is generally achieved through conventional development resulting in substantial savings through shorter utilities and streets; and
5. Develop a land pattern in harmony with land use density, transportation, and community facilities objectives of the comprehensive plan.

Parkway Station is contributing to one of the City's goals which is to encourage mixed use development and promoting interconnectivity between commercial and residential uses. The objective is to create higher density and a variety of uses and activities that complement each other rather than detract. Additionally, through its development, Parkway Station is accommodating neighborhood pedestrian connectivity through an attractive streetscape on 42<sup>nd</sup> Street; buildings are oriented to the sidewalk, with sidewalks connecting to the front door, which strengthen the links to the neighborhood. Other pedestrian features such as landscaping and lighting help create a comfortable and safe environment for walking.

By "mirroring" the design with that of the Trailwinds Apartments across 42<sup>nd</sup> Street, the development is built with the intent to foster a better sense of community and an identity for the area. By utilizing the PUD, the characteristics desired for this neighborhood development may be achieved by deviating from the code in the aspects of varied setbacks, common driveways, and private roads.

Staff recommends that the following minimum setbacks be approved for Parkway Station:

Front: 10-feet maximum\*  
 Rear: 0-feet (facing driveways)  
 Side: 0-feet to 3-feet between units  
 Street Side: 0-feet facing private street or common area

\*For Lots 21-24, 26-30 facing the community garden (Lot 25), a 13-foot front setback is permitted.

**Comprehensive Plan/ Long Range Planning:** Compliant

Designation: Mixed Use Residential and Transit Oriented Development

The proposed use is located in the Mixed Use Residential land use designation of the Garden City Comprehensive Plan. This designation allows for residential and commercial uses in a form and scale that is residential in character and design. A mix of residential; small scale office and retail; and public and semi-public uses are appropriate in this district. Regulations for this area should focus on form more than use, with a maximum height of two stories.

With the urban design of the dwellings and the increase in density, and the future commercial to be developed, this project may be considered a good transition from the Riverside Park north of the site to the commercial area to the south of Adams Street; the residential units are compatible with the existing residential uses to the west and complementary to the Trailwinds Apartments to the east.

**8-6B-10: ZONING MAP AMENDMENT AND ANNEXATION:** Compliant as may be approved

**F. Required Findings.**

1. The zoning map amendment complies with the applicable provisions of the Comprehensive Plan;
2. The zoning map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;
3. The zoning map amendment shall not be materially detrimental to, or impacts can be mitigated that affect, the public health, safety, and welfare or impacts; and
4. The zoning map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the City including, but not limited to, school districts.
5. The annexation of land, if proposed, is in the best of interest of City and complies with the procedures as set forth in IC §50-222.

As noted above, the Comprehensive Plan designates this area as Mixed Use Residential; the zoning designation of Mixed Use (M) corresponds to the designation in the plan. The northern portion of the site is zoned M, while the southern portion is zoned C-2. The zoning of the entire parcel to Mixed Use will enable the site to be developed in a cohesive and coordinated manner.

While the density of the project might be slightly higher than the surrounding area, it is important to note that density is both a matter of mathematics and a matter of perception. Properly integrating a well-designed development that may have a slightly higher density than surrounding properties can become a significant community asset that adds to the quality of life for existing residents while addressing the needs of a growing and changing population. When considering any new development being fitted into a built environment, the harmony of design and the mix of housing types become more important than matching the results of equations. A community is appealing because of how it looks, functions, and makes one feel – otherwise known as “place-making”. It may be considered that the design and function of the development, made

possible via the density (and future commercial), adds to the vibrancy of the community relative to physical, social, and economic characteristics.

#### **Comments from Other Departments, Agencies and Committees**

The Design Review Committee has reviewed the landscape plan and dwelling unit design; the applicant will need final Design Review and tree mitigation approval prior to the submittal of a final plat. The City's Environmental Division has no concerns with the project overview. Construction drawings will be reviewed for compliance and construction methods will be monitored.

#### **Garden City Engineer**

The applicant will be required to comply with all requirements of the Garden City Engineer, prior to the submittal of a final plat. Water and wastewater services for the subdivision are required to be connected to the public systems available in the area; drainage will need to be accommodated on site. The Wastewater Manager has no concerns on the project, pursuant to an email dated January 20, 2016.

#### **Other Agencies**

##### **Ada County Highway District**

ACHD has provided preliminary comments, indicating that the applicant should be required to close the existing access to Adams Street and replace with vertical curb, cutter and sidewalk (a minimum of 7-foot wide attached or 5-foot wide detached).

The applicant is proposing to construct the improvements to match those on the opposite side of 42<sup>nd</sup> Street, which meets and exceeds ACHD policy. The site is expected preliminarily to generate an additional 272 vehicle trips per day, although this estimate may change since future uses on Lot 50 are not wholly apparent. Adams Street and Veterans Memorial Parkway will remain at better than Level of Service (LOS) "D".

##### **Central District Health Department**

The Central District Health Department has provided a letter dated January 21, 2016, stating central sewer and water are required.

##### **COMPASS**

The Community Planning Association of Southwest Idaho has provided an email dated January 20, 2016, stating the proposals do not meet the criteria for COMPASS to provide comments.

##### **Idaho Transportation Department**

The Idaho Transportation Department has provided a letter dated January 22, 2016, stating no objection to the proposal.

##### **North Ada Fire and Rescue**

The North Ada County Fire and Rescue has provided a letter dated February 9, 2016, stating the subdivision can be approved subject to compliance with code requirements and conditions of approval.

##### **Pioneer Irrigation District**

The Pioneer Irrigation District has provided an email dated January 23, 2016, stating the project falls outside of the district's boundaries and their facilities are not impacted.

#### **Comments from Public**

No comments from the public have been received to date.

#### ***Recommended Conditions of Approval***

1. The applicant shall comply with all requirements of the City Engineer.
2. The applicant shall comply with all requirements of the Ada County Highway District, including but not limited to approval of plans and construction or replacement of curb, gutter, and sidewalk on 42<sup>nd</sup> Street and Adams Street. The streetscape shall be in substantial compliance with the plans date stamped by the City on January 12, 2016.
3. Approval of water and wastewater systems for the subdivision is required prior to the submittal of the final plat. The applicant shall work with the City Public Works Department and the City Engineer to ensure that connections to public services are designed and constructed to meet Public Works standards and City ordinances. Plans and specifications shall be submitted for review and approval prior to the submittal of a final plat.
4. Each and every lot within the subdivision shall have underground pressurized irrigation water pursuant to GCC 8-5A-5 H. 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.
5. All internal sidewalks, common driveways with curbing, hardscaping, and stormwater facilities shall be constructed in substantial compliance with the plans date stamped by the City on January 12, 2016, or as otherwise conditioned herein.
6. Lot 50, Block 1 is recognized as a future phase of development. The development of the Lot will be required to comply with all applicable ordinances and application processes in addition to the current application.
7. Add a note to Article 4.4 in the CC&Rs describing that the landscaping shall remain in substantial compliance with the plans and construction as approved by the Garden City Design Review Committee. The approved landscape plan should be attached as exhibits to the CC&Rs. The applicant shall provide a copy of the CC&Rs prior to the City Clerk signing the final plat.
8. Add a note to Article 3.11 in the CC&Rs describing that the drainage is not to be modified from the plans and construction in compliance with the plans date approved by Garden City. Any changes proposed to the drainage system shall be approved by the City Engineer. The approved drainage plan should be attached as exhibits to the CC&Rs. The applicant shall provide a copy of the CC&Rs prior to the City Clerk signing the final plat.
9. Add a Note to the Final Plat stating that no other vehicle access to the public streets, other than designated on the plat, is permitted. Clarify in the CC&Rs stating that Lot 1, Block 1, includes the provision for access to the public street.
10. Delineate a cross access easement on the plat along the western property line to allow bike/pedestrian and/or vehicle traffic connectivity in the future when the property(ies) to the west redevelops. Place a note in the CC&Rs identifying the intent of the easement and that a road or pathway may be established in the future when the property(ies) to the west redevelops.
11. Pursuant to GCC 8-5A-5 D, Lot 1, Block 1 may provide access to more than four-dwelling units.
12. Relative to GCC 8-5A-5 B5, all Lots within the subdivision are permitted relief from direct access to a public street since vehicle access is provided to via Lot 1, Block 1.
13. Provide a recorded copy of a Maintenance and Operations Manual detailing how the common driveways and private roads are to be maintained in good condition in perpetuity. The Maintenance and Operations Manual shall be provided prior to the City Engineer signing the final plat.
14. Provide a note on the final plat to read, "Minimum building setback lines shall be in accordance with the following":

Front: 10-feet maximum\*

Rear: 0-feet (facing driveways)

Side: 0-feet to 3-feet between units

Street Side: 0-feet facing private street or common area

\*For Lots 21-24, 26-30 facing the community garden (Lot 25), a 13-foot front setback is permitted.

15. The dwelling units to be built within the subdivision shall be in substantial with the architectural schematics as approved by the Design Review Committee. To assure compliance with this condition, the City reserves the right to deny, at its discretion, any building permit application that does not meet these architectural schematics. The City also reserves the right to deny a Certificate of Occupancy if the units are not built according to approved plans.
16. Clarify Article 4.2 of the CC&Rs to state that the dwellings shall be in substantial compliance with the architectural schematics as shown as approved by the Garden City Design Review Committee. The architectural schematics should be attached as exhibits to the CC&Rs.
17. Regarding on-site tree mitigation, the applicant shall submit details on the amount of tree caliper to be removed and verify that the new landscaping will meet the requirements of the Tree Preservation Provisions of Garden City Code (GCC 8-4I-7). Part of this mitigation may be accomplished through planting trees in the front yards of each dwelling.
18. Pedestrian scale yard lights are encouraged to be installed in the front yard setback of each dwelling.
19. Comply with all requirements of the North Ada County Fire and Rescue District pursuant to the letter of February 9, 2016.
20. Comply with all requirements of the Central District Health Department pursuant to the letter dated January 21, 2016.
21. The applicant shall submit payment to the City for all outstanding fees incurred by the City in obtaining a review of this project prior to the City issuing any permits or signing the final plat.
22. 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.
23. RECOMMENDATION: As of the date of this writing, the Federal Emergency Management Agency has issued Draft Digital Federal Insurance Rate Maps (DFIRM) which proposes to delineate the subject properties to be within the 100-year Floodplain. The applicant should consider that any new structures must have the top of the lowest floor at or above BFE (as defined by adopted FIRM) pursuant to current Garden City Code. Stricter standards may be required in the future for building permit approval.

### **General Requirements**

1. 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. 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.
3. 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.
4. 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.
5. 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.
6. 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.

7. A three foot (3') clearance zone shall be maintained around the circumference of fire hydrants.
8. Retain and protect existing trees, vegetation, and native soils and integrate these features into the overall landscape plan.
9. 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.
10. If trees are staked, the stakes shall be removed within twelve (12) months to prevent damage to the tree.
11. 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.
12. 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.
13. 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.
14. The landscape installation shall stabilize all soil and slopes.
15. All required landscaping shall be provided with an automatically controlled irrigation system in conformance with the best management practices for automatic irrigation systems.
16. Demonstrate compliance with 8-4G-1 prior to certificate of occupancies.
17. The approval is specific to the application provided and reviewed.
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 8-4K.
20. The property owner is responsible for the maintenance of all landscaping and screening devices required.
21. 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.
22. Cross-Connections: All cross-connections between the domestic water lines and the irrigation water lines shall be in accord with the City's adopted standards, specifications and ordinances.
23. Utility easements that are unobstructed by permanent structures shall be provided along front lot lines, rear lot lines, and side lot lines when deemed necessary by the City Engineer. Total easement width shall not be less than ten feet (10'), with twelve feet (12') recommended, front and rear, with at least twenty feet (20') required for water and sewer easements for main lines.
24. Unobstructed easements, including but not limited to, drainage, water, and sewer easements shall be provided when deemed necessary by the City Engineer.
25. 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.
26. 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.
27. 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.
28. No subdivision plat required shall be recorded by the Ada County Recorder until such subdivision plat has received final approval by the Council. No public board, agency, Commission, official or other authority shall proceed with the construction of or authorize the construction of any of the public improvements required by this Title until final plat has received the approval by the Council.

