

# Garden City Parking Ordinance Amendments Work Session

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CPAFY2022-0006- January 23, 2023



# Hearing Procedures



## Staff Report

## Testimony

- When you are called on by the Mayor please state and spell your name for the record. Please speak into the microphone.
- Virtual spell name for record. If you have an exhibit, you wish to share please utilize the “Share Screen” (green button). Please also make sure to send it to [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org) as a record document.
- 3 minute limited unless a spokesperson (15 minutes)
- Testimony should directly address the subject at hand
- Should not be repetitious
- Not be personally derogatory

## Staff

## Close of hearing

## Discussion and Decision

# Process

Parking Strategies Review

Parking Perception Survey

Three regulatory directions presented

- Repeal

- Consistent Approach

- Use by Use Approach

- Open House and Public Comments

Multiple reviews with Design Review Consultants

Two work sessions with the Planning and Zoning Commission

Public Hearing with the Planning and Zoning Commission

**Public Hearing with the City Council- February 13, 2023**

# Proposed Changes

1. All sections of 8-4D Parking and Off-street Loading Provisions have been clarified.
2. Dimensional Standards have been added.
3. The maximum distance is consistently noted at  $\frac{1}{4}$  mile.
4. Prohibition of light trespass has been added.
5. Pedestrian walkway requirement from parking area to building entrance has been added.
6. Parking structure design criteria have been added.
7. Additional bicycle standards have been added.
8. The garage requirement has been amended to be covered parking.
9. Addition of no required motor vehicle spaces for Accessory Dwelling Units was added.
10. The number of required residential parking was reduced for two-bedroom units to require one space rather than two spaces.
11. Residential guest parking spaces have been reduced from .5/ unit to .5/unit for the first 10