29. In the event that an applicant and/or owner cannot complete the non-life, safety and health improvements, within the time specified in the final subdivision approval or prior to occupancy, the City may require a surety agreement in accordance Garden City Code. Unless financial guarantees of improvement completion has been accomplished, no approval of the final subdivision or recording thereof shall be permitted unless the applicant provides satisfactory proof that all required public improvements and facilities have been fully and satisfactorily constructed and installed. Approval of a preliminary subdivision shall become null and void if the applicant fails to record a final subdivision within one (1) year of the approval of the preliminary subdivision. Development shall commence within two (2) years of approval. If the timetable is not met and the applicant does not receive a time extension, the application will expire and become null and void.

30. The Planning Official may authorize a single extension of time to record the final subdivision not to exceed one (1) year. Additional time extensions up to one (1) year as determined and approved by the City Council may be granted. With all extensions, the Planning Official or City Council may require the preliminary subdivision or combined preliminary and final subdivision to comply with the current regulations.

31. There is a 10 day right to appeal to City Council. An appeal shall be made on the form provided by the City and filed with the City Clerk within ten (10) days after the action of the decision.

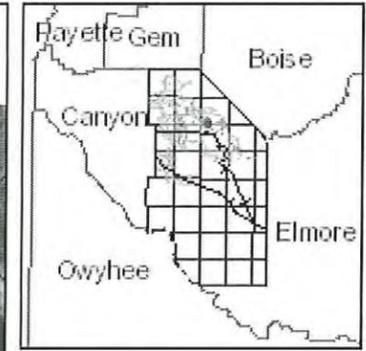
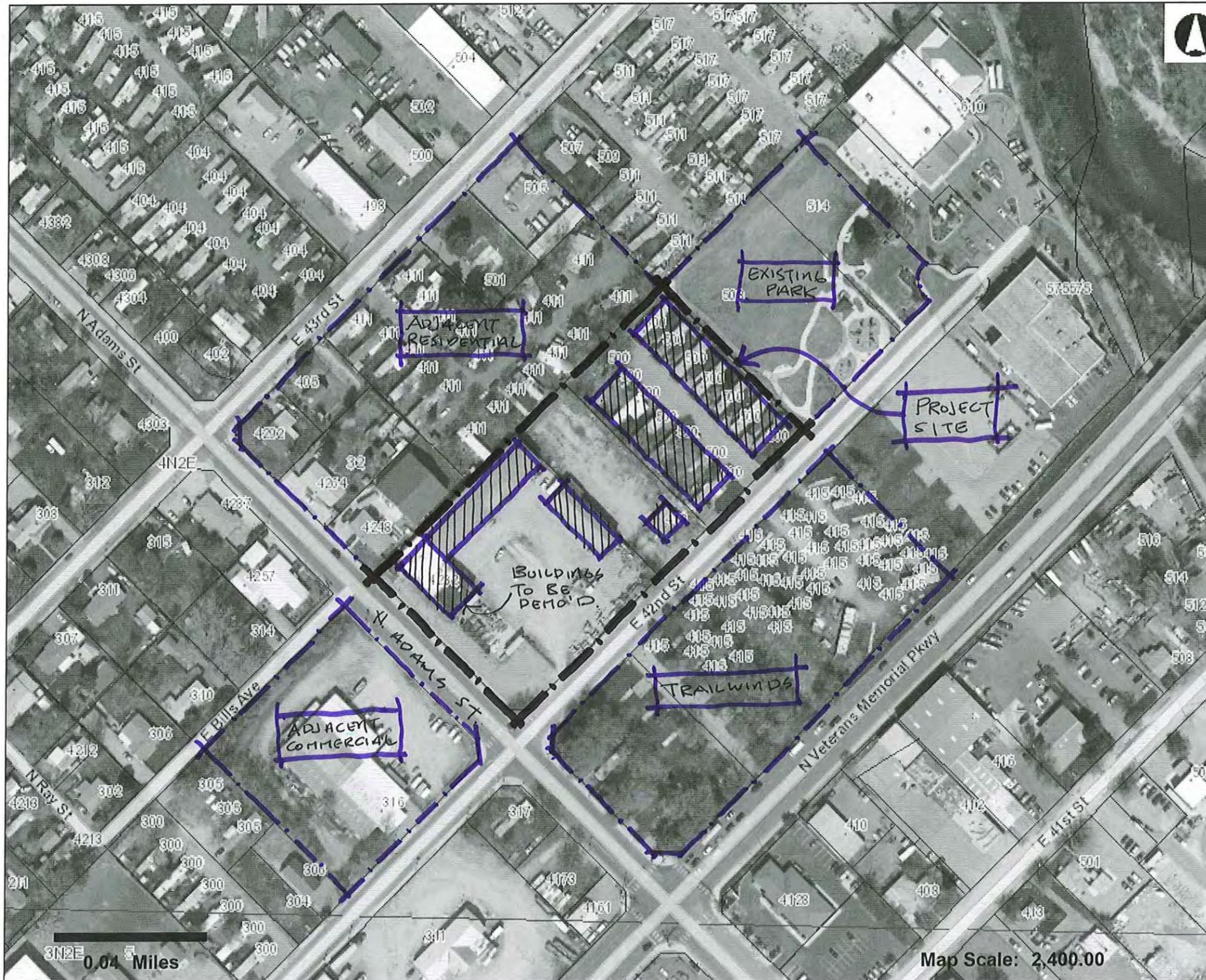
32. Final decisions are subject to judicial review pursuant to The Idaho Administrative Procedures Act, Chapter 65 Title 67 Idaho Code. A takings analysis pursuant to Idaho Code may be requested on final decisions.

33. Occupying the site (dwelling units) prior to Certificate of Occupancy is a criminal offense.

34. This application shall be considered a commencement of this use; all previous uses at this location shall be considered abandoned.

# Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



**Legend**

- + Railroad
- Roads (2,000 - 4,000 s)
  - <all other values>
  - Interstate
  - Ramp
  - Principal Arterial
  - Collector
  - Minor Arterial
  - Local
  - Parks
  - Alley
  - Driveway
- Parks
- Address
- Townships
- Sections
- Condos
- Parcels

NEIGHBORHOOD MAP - PARKWAY STATION.



# PLANNING SUBMITTAL FORM

Permit info: \_\_\_\_\_  
 Application Date: \_\_\_\_\_ Rec'd by: \_\_\_\_\_  
 FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921 (tel.)  
 208.472.2926 (FAX) ▪ [www.gardencityidaho.govoffice.com](http://www.gardencityidaho.govoffice.com)

APPLICANT	PROPERTY OWNER
<b>Name:</b> Jimmy O'Connor	<b>Name:</b> Bill Truax
<b>Company:</b> Hutchison Smith Architects	<b>Company:</b> Parkway Station LLC
<b>Address:</b> 270 N. 27th Street	<b>Address:</b> 4232 Adams
<b>City:</b> Boise	<b>City:</b> Garden City
<b>State:</b> ID <b>Zip:</b> 83702	<b>State:</b> ID <b>Zip:</b> 83714
<b>Tel.:</b> 208-338-1212	<b>Tel.:</b> 208-863-9517
<b>FAX:</b> 208-338-0011	<b>FAX:</b>
<b>E-mail:</b> joconnor@hsaarchitects.com	<b>E-mail:</b> Truaxbill@gmail.com

**ACTION REQUESTED (check all that apply)**

**ALL BLUEPRINTS MUST BE FOLDED INTO 8 1/2" X 11" SIZE WITH THE TITLE BLOCK/PANEL FACE UP SO AS TO FIT WITHIN A LEGAL SIZE FILE FOLDER**

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Appeal<br><input type="checkbox"/> Lot Line Adjustment<br><input type="checkbox"/> City Code Text Amendment<br><input type="checkbox"/> Sign Permit<br><input type="checkbox"/> Specific Area Plan<br><input type="checkbox"/> Comprehensive Plan Amendment<br><input type="checkbox"/> Conditional (special) Use Permit<br><input type="checkbox"/> Temporary Use Permit | <input type="checkbox"/> Design Review<br><input type="checkbox"/> Final Plat<br><input type="checkbox"/> Flood Plain Dev<br><input type="checkbox"/> Variance<br><input type="checkbox"/> MFH Installation<br><br><input type="checkbox"/> Minor Land Division<br><input type="checkbox"/> Ability to Serve-CUP, DSR or SUB if applicable | <input checked="" type="checkbox"/> Preliminary Plat<br><input checked="" type="checkbox"/> Preliminary PUD<br><input checked="" type="checkbox"/> Re-zone<br><input type="checkbox"/> Zoning Certificate<br><input type="checkbox"/> MFH Removal<br><input type="checkbox"/> Minor PUD |
|--|--|---|

**PROPERTY INFORMATION**

<b>Site address:</b> 4232 N.Adams/418 & 500 42nd Street, Garden City, ID		
<b>Subdivision Name:</b> Fairview Acres Sub. No. 3	<b>Lot:</b> 1-6	<b>Block:</b> 17
<b>Tax Parcel Number:</b>	<b>Zoning:</b> C-2/M	<b>Total Acres:</b> 4.07
<b>Proposed Use:</b> (M) Mixed Use	<b>Floodplain:</b> <b>yes</b> <b>no</b>	

I consent to this application and hereby certify that information contained on this application and in the accompanying materials is correct to the best of my knowledge. I will hold harmless and indemnify the City of Garden City from any and all claims and/or causes of action from or an outcome of the issuance of a permit from the City.

-----  
 signature of the applicant                      (date)                      signature of the owner                      (date)



# ANNEXATION/REZONE

Permit info: \_\_\_\_\_

Application Date: \_\_\_\_\_ Rec'd by: \_\_\_\_\_

FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921 (tel.)  
208.472.2926 (FAX) ▪ [www.gardencityidaho.govoffice.com](http://www.gardencityidaho.govoffice.com)

APPLICANT	PROPERTY OWNER
<b>Name:</b> Hutchison Smith Architects	<b>Name:</b> Parkway Station LLC

## PROPERTY INFORMATION

<b>Site address:</b> 4232 N. Adams/ 418 & 500 42nd St. Garden City, ID	
<b>Existing Zoning:</b> C-2/M	<b>Proposed Zoning:</b> M
<b>Existing use:</b> Residential/Commercial	<b>Proposed use:</b> Mixed Use
<b>Surrounding Zoning:</b> C-2/M/R-3	<b>Surrounding Uses:</b> Residential/Commercial

**Is the property proposed to be annexed into Garden City?**

YES                      NO

**How does the proposed zoning map amendment comply with the applicable provisions of the Comprehensive Plan?**

Will provide a well designed mixed use development with access to public transport, existing city park and the greenbelt.

**How does the proposed zoning map amendment comply with the regulations outlined for the proposed zoning district?**

Rezone to Mixed use will provide a more diverse area with mixed use Residential and Commercial in a transit oriented area with good pedestrian access to the park, greenbelt and shopping.

**How does the proposed zoning map amendment affect the public health, safety, and welfare of the community?**

Will have no adverse effect on public health, safety or welfare. Will provide a well designed Mix use development with access to the existing park and transit services, and modern living choices.

**Does a zoning map amendment result in an impact upon the delivery of services including, but not limited to, school districts, utilities, fire safety, school districts, etc?**

YES                      NO

---

If the property is proposed to be annexed, how is such an annexation in the best interest of the City?

N/A

---

If the property is proposed to be annexed, is the property contiguous to property with Garden City jurisdiction?

YES

NO

---

**ALL BLUEPRINTS MUST BE FOLDED INTO 8<sup>1/2</sup>" X 11" SIZE WITH THE TITLE BLOCK/PANEL FACE UP SO AS TO FIT WITHIN A LEGAL SIZE FILE FOLDER.**

**APPLICATION INFORMATION REQUIRED**

**NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES.**

- |                          |  |                          |                          |
|--------------------------|--|--------------------------|--------------------------|
| <input type="checkbox"/> | Planning Submittal Form  | <input type="checkbox"/> | Preliminary Title Report |
| <input type="checkbox"/> | Fifteen (15) Site Plan   | <input type="checkbox"/> | Compliance Statement     |
| <input type="checkbox"/> | Statement of Intent  |                          |                          |
| <input type="checkbox"/> | Fifteen (15) Neighborhood Map  |                          |                          |
| <input type="checkbox"/> | Fifteen (15) Topographic Survey  |                          |                          |
| <input type="checkbox"/> | Fifteen (15) Master Plan   |                          |                          |
| <input type="checkbox"/> | Two (2) Natural Hazard and Resources Analysis                          |                          |                          |
| <input type="checkbox"/> | Two (2) Dedications and Easements                                      |                          |                          |
| <input type="checkbox"/> | Affidavit of Legal Interest  |                          |                          |
| <input type="checkbox"/> | Neighborhood Meeting Verification                                      |                          |                          |
| <input type="checkbox"/> | Affidavit of Posting and Photos (required 7 days prior to the hearing) |                          |                          |
| <input type="checkbox"/> | Ability to Serve Letter  |                          |                          |

**INFORMATION REQUIRED ON COMPLIANCE STATEMENT (PLEASE CHECK):**

- Statement explaining how the proposed structure(s) is compliant with the standards of review for the proposed application

**INFORMATION FOR STATEMENT OF INTENT(PLEASE CHECK):**

- Should include purpose, scope, and intent of project
- Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community



**LAND DIVISION**

Permit info: \_\_\_\_\_  
Application Date: \_\_\_\_\_ Rec'd by: \_\_\_\_\_  
FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921 (tel.)  
208.472.2926 (FAX) ▪ [www.gardencityidaho.govoffice.com](http://www.gardencityidaho.govoffice.com)

**CONTACT INFORMATION**

**APPLICANT**

Name: Jimmy O'Connor- HSA Address: 270 N 27th Street  
Email: joconnor@hsaarchitects.com Boise, Idaho 83702  
Phone: (208) 3381212

**OWNER**

Name: Parkway Station LLC- Bill Truax Address: 4232 N Adams Street  
Email: truaxbill@gmail.com Garden City, Idaho 83714  
Phone: (208) 863-9517

**PROPERTY INFORMATION**

Subdivision/Project Name: Parkway Station

Site address: 4232 N Adams, 418 E 42nd Street, 500 E 42nd Street

Description of Existing Use(s): Construction Yard, trailer homes

Description of Surrounding Uses: Residential on the east, west and south sides. Boys and Girls Club to the north.

**APPLICATION INFORMATION**

- Minor Land Division  Preliminary Plat  Planned Unit Development
- Combined Preliminary/Final Plat  Final Plat  Condominium

If final plat have there been any changes since the preliminary plat? Y/ N

Number of residential lots 41 Number of commercial lots 0 Number of mixed use lots 1

Number of common lots 8 Square feet of common open space 1.26 ac

Are any improvements planned within the common open space area? If so, specify. common access, landscaping, community garden

What public services and facilities are required for this development?  Fire Protection  Police Protection  Water  Sewer  Drainage  Streets  Schools

What housing types are proposed? MARK ALL THAT APPLY

Single Family  Condos \_\_\_\_\_ Townhomes  Live/Work \_\_\_\_\_  
Manufactured/ Mobile Homes \_\_\_\_\_ N/A \_\_\_\_\_

Is this plat a portion of a larger land holding intended for subsequent development? If yes, please explain. Yes- Phase 2 will address the proposed mixed use lot located along Adams Street

Is the project within the Floodplain? No

Are there any proposed uses not allowed in the zoning district where the project is located? If so, specify. If so, what is the gross land area devoted to such uses? No

**What is the effect of this site development on roadways and traffic conditions?**

The adjacent local streets are adequate to accommodate the proposed development

**Are there new roads proposed/required?**

Yes- Private Roads and Drives

**Are there new ingress/egress being proposed?**

Yes- relocated curb cuts

**How has off-street parking and loading been arranged and sized to prevent traffic congestion?** Off street parking will be provided via garages and shared on site parking

**How has vehicular and pedestrian circulation been arranged with respect to adjacent facilities and internal circulation?** Curb cuts have been lined up as

necessary and pedestrian connections are provided to streets and adjacent parks

**Has there been connection to or access provided for future connections to bicycle and pedestrian pathways or regional transit?** Yes

**What neighborhood characteristics exist or are planned which make this development compatible with the neighborhood and adjoining properties?**

Community open space/ garden and access to the adjacent park and greenbelt

**What is the effect of this site development on the adequacy of storm and surface water facilities?** All storm drainage will be contained on site

**How will the design create a sense of place (usable open space, public art, visual focus points)?** \*SEE BELOW

**How has landscaping been used to protect existing trees, utilize existing features, create harmony with adjacent development and prevent erosion and dust?**

No landscaping of value exists. A new landscape will be implemented per plans.

**What type of water will be used for landscaping?** \_\_\_\_\_Irrigation - Non-Potable  
\_\_\_\_\_Irrigation - Potable       \_\_\_\_\_City Water System

**Have native or drought resistant plants been utilized in the landscaping plan? If so what types and what percentage of the overall landscape is dedicated to these plants?**

No native plants are proposed; however, plants chosen for the project are not high use plants. Minimal lawn is proposed and an efficient irrigation system will be implemented.

**What sustainable concepts have been incorporated into the design?**

Higher residential densities are proposed, community garden, all buildings shall be energy star rated.

\*The town homes will have a similar height and setback as the Trailwinds project. The adjacent sidewalk will have lighting and trees to mirror the improvements across 42nd Street. Together the projects will create a unique and vibrant corridor that is pedestrian friendly.



January 8, 2016

Garden City  
6015 Glenwood Street  
Garden City, ID 83714

Re: Compliance Statement  
Statement of Intent

The goal of the Parkway Station development is to create a mix of diverse residences and commercial uses that compliment and build on the success of the recently completed Trailwinds Apartments. Currently the property consists of four parcels: 1. A single story commercial building fronting on Adams Street, 2. A repair shop and vehicle storage facility, 3. A vacant lot, 4. An aging mobile home park. The entire property is 4.07 acres and is currently zoned C-2 and M.

The property is bounded by Adams Street, East 42<sup>nd</sup> Street, Riverside Park and residential to the west. The northern portion of the site would be developed as residential with 32 lots for 3 story townhomes. 16 of the townhomes are arranged in two groups of eight and face E. 42<sup>nd</sup> Street. The townhomes would have a similar height and set back as Trailwinds. The adjacent sidewalk would be reconstructed to ten feet wide with bulb outs, street trees and historic light fixtures to mirror the improvements on the opposite side of the street. Together the two projects will create a pedestrian friendly street scape with a unique sense of place. The result will be the essence of a vibrant corridor between Adams Street and the greenbelt that can be completed by the development of the lots to the north and south of Trailwinds. The townhouses will have distinctive features that will distinguish them as individual homes. The townhouses will have gable roofs, terraces, balconies, and entries that face the street. The buildings will be offset and vary in finish materials and color from a complimentary palette.

The northwest portion of the site adjacent to the park will be developed as nine cottages clustered around a common garden area. The one and one half story cottages will each have a room size covered front porch and main entry that faces the common area to encourage interaction and a sense of community.

There is another cluster of 16 townhouses in the center of the site that are arranged in four groups of four. The rear garages share a common access lane. The fronts of these townhouses face onto a private street that loops through the residential section.

The portion of the site at the corner of Adams and E. 42<sup>nd</sup> is reserved for future commercial, and/or multifamily development. One vision is for commercial development on the corner with retail or restaurant on the ground floor and offices on the second floor and condos or multifamily on the southwest portion with parking at grade level under the residential units.

An important feature of the development is a pedestrian path that connects the commercial area at Adams Street to Riverside Park. The path passes between the central group of townhomes and along one side of the common garden at the cottages and connects to the existing pathway in the park.

As part of the PUD application process we will have reduced rear yard setbacks for the residential units.

270 N. 27<sup>th</sup> St.  
Suite A  
Boise, Idaho  
83702

Telephone:  
208.338.1212

Facsimile:  
208.338.0011

hsaarchitects.com

The intent is to develop the residential portion first and leave options open for the commercial portion.

The property will be fenced along the west property line with a 6' high solid fence. We are proposing a four foot wide planter between the private street and the fence for landscaping with enlarged planter strategically placed for tree planting. Between the development and Riverside Park a four foot high decorative metal fence is planned. There will be an opening in the fence where the pedestrian path connects with the park path.

We are requesting a rezone of the entire property to M-Mixed Use to allow for the current proposed residential development and the future commercial and/or multifamily uses.

We are also requesting approval of the preliminary plat of the new residential and common lots and the single commercial lot.

Finally we are requesting approval of the proposed planned unit development as depicted on the accompanying drawings and documents.

We believe the proposed project is the type of development that the Garden City comprehensive plan and zoning ordinance intended to inspire. We believe this project will be an asset to the community and will spark further positive redevelopment.

ADAMS STREET

ADJACENT RESIDENTIAL

**SITE RECAP**

TOTAL SITE AREA: 117,403 SF = 2.70 ACRES

BUILDING COVERAGE: 36,912 SF = 31%

PAVING: 56,066 SF = 47%

LANDSCAPING: 24,425 SF = 22%

**PARKING SPACES REQUIRED**

(2) SPACES PER UNIT - 41 X 2 = 82

ADDITIONAL (.5) SPACES PER UNIT - 41 X .5 = 20.5

TOTAL REQUIRED = 102.5 SPACES

**PARKING SPACES PROVIDED**

(2) SPACES PER UNIT - 41 X 2 = 82

ADDITIONAL SPACES INC. (11) ON STREET SPACES = 24

TOTAL PROVIDED = 106 SPACES

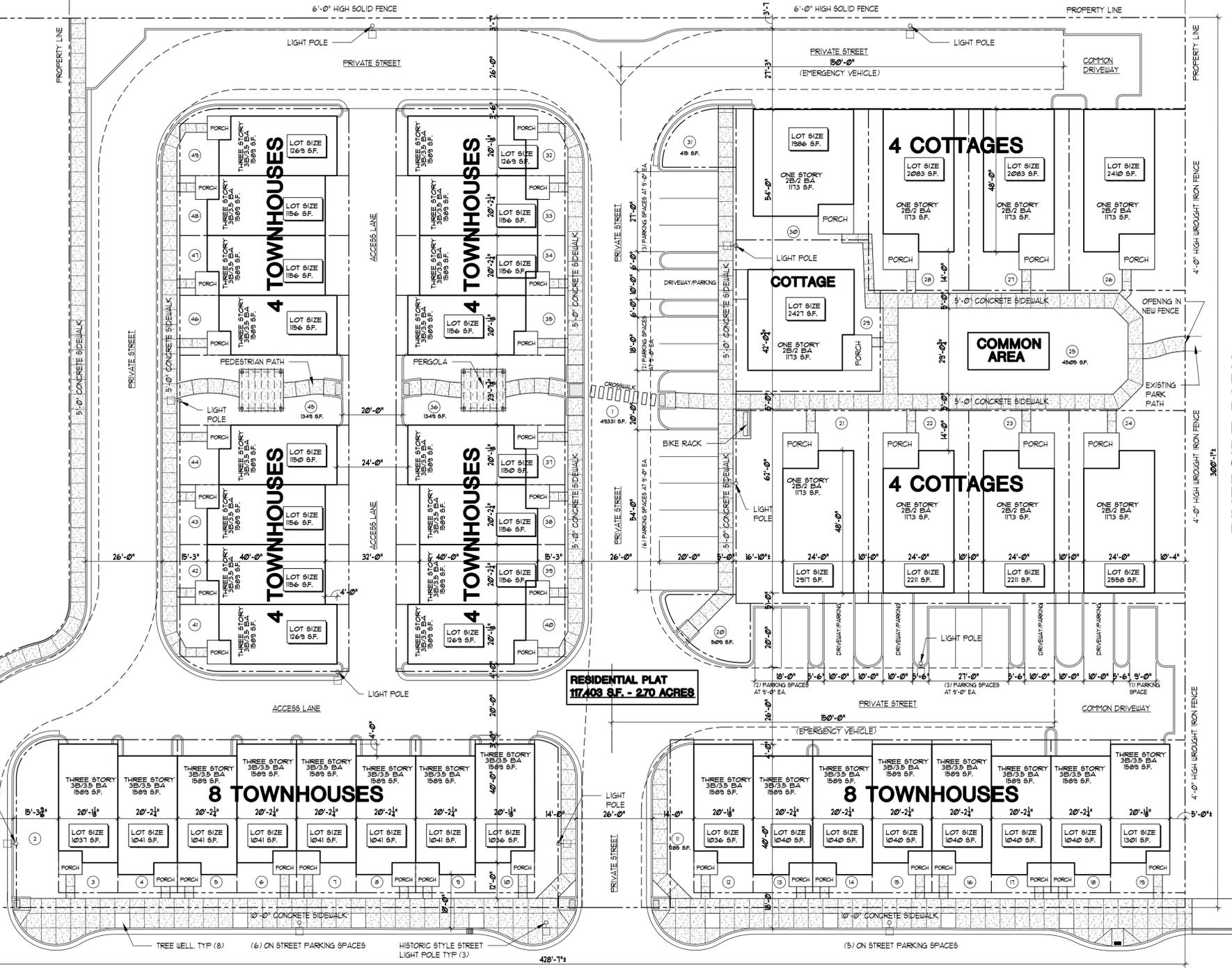
**SINGLE FAMILY COTTAGES** 9  
**TOWNHOMES** 32  
**TOTAL NUMBER OF UNITS** 41

DENSITY:  
16 UNITS/ACRE

NOTE:  
RECAP AREAS DO NOT INCLUDE AREA OF PARCEL FOR FUTURE COMMERCIAL AND/OR MULTIFAMILY (LOT 50)

**PARCEL FOR FUTURE COMMERCIAL AND/OR MULTIFAMILY**  
**59,886 S.F. - 137 ACRES**

LOT 50  
69874 SF



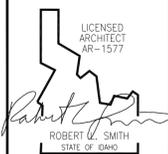
**RESIDENTIAL PLAT**  
**117,403 S.F. - 270 ACRES**

E. 42nd. STREET

RIVERSIDE PARK



**A SITE PLAN**  
 Scale: 1" = 20'-0"



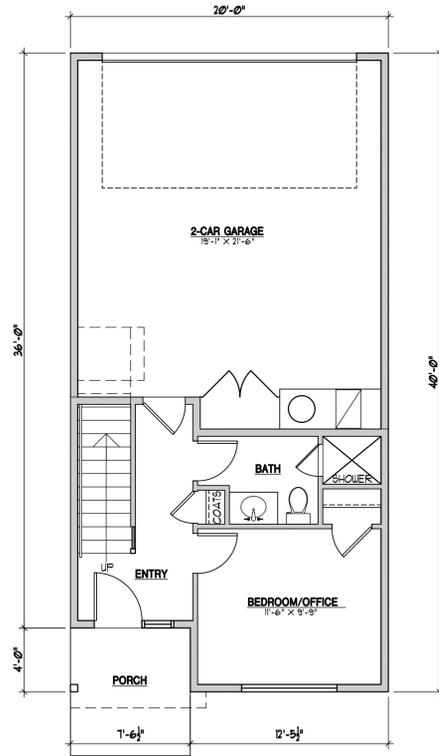
**HUTCHISON SMITH ARCHITECTS**  
 270 North 27th St. Boise, Idaho 83702  
 (208) 338-1212 fax (208) 338-0011

PROJECT: 15182  
 FILE: 15182A10  
 DATE: JAN 2016  
 DRAWN:  
 REVISIONS:

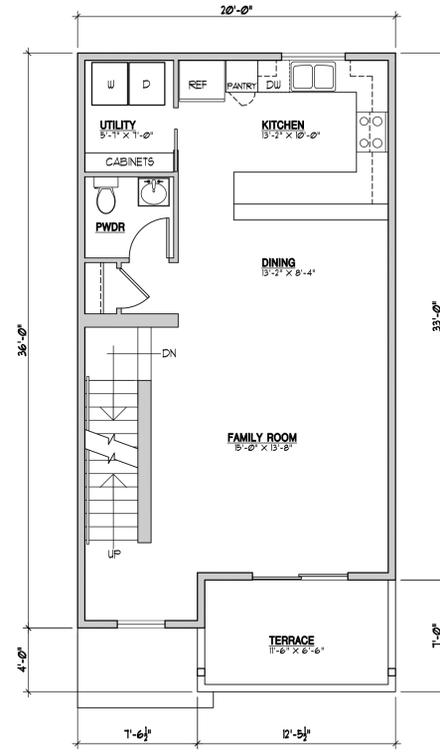
MIXED USE RESIDENTIAL  
**PARKWAY STATION**  
 E. 42nd. ST  
**SITE PLAN**

SHEET NO.  
**A1.0**

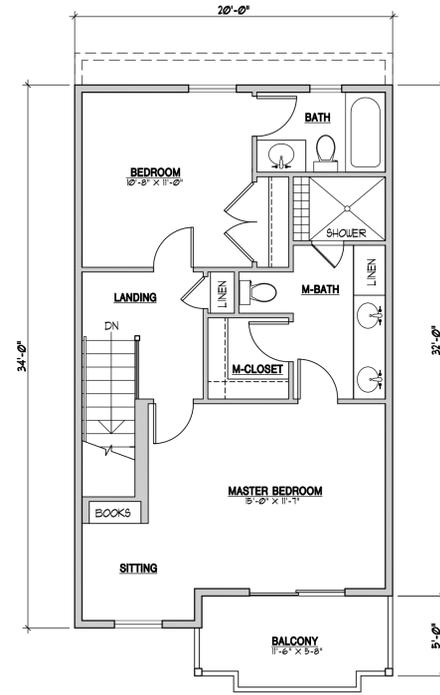
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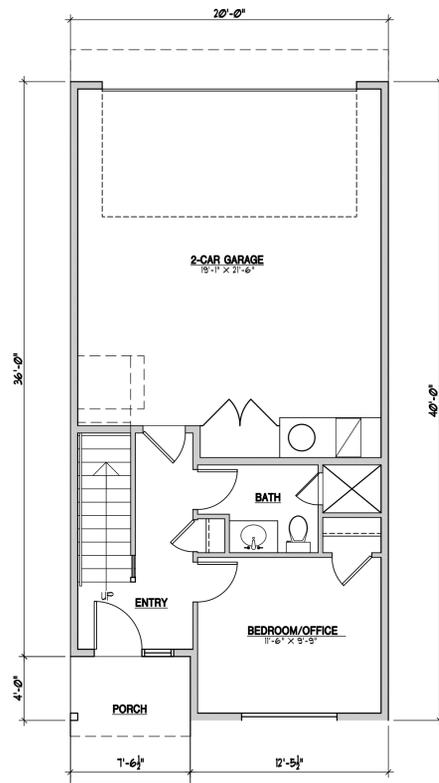
**1 MAIN FLOOR PLAN - OPTION A**  
 Scale: 3/16" = 1'-0"  
 LIVING AREA - 315 SF.  
 GARAGE AREA - 454 SF.  
 TOTAL LIVING AREA - 1689 SF.



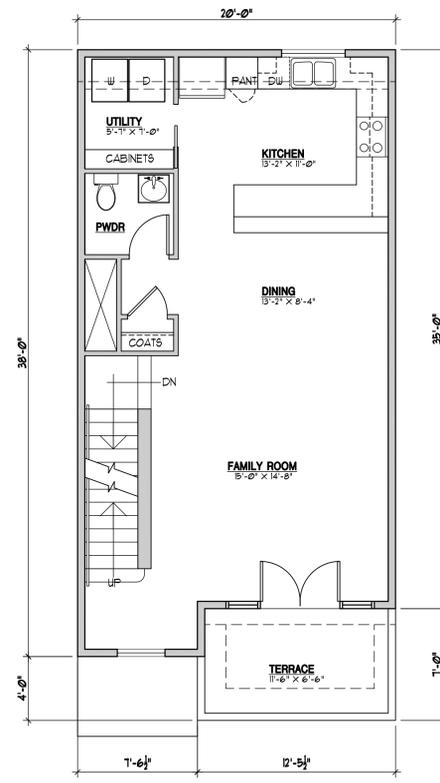
**2 SECOND FLOOR PLAN - OPTION A**  
 Scale: 3/16" = 1'-0"  
 LIVING AREA - 651 SF.



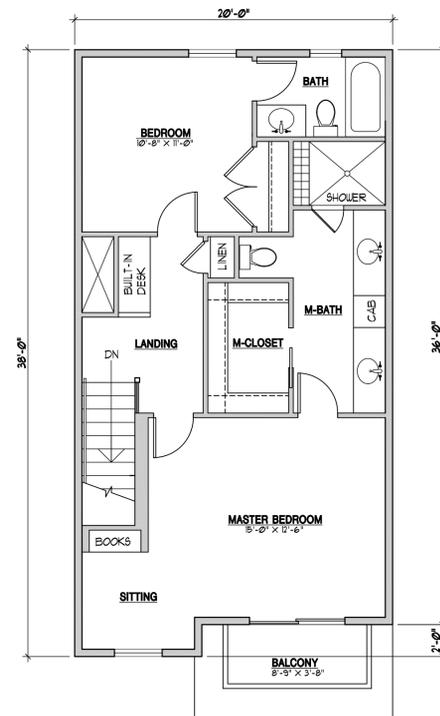
**3 THIRD FLOOR PLAN - OPTION A**  
 Scale: 3/16" = 1'-0"  
 LIVING AREA - 623 SF.



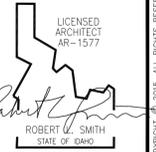
**4 MAIN FLOOR PLAN - OPTION B**  
 Scale: 3/16" = 1'-0"  
 LIVING AREA - 315 SF.  
 GARAGE AREA - 454 SF.  
 TOTAL LIVING AREA - 1712 SF.



**5 SECOND FLOOR PLAN - OPTION B**  
 Scale: 3/16" = 1'-0"  
 LIVING AREA - 691 SF.



**6 THIRD FLOOR PLAN - OPTION B**  
 Scale: 3/16" = 1'-0"  
 LIVING AREA - 706 SF.



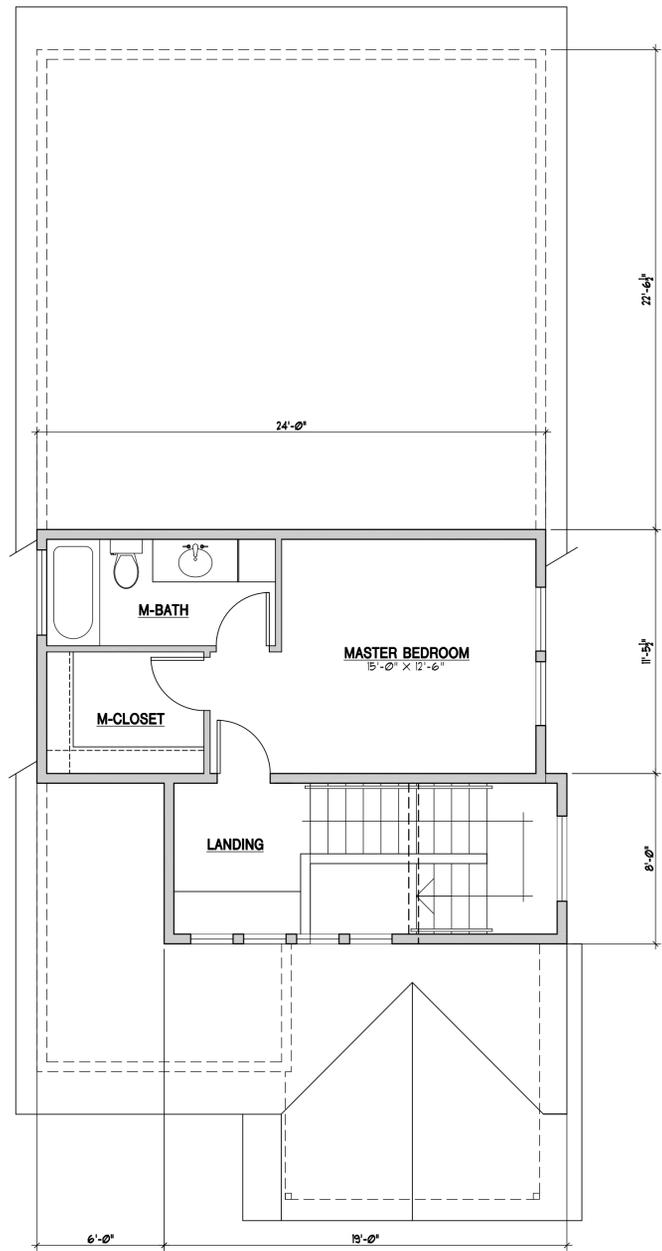
**HUTCHISON SMITH ARCHITECTS**  
 HSA  
 270 North 27th St. Boise, Idaho 83702  
 (208) 338-1212 fax (208) 338-0011

PROJECT: 15182  
 FILE: 15182A20  
 DATE: JAN. 2016  
 DRAWN:  
 REVISIONS:

MIXED USE RESIDENTIAL  
**PARKWAY STATION**  
 E. 42nd ST. GARDEN CITY, ID.  
**FLOOR PLANS - TOWNHOUSE**

SHEET NO.  
**A2.0**

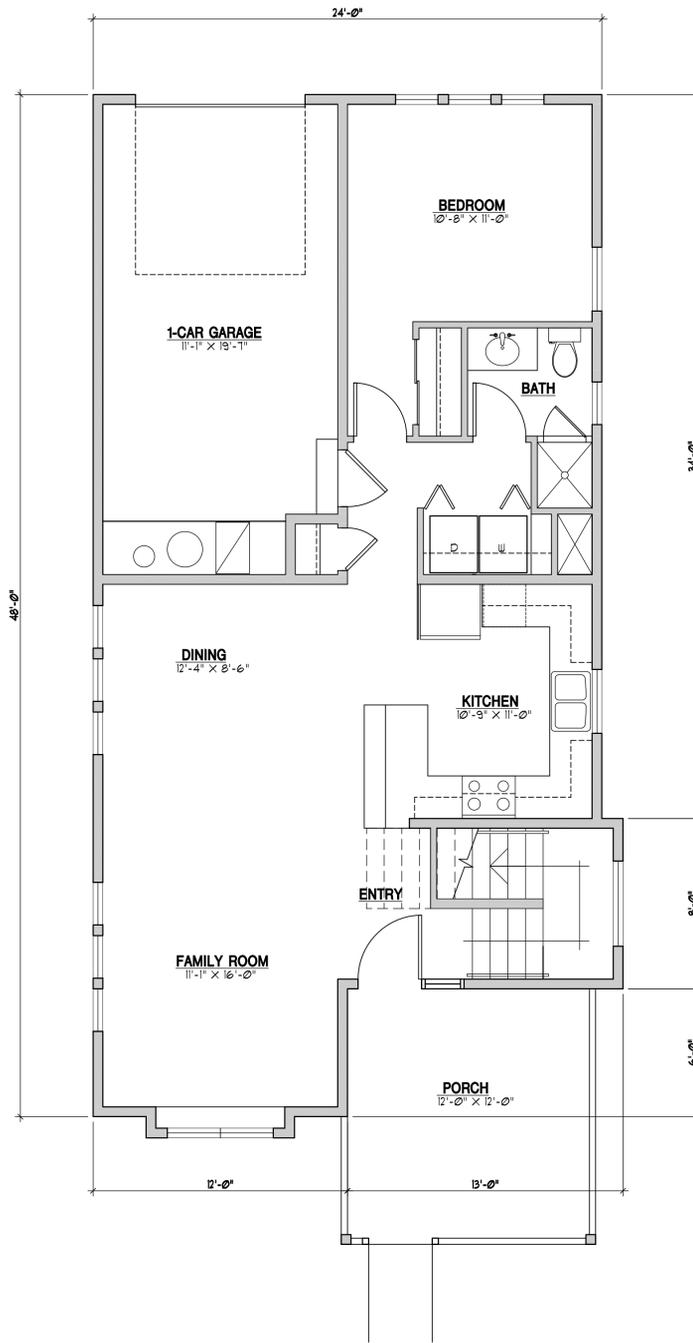
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**1 SECOND FLOOR PLAN - COTTAGE**

Scale: 1/4" = 1'-0"

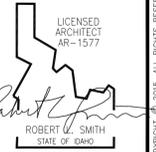
LIVING AREA - 338 S.F.



**1 MAIN FLOOR PLAN - COTTAGE**

Scale: 1/4" = 1'-0"

LIVING AREA - 835 S.F.  
GARAGE AREA - 253 S.F.  
TOTAL LIVING AREA - 1173 S.F.



**HUTCHISON SMITH ARCHITECTS**  
HSA  
270 North 27th St. Boise, Idaho 83702  
(208) 338-1212 fax (208) 338-0011

PROJECT: 15182  
FILE: 15182A20  
DATE: JAN. 2016  
DRAWN:  
REVISIONS:

MIXED USE RESIDENTIAL  
**PARKWAY STATION**  
E. 42nd ST. GARDEN CITY, ID.  
**FLOOR PLANS - COTTAGES**

SHEET NO.

**A2.1**

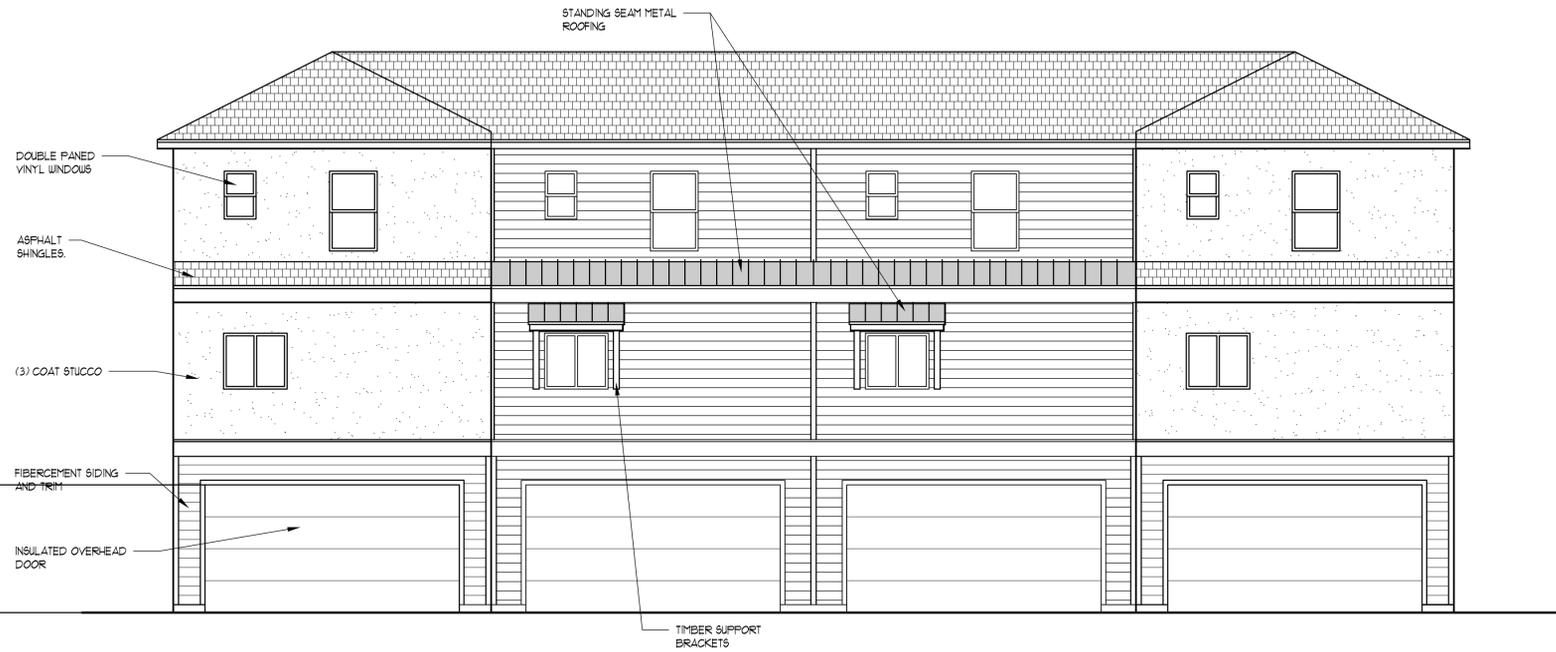
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**1 FRONT ELEVATION - COTTAGE**  
 Scale: 1/4" = 1'-0"



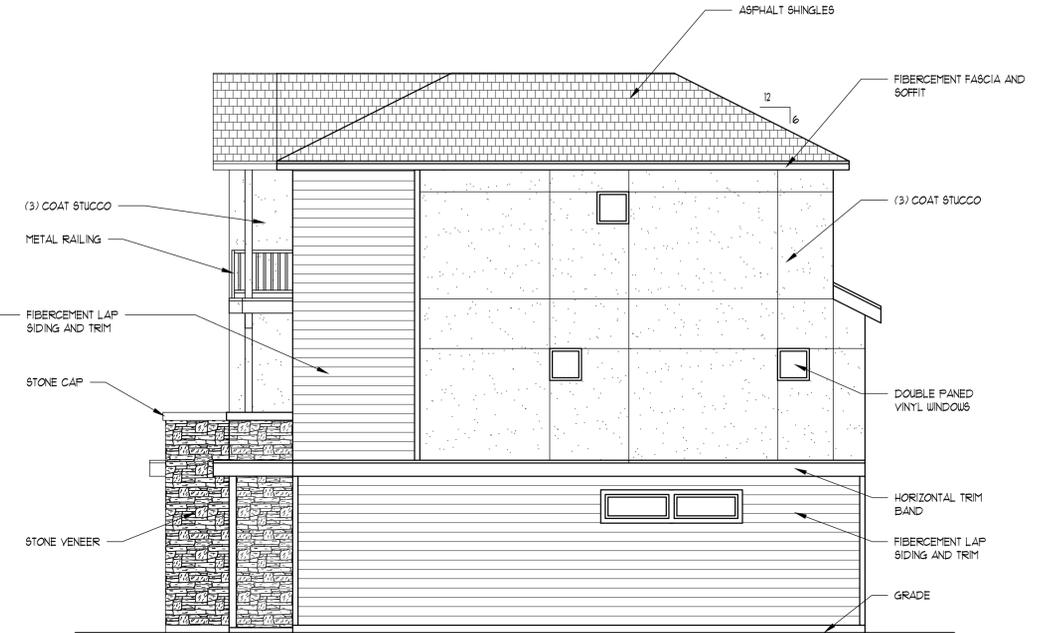
**2 SIDE ELEVATION - COTTAGE**  
 Scale: 1/4" = 1'-0"



**1 REAR ELEVATION - 4 TOWNHOMES**  
Scale: 3/16" = 1'-0"



**2 FRONT ELEVATION - 4 TOWNHOMES**  
Scale: 3/16" = 1'-0"

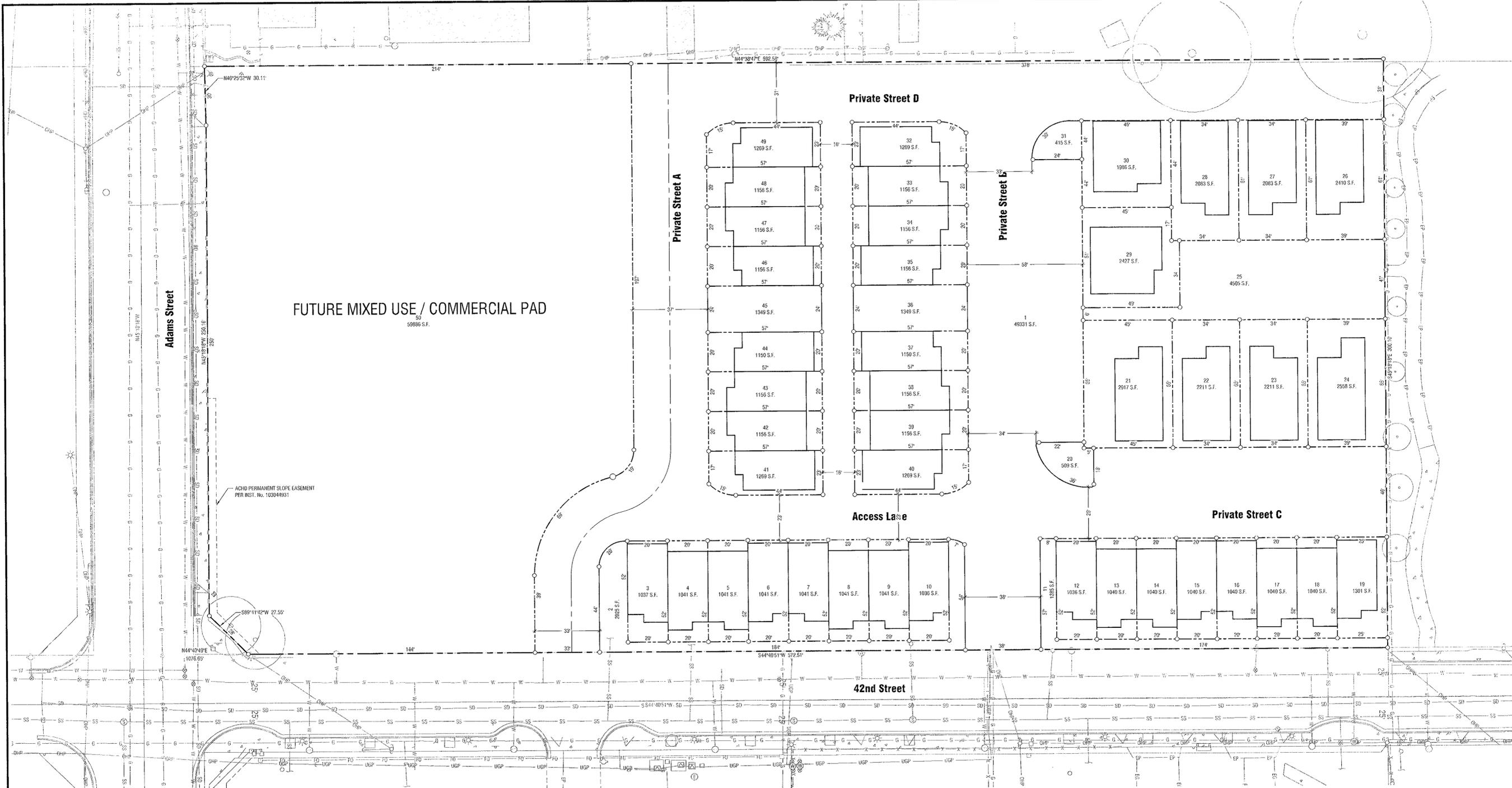


**3 SIDE ELEVATION**  
Scale: 3/16" = 1'-0"

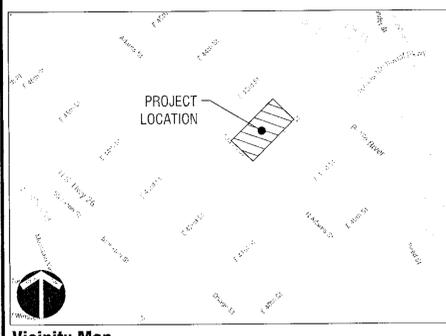


**1 ALTERNATE FRONT ELEVATION - 4 TOWNHOMES**

Scale: 3/16" = 1'-0"



**Layout & Dimensions**  
HORIZONTAL SCALE: 1" = 20'



**Vicinity Map**  
NOT TO SCALE

**Project Summary:**  
A RESUBDIVISION OF LOTS 1-6, BLOCK 17 OF FAIRVIEW ACRES SUBDIVISION NO. 3  
PROJECT LOCATION: SITUATED IN THE SOUTHEAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO  
EXISTING ZONING: C-2 & M  
PROPOSED ZONING: M  
FLOODPLAIN: THE PROPERTY DOES NOT LIE WITHIN AN ESTABLISHED FLOOD HAZARD AREA.  
TOTAL PROJECT AREA: 4.07 AC ±  
TOTAL LOTS: 50 (INCLUDING 8 COMMON LOTS & 1 COMMERCIAL LOT)  
TOTAL UNITS: 41  
COMMON AREA: 1.26 AC IN 8 LOTS

**Zoning Requirements:**

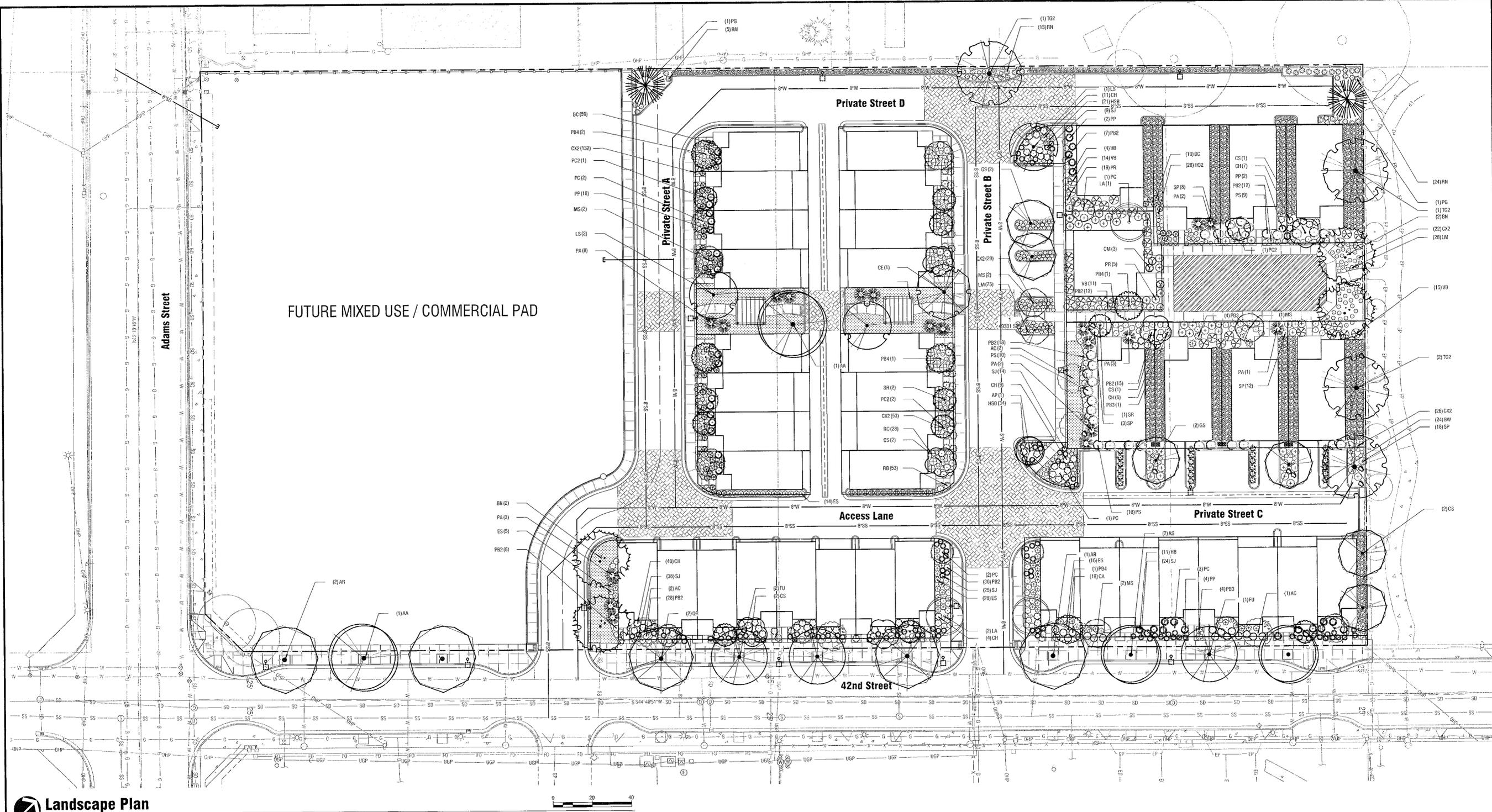
DIMENSIONAL STANDARDS:	M ZONING DISTRICT	PROPOSED
MINIMUM PROPERTY SIZE / DWELLING UNIT (IN SQUARE FEET)	N/A	N/A
MAXIMUM HEIGHT	72-FT	72-FT
STREET SETBACK	0-FT	0-FT
FRONT SETBACK	10-FT MAX.	10-FT MAX.
SIDE SETBACK	0/3-FT	0/3 FT.
REAR SETBACK	5-FT	0-FT

- Notes:**
- THIS RESUBDIVISION IS SUBJECT TO COMPLIANCE WITH IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION USE. ALL LOTS WILL BE PROVIDED PRESSURE IRRIGATION.
  - EASEMENTS:
    - LOT 50, BLOCK 1 IS HEREBY DESIGNATED AS HAVING A PERMANENT PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT OVER THE TEN (10) FEET CONTIGUOUS TO AND PARALLEL WITH LOT 1. HOWEVER, THIS SHALL NOT PRECLUDE THE CONSTRUCTION OF PROPER HARD SURFACE DRIVEWAYS FOR ACCESS TO LOT 50.
    - LOT 1, BLOCK 1 IS PROPOSED TO PROVIDE A BLANKET PERMANENT PUBLIC UTILITIES, DRAINAGE, AND SHARED DRIVEWAY & EMERGENCY ACCESS EASEMENT.
    - ANY SPECIAL EASEMENTS ARE SHOWN ON THE PRELIMINARY PLAT.
  - ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
  - BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF GARDEN CITY AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
  - ALL RESIDENTIAL LOTS WITHIN THIS SUBDIVISION WILL BE PROVIDED WITH DOMESTIC WATER SERVICE FROM THE CITY OF GARDEN CITY.
  - ALL RESIDENTIAL LOTS WITHIN THIS SUBDIVISION WILL BE PROVIDED WITH SANITARY SEWER SERVICE BY THE CITY OF GARDEN CITY.
  - ALL RESIDENTIAL LOTS WITHIN THIS SUBDIVISION WILL BE PROVIDED WITH PRESSURIZED IRRIGATION SERVICE WHICH WILL BE OWNED AND OPERATED BY THE HOMEOWNERS ASSOCIATION.
  - THE FOLLOWING LOTS ARE IDENTIFIED TO BE COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION
    - LOTS 1, 2, 11, 20, 25, 31, 36, AND 45 OF BLOCK 1

**Property Owner:**  
PARKWAY STATION, LLC  
4232 ADAMS  
GARDEN CITY, IDAHO 83714

**Engineer, Landscape Architect, Planner:**  
THE LAND GROUP, INC.  
462 E. SHORE DR., SUITE 100  
EAGLE, ID 83616  
PH: 208.939.4041

Idaho  
Garden City  
Project Name: Parkway Station E 42nd Street  
Scale: 1" = 20'  
THE LAND GROUP INCORPORATED  
462 East Shore Drive, Suite 100  
Eagle, Idaho 83616  
PH: 208.939.4041 FAX: 208.939.4143  
www.thelandgroup.com  
PROFESSIONAL ENGINEER  
REG. NO. 7529  
4/11/2016  
STATE OF IDAHO  
ADDENDUM P. SMITH  
Project No. 115159  
Date of Issuance: 01/11/2016  
Designed by: TLO  
Checked by: M  
Sheet No. PP-02



**Landscape Plan**  
HORIZONTAL SCALE: 1" = 20'

PLANT SCHEDULE			
TREES	BOTANICAL NAME / COMMON NAME	CONT	SIZE
AA	ACER RUBRUM 'AUTUMN FLAME' / AUTUMN FLAME MAPLE	B & B	2"
AP	ACER TATARIANUM 'PATRIEL' / PATTERN PERFECT MAPLE	B & B	2"
AR	ACER PLATANOIDES 'ROYAL RED' / ROYAL RED MAPLE	B & B	3"
AS	ACER SACCHARINUM 'SILVER QUEEN' / SILVER QUEEN MAPLE	B & B	3"
BN	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK	B & B	2"
CE	CARPINUS BETULUS / EUROPEAN HORNBEEAM	B & B	3"
FU	FRAXINUS PENNSYLVANICA 'URBANITE' / URBANITE ASH	B & B	2"
GA	GLEDOSIA TRIACANTHOS 'SKYLINE' / SKYLINE HONEY LOCUST	B & B	2"
LA	LIRIODENDRON TULIPIFERA 'ARNOLD' / ARNOLD TULIP POPLAR	B & B	2"
LS	LIQUIDAMBAR STYRACIFLUA / AMERICAN SWEET GUM	B & B	2"
OR	QUERCUS RUBRA / RED OAK	B & B	3"
TG2	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B & B	2"
EVERGREEN TREES	BOTANICAL NAME / COMMON NAME	CONT	SIZE
PA	PINUS NIGRA 'ARNOLD SENTINEL' / ARNOLD SENTINEL AUSTRIAN BLACK PINE	B & B	6'-8"
PG	PICEA PUNGENS 'GLAUCA' / COLORADO BLUE SPRUCE	B & B	6'-8"
FLOWERING TREES	BOTANICAL NAME / COMMON NAME	CONT	SIZE
AC	AMELANCHIER CANADENSIS / CANADIAN SERVICEBERRY	B & B	2"
CS	CORNUS KOUSA 'SILVERBELL' / SILVERBELL KOUSA DOGWOOD	B & B	2"
MS	MALUS X 'SPRING SNOW' / SPRING SNOW CRAB APPLE	B & B	2"
PB4	PRUNUS X BLUREIANA / PINK FLOWERING PLUM	B & B	2"
PC	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER PEAR	B & B	2"
PC2	PRUNUS SARGENTII 'COLUMBIANIS' / COLUMBIAN SARGENT CHERRY	B & B	2"
SR	SYRINGA RETICULATA / JAPANESE TREE LILAC	B & B	2"

SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	SIZE
BC	BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERY	3 GAL	
BW	BUXUS MICROPHYLLA 'WINTER GEM' / GLOBE WINTER GEM BOXWOOD	5 GAL	
CA	CORNUS SERICEA 'ALLEMAN'S COMPACT' / DWARF RED TWIG DOGWOOD	5 GAL	
CH	CORNUS ALBA 'BAILHALD' TM / IVORY HALD DOGWOOD	5 GAL	
CM	CHAMAECYPARIS PISIFERA 'GOLDEN MOPPS' / GOLDEN MOPPS SAWARA FALSE CYPRESS	3 GAL	
CS2	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	
ES	EUONYMUS JAPONICUS 'SILVER KING' / SILVER KING EUONYMUS	3 GAL	
HB	HYDRANGEA PANICULATA 'BULK' / PANICLED HYDRANGEA	5 GAL	
H02	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL	
HSB	HELICTOTRICHON SIMPERVIRENS 'BLUE OATS' / BLUE OAT GRASS	1 GAL	
LM	LAVANDULA ANGSTIFOLIA 'MUNSTEAD' / MUNSTEAD ENGLISH LAVENDER	2 GAL	
PB2	PENSETUM ALPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS	1 GAL	
PB3	PINUS STROBUS 'BLUE SHAG' / BLUE SHAG WHITE PINE	3 GAL	
PP	PIRUS MUGO 'PUMILO' / MUGO PINE	1 GAL	
PR	POTENTILLA FRUTICOSA 'RED ACE' TM / RED ACE POTENTILLA	3 GAL	
PS	PHYSCARPUS OPULIFOLIUS 'SEWARD' / SEWARD NINEBARK	5 GAL	
RB	ROSA X 'RADYD' / BLUSHING KNOCKOUT ROSE	3 GAL	
RC	RHAMNUS FRANGULA 'COLUMBIANIS' / ALDER BUCKTHORN	5 GAL	
RN	ROSA X 'INDALA' / FLOWER CARPET CORAL GROUNDCOVER ROSE	2 GAL	
SJ	SPIREEA JAPONICA / JAPANESE SPIREA	2 GAL	
SP	SALIX PURPUREA 'HANA' / DWARF ARCTIC WILLOW	5 GAL	
TD	TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW	3 GAL	
VB	VBURNUM TRILOBUM 'BAILEY COMPACT' / BAILEY'S COMPACT AMERICAN CRANBERRY BUSH	5 GAL	

**Materials Legend**

- SOD
- PERMEABLE PAVEMENT
- ROCK MULCH 1/4" - 1"
- 2 X 2 STEPPING STONE
- COMMUNITY GARDEN
- SMOOTH BOUNDER 2'-3' DIA.
- LIGHTING - SEE ELECTRICAL PLAN

- Landscape Notes**
- CANALS, CREEKS, DRAINS, PONDS, WETLANDS, FLOODPLAINS, HIGH GROUNDWATER AREAS, OR ROCK OUTCROPPINGS EXIST ON THIS SITE.
  - CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK PRIOR TO BEGINNING WORK.
  - ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 4" SHREDED DARK MULCH. SUBMIT FOR APPROVAL.
  - ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY. REPLACE WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER. FINISH GRADES TO BE SMOOTH AND EVEN GRASSES WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN.
  - IN ALL PLANTER BED AND LAWN AREAS, THE TOP 6 INCHES OF TOPSOIL WILL BE AMENDED AT A RATIO OF 1 CUBIC YARD OF COMPOST/ORGANIC MATTER PER 1000 SQUARE FEET. ROTO-TILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL.
  - STOCKPILE EXISTING TOPSOIL FOR REUSE IN LANDSCAPE AREAS. VERIFY SUSTAINABILITY OF SURFACE SOIL TO PRODUCE TOPSOIL MEETING REQUIREMENTS AND AMEND WHEN NECESSARY. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A PH OF 5.5 TO 7.0. IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, PROVIDE NEW TOPSOIL THAT IS FERTILE, FRIABLE, NATURAL LOAM, SANDY LOAM, REASONABLY FREE OF SUBSOIL, CLAY LIMBS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
  - IF ADDITIONAL TOPSOIL IS NEEDED OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH ENSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. SEE IRRIGATION PLANS.
  - THREE SPACING SHOULD FOLLOW THE LANDSCAPE PLAN AND SHOULD COMPLY WITH NOTES 11, 12, AND 13.
  - NO TREE SHALL BE PLANTED CLOSER THAN 50 IN FRONT OF A STOP SIGN.
  - NO TREE SHALL BE PLANTED CLOSER THAN 10 TO A STORAGE DRAIN OR PIPE.
  - NO TREE SHALL BE PLANTED CLOSER THAN 5' TO A SEWER SERVICE LINE.
  - FOR TREE AND SHRUB PLANTING SPECS. SEE SHEET L1.01.

- Tree Protection Notes**
- PROTECT THE CRITICAL ROOT ZONE OF THE TREES TO BE RETAINED ON SITE. (NOTE: CRITICAL ROOT ZONE IS THE AREA DIRECTLY BELOW THE CANOPIE OF THE TREE.)
    - CONSTRUCT PROTECTIVE FENCING AROUND THE CRITICAL ROOT ZONE PRIOR TO DEMOLITION OR CONSTRUCTION.
    - DO NOT ALLOW COMPACTOR OR EQUIPMENT TRAFFIC DURING CONSTRUCTION OR DURING DEMOLITION.
    - DO NOT ALLOW CEMENT TRUCKS TO RISE WITHIN THE PROTECTION AREA, ANYWHERE THAT TREE ROOTS EXIST OR IN PLANNED PLANTING BEDS.
    - DO NOT STOCKPILE MATERIALS, DEBRIS OR DIRT WITHIN THE TREE PROTECTION AREA.
    - MAINTAIN WATERING WITHIN THE CRITICAL ROOT ZONE FROM MID-APRIL TO MID-OCTOBER AT THE RATE OF NOT LESS THAN THE EQUIVALENT OF 1-1/2" OF WATER OVER THE ENTIRE AREA PER WEEK.
    - DO NOT TRENCH, EXCAVATE, FILL OR OTHERWISE DISTURB THE SOIL WITHIN THE CRITICAL ROOT ZONE.
    - ADJUST PROPOSED IMPROVEMENT LOCATIONS AS REQUIRED TO AVOID DAMAGING TREE ROOTS.
  - PROTECT THE CROWN AND TRUNK OF TREES TO BE RETAINED ON SITE.
    - OPERATE EQUIPMENT IN SUCH A WAY AS TO AVOID CONTACT WITH TREE TRUNKS OR BRANCHES.
    - PRUNING OF TREES SHALL BE PERFORMED BY A LICENSED ARBORIST.

Project Name: **Parkway Station E 42nd Street**

Location: **Maine Garden City**

Scale: **1" = 20'**

Sheet No: **PP-04**

Project No: 115190  
Date of Issuance: 01.11.2019  
Designed by: CBI  
Checked by: DAB

THE LAND GROUP INCORPORATED  
421 East Shore Drive, Suite 100  
Bangor, Maine 04401  
Ph: 207.528.9927 Fax: 207.528.1155  
www.thelandgroup.com

## Jeff Lowe

---

**From:** Troy Vaughn  
**Sent:** Wednesday, January 20, 2016 8:35 AM  
**To:** Jeff Lowe  
**Subject:** RE: Garden City Agency Transmittal for February 17, 2016, P&Z meeting

Jeff,  
I have no concerns at this time for the projects below.  
Thanks,

---

**From:** Jeff Lowe  
**Sent:** Tuesday, January 19, 2016 4:35 PM  
**To:** Abe Blount; [bob.kibler@fws.gov](mailto:bob.kibler@fws.gov); [carla.bernardi@cableone.biz](mailto:carla.bernardi@cableone.biz); Charles Wadams; Chas Heaton; City Council; [clittle@achdidaho.org](mailto:clittle@achdidaho.org); [cmiller@compassidaho.org](mailto:cmiller@compassidaho.org); [cnitz@adaweb.net](mailto:cnitz@adaweb.net); Colin Schmidt; [criddle@cityofboise.org](mailto:criddle@cityofboise.org); [dbarton@adaweb.net](mailto:dbarton@adaweb.net); [dgordon@cityofboise.org](mailto:dgordon@cityofboise.org); Eric Exline; Frank Walker; [fromm.carla@epa.gov](mailto:fromm.carla@epa.gov); [greg.j.martinez@usace.army.mil](mailto:greg.j.martinez@usace.army.mil); [idprospect@aol.com](mailto:idprospect@aol.com); [jamie.huff@dhs.gov](mailto:jamie.huff@dhs.gov); Jim Morrison; Jim Poe; Joe Canning\_Work; Katy Moeller; Kevin Wallis; Lanette Daw; [linda.clark@deq.idaho.gov](mailto:linda.clark@deq.idaho.gov); Lindsey Pettyjohn; Lisa Leiby; [lisaharm@msn.com](mailto:lisaharm@msn.com); Lori Badigian ; Mack Myers; Mark Perfect; [mark.wasdahl@itd.idaho.gov](mailto:mark.wasdahl@itd.idaho.gov); [mark@pioneerirrigation.com](mailto:mark@pioneerirrigation.com); [mreno@cdhd.idaho.gov](mailto:mreno@cdhd.idaho.gov); [msinglet@intgas.com](mailto:msinglet@intgas.com); [ncurtis@idpr.idaho.gov](mailto:ncurtis@idpr.idaho.gov); Pam Beaumont; [parks4fun4u@aol.com](mailto:parks4fun4u@aol.com); [Projectmgr@boiseriver.org](mailto:Projectmgr@boiseriver.org); Rick Allen; [rkinney@republicservices.com](mailto:rkinney@republicservices.com); Rob Olson; Ronald Johnson ; [rphillips@idahopower.com](mailto:rphillips@idahopower.com); [rward@idfg.idaho.gov](mailto:rward@idfg.idaho.gov); S. Bryce Farris; [sanderst@dhw.idaho.gov](mailto:sanderst@dhw.idaho.gov); [sdouglas@idl.idaho.gov](mailto:sdouglas@idl.idaho.gov); Shelley Young; [syarrington@achdidaho.org](mailto:syarrington@achdidaho.org); Tina Fuller; [tmcmorrow@spro.net](mailto:tmcmorrow@spro.net); Tom Patterson; Troy Vaughn; [wbsdmb@qwestoffice.net](mailto:wbsdmb@qwestoffice.net)  
**Subject:** Garden City Agency Transmittal for February 17, 2016, P&Z meeting

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**Subject:** Garden City Agency Transmittal for February 17, 2016, P&Z meeting

FROM: Garden City Development Service Division, City of Garden City, (208) 472-2921, 6015 Glenwood, Garden City, ID 83714.

**CUPFY2016-1:** BR Rule LLC, represented by Mark L. Butler, is requesting a modification to an approved Conditional Use Permit (CUP2015-00009) to allow Vehicle Sales as an accessory to the Vehicle Service. The display and sale of vehicles would occur only in the existing showroom of the business; no exterior improvements are proposed. The .91-acre site is located at 8633 State Street, and is within the C-2 General Commercial Zoning District, and is in the Transit Oriented Development and Residential Low Density areas of the Comprehensive Plan.

**CUPFY2016-2:** Grace at State Street, represented by David Ruby of The Architects' Office, is proposing a 29,000 square-foot, single-story expansion to an existing residential care facility to create 36 new residential units. The site is located at 9995 State Street, and is within C-2 General Commercial and Residential Low Density Comprehensive Plan designation. The proposal requires Design Review Committee approval and a lot line adjustment.

**SUBFY2016-1/PUDFY2016-1/ZONFY2016-1:** Parkway Station LLC, represented by Hutchison Smith Architects is requesting a Rezone from C-2 (General Commercial Zoning District) to M (Mixed Use Zoning District), Preliminary Plat, and Planned Unit Development approvals for Parkway Station Subdivision. The proposed development consists of 50-lots (41-buildable for residential units, 8-common, and 1-mixed use). The 4.07-acre site is located at 4232 Adams Street and 418 & 500 42<sup>nd</sup> Street and is within the M Mixed Use and C-2 General Commercial Zoning Districts, and the Mixed Use Residential and Transit Oriented Development areas of the Comprehensive Plan. The application is subject to review by the Design Review Committee.



**CENTRAL DISTRICT HEALTH DEPARTMENT**  
**Environmental Health Division**

Return to:

- ACZ
- Boise
- Eagle
- Garden City
- Kuna
- Meridian
- Star

Rezone # SUBFY2016-1 / ZONFY2016-1

Conditional Use # \_\_\_\_\_

Preliminary / Final / Short Plat PUDFY2016-1

Parkway Station

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
  - high seasonal ground water
  - waste flow characteristics
  - bedrock from original grade
  - other \_\_\_\_\_
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approval from appropriate entities are submitted, we can approve this proposal for:
  - central sewage
  - community sewage system
  - community water well
  - interim sewage
  - central water
  - individual sewage
  - individual water
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
  - central sewage
  - community sewage system
  - community water
  - sewage dry lines
  - central water
- 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 12. We will require plans be submitted for a plan review for any:
  - food establishment
  - swimming pools or spas
  - child care center
  - beverage establishment
  - grocery store
- 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.

14. \_\_\_\_\_

Reviewed By: *[Signature]*  
 Date: 1/21/14

## Jeff Lowe

---

**From:** Tina Fuller [tfuller@compassidaho.org]  
**Sent:** Wednesday, January 20, 2016 2:07 PM  
**To:** Jeff Lowe  
**Cc:** Carl Miller  
**Subject:** RE: Garden City Agency Transmittal for February 17, 2016, P&Z meeting

Hi Jeff!

Thank you for contacting COMPASS regarding the upcoming Planning and Zoning Commission meeting. COMPASS has reviewed the proposals and has determined that none meet the criteria for COMPASS to provide comments. Developments not meeting the development review thresholds may still be reviewed upon written request of a COMPASS Board member or COMPASS Regional Transportation Advisory Committee (RTAC) member.

All the best,  
Tina

---

**From:** Jeff Lowe [mailto:jlowe@GARDENCITYIDAHO.ORG]  
**Sent:** Tuesday, January 19, 2016 4:35 PM  
**To:** Abe Blount <ablount@gardencitypolice.org>; bob\_kibler@fws.gov; carla.bernardi@cableone.biz; Charles Wadams <cwadams@GARDENCITYIDAHO.ORG>; Chas Heaton <cheaton@GARDENCITYIDAHO.ORG>; City Council <CityCouncil@GARDENCITYIDAHO.ORG>; clittle@achdidaho.org; Carl Miller <CMiller@compassidaho.org>; cnitz@adaweb.net; Colin Schmidt <cschmidt@GARDENCITYIDAHO.ORG>; criddle@cityofboise.org; dbarton@adaweb.net; dgordon@cityofboise.org; Eric Exline <exline.eric@westada.org>; Frank Walker <fwalker@GARDENCITYIDAHO.ORG>; fromm.carla@epa.gov; greg.j.martinez@usace.army.mil; idprospect@aol.com; jamie.huff@dhs.gov; Jim Morrison <jim.morrison@itd.idaho.gov>; Jim Poe <jpoe@cityofboise.org>; Joe Canning\_Work <jdcanning@baengineers.com>; Katy Moeller <kmoeller@idahostatesman.com>; Kevin Wallis <kwallis@GARDENCITYIDAHO.ORG>; Lanette Daw <lanette.daw@boiseschools.org>; linda.clark@deq.idaho.gov; Lindsey Pettyjohn <lpettyjohn@GARDENCITYIDAHO.ORG>; Lisa Leiby <lleiby@GARDENCITYIDAHO.ORG>; lisaharm@msn.com; Lori Badigian <lbadigia@cdhd.idaho.gov>; Mack Myers <mack@settlersirrigation.org>; Mark Perfect <dsperfma@adaweb.net>; mark.wasdahl@itd.idaho.gov; mark@pioneerirrigation.com; mreno@cdhd.idaho.gov; msinglet@intgas.com; ncurtis@idpr.idaho.gov; Pam Beaumont <pbeaumont@GARDENCITYIDAHO.ORG>; parks4fun4u@aol.com; Projectmgr@boiseriver.org; Rick Allen <rallen@gardencitypolice.org>; rkinney@republicservices.com; Rob Olson <rolson@republicservices.com>; Ronald Johnson <rjohnson@cityofboise.org>; rphillips@idahopower.com; rward@idfg.idaho.gov; S. Bryce Farris <bryce@sawtoothlaw.com>; sanderst@dhw.idaho.gov; sdouglas@idl.idaho.gov; Shelley Young <Shelley@nacfire.org>; syarrington@achdidaho.org; Tina Fuller <tfuller@compassidaho.org>; tmcorrow@spro.net; Tom Patterson <tpatterson@gardencitypolice.org>; Troy Vaughn <tvaughn@GARDENCITYIDAHO.ORG>; wbsdmb@qwestoffice.net  
**Subject:** Garden City Agency Transmittal for February 17, 2016, P&Z meeting

---

**Subject:** Garden City Agency Transmittal for February 17, 2016, P&Z meeting

FROM: Garden City Development Service Division, City of Garden City, (208) 472-2921, 6015 Glenwood, Garden City, ID 83714.

**CUPFY2016-1:** BR Rule LLC, represented by Mark L. Butler, is requesting a modification to an approved Conditional Use Permit (CUP2015-00009) to allow Vehicle Sales as an accessory to the Vehicle Service. The display and sale of vehicles would occur only in the existing showroom of the business; no exterior improvements are proposed. The .91-acre site is located at 8633 State Street, and is within the C-2 General



**IDAHO TRANSPORTATION DEPARTMENT**  
P.O. Box 8028  
Boise, ID 83707-2028

(208) 334-8300  
[itd.idaho.gov](http://itd.idaho.gov)

---

January 22, 2016

Mr. Jeff Lowe  
Garden City Development Service Division  
City of Garden City  
6015 Glenwood Street  
Garden City, Idaho 83714

**VIA EMAIL**

**RE: SUBFY2016-1 PARKWAY STATION SUBDIVISION**

The Idaho Transportation Department (ITD) has reviewed the referenced rezone, preliminary plat, and planned unit development application for the Parkway Station Subdivision located on the northwest corner of Adams St. and E. 42<sup>nd</sup> St. north of US-20/26. ITD has the following comments:

1. ITD has no objection to the proposed project and requires no mitigation.
2. This property does not abut the State highway system.

If you have any questions, you may contact me directly at 332-7191.

Sincerely,

A handwritten signature in blue ink that reads "James K. Morrison".

James K. Morrison  
Development Services Manager  
[jim.morrison@itd.idaho.gov](mailto:jim.morrison@itd.idaho.gov)

---

Michael G. Irvan  
*Commissioner/  
Administrative Chief*

Margaret Dimmick  
*Commissioner*

Jeff Ramey  
*Commissioner*

Shelley Young  
*Administrative  
Manager*



February 9, 2016

Jeff Lowe  
Garden City Planning

Re: Preliminary Plat and Rezone SUBFY2016-1, PUDFY2016-1,  
ZONFY2016-1  
Parkway Station  
4232 Adams Street and 418 & 500 42<sup>nd</sup> Street, Garden City

Dear Jeff,

This is a request for a 50 lot mixed use development with 41 buildable lots for residential, eight common lots, and one mixed use lot.

North Ada County Fire and Rescue has reviewed and can approve the application subject to compliance with all of the following code requirements and conditions of approval. Any deviation from this plan is subject to Fire Department approval. Please note that unless stated otherwise, this memo represents the requirements of the International Fire Code (IFC) as adopted and amended by NACFR Rules.

Comments:

1. For streets having a width less than 29 feet, back of curb to back of curb parking shall be restricted on both sides. Parking shall be restricted on all sides of turn-arounds and cul-de-sacs. A note on the face of the final plat is required noting the parking restriction. In addition, No Parking signs shall be installed in accordance with the requirements of the IFC.
2. Fire hydrants capable of producing the required fire flows shall be located so that no part of a structure is more than 600-feet from a hydrant. (IFC 507.3, IFC B105.2) The number of hydrants on the plan are sufficient, but could be placed more appropriately for fire department use. The two hydrants located at the dead end lanes would be better placed at the intersections with Private Street B.
3. 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.

4. Fire department access roads in excess of 150 feet shall have a fire department turn around. Two of the dead end streets are greater than 150 feet. IFC 503.2.5

General Requirement:

Specific building construction requirements of the International Building Code, International Fire Code and Boise City Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.

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.

Regards,

Ron Johnson  
Division Chief – Assistant Fire Marshal  
Boise Fire Department

## Jeff Lowe

---

**From:** Mark Zirschky [mark@pioneerirrigation.com]  
**Sent:** Saturday, January 23, 2016 3:23 PM  
**To:** Jeff Lowe  
**Subject:** Re: Garden City Agency Transmittal for February 17, 2016, P&Z meeting

Jeff,

The proposed projects within this notice, do not conflict with any Pioneer owned or maintained facilities.

Thank you.

Mark Zirschky -- Superintendent  
Pioneer Irrigation District  
208-459-3617 (office)  
208-250-8481 (cell)

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**From:** Jeff Lowe <[jlowe@GARDENCITYIDAHO.ORG](mailto:jlowe@GARDENCITYIDAHO.ORG)>  
**Sent:** Tuesday, January 19, 2016 4:35 PM  
**To:** Abe Blount; [bob\\_kibler@fws.gov](mailto:bob_kibler@fws.gov); [carla.bernardi@cableone.biz](mailto:carla.bernardi@cableone.biz); Charles Wadams; Chas Heaton; City Council; [clittle@achdidaho.org](mailto:clittle@achdidaho.org); [cmiller@compassidaho.org](mailto:cmiller@compassidaho.org); [cnitz@adaweb.net](mailto:cnitz@adaweb.net); Colin Schmidt; [cridle@cityofboise.org](mailto:cridle@cityofboise.org); [dbarton@adaweb.net](mailto:dbarton@adaweb.net); [dgordon@cityofboise.org](mailto:dgordon@cityofboise.org); Eric Exline; Frank Walker; [fromm.carla@epa.gov](mailto:fromm.carla@epa.gov); [greg.j.martinez@usace.army.mil](mailto:greg.j.martinez@usace.army.mil); [idprospect@aol.com](mailto:idprospect@aol.com); [jamie.huff@dhs.gov](mailto:jamie.huff@dhs.gov); Jim Morrison; Jim Poe; Joe Canning\_Work; Katy Moeller; Kevin Wallis; Lanette Daw; [linda.clark@deq.idaho.gov](mailto:linda.clark@deq.idaho.gov); Lindsey Pettyjohn; Lisa Leiby; [lisaharm@msn.com](mailto:lisaharm@msn.com); Lori Badigian ; Mack Myers; Mark Perfect; [mark.wasdahl@itd.idaho.gov](mailto:mark.wasdahl@itd.idaho.gov); Mark Zirschky; [mreno@cdhd.idaho.gov](mailto:mreno@cdhd.idaho.gov); [msinglet@intgas.com](mailto:msinglet@intgas.com); [ncurtis@idpr.idaho.gov](mailto:ncurtis@idpr.idaho.gov); Pam Beaumont; [parks4fun4u@aol.com](mailto:parks4fun4u@aol.com); [Projectmgr@boiseriver.org](mailto:Projectmgr@boiseriver.org); Rick Allen; [rkinney@republicservices.com](mailto:rkinney@republicservices.com); Rob Olson; Ronald Johnson ; [rphillips@idahopower.com](mailto:rphillips@idahopower.com); [rward@idfg.idaho.gov](mailto:rward@idfg.idaho.gov); S. Bryce Farris; [sanderst@dhw.idaho.gov](mailto:sanderst@dhw.idaho.gov); [sdouglas@idl.idaho.gov](mailto:sdouglas@idl.idaho.gov); Shelley Young; [syarrington@achdidaho.org](mailto:syarrington@achdidaho.org); Tina Fuller; [tmcmorrow@spro.net](mailto:tmcmorrow@spro.net); Tom Patterson; Troy Vaughn; [wbsdmb@qwestoffice.net](mailto:wbsdmb@qwestoffice.net)  
**Subject:** Garden City Agency Transmittal for February 17, 2016, P&Z meeting

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**Subject:** Garden City Agency Transmittal for February 17, 2016, P&Z meeting

FROM: Garden City Development Service Division, City of Garden City, (208) 472-2921, 6015 Glenwood, Garden City, ID 83714.

**CUPFY2016-1:** BR Rule LLC, represented by Mark L. Butler, is requesting a modification to an approved Conditional Use Permit (CUP2015-00009) to allow Vehicle Sales as an accessory to the Vehicle Service. The display and sale of vehicles would occur only in the existing showroom of the business; no exterior improvements are proposed. The .91-acre site is located at 8633 State Street, and is within the C-2 General Commercial Zoning District, and is in the Transit Oriented Development and Residential Low Density areas of the Comprehensive Plan.

**CUPFY2016-2:** Grace at State Street, represented by David Ruby of The Architects' Office, is proposing a 29,000 square-foot, single-story expansion to an existing residential care facility to create 36 new residential units. The site is located at 9995 State Street, and is within C-2 General Commercial and Residential Low Density Comprehensive Plan designation. The proposal requires Design Review Committee approval and a lot line adjustment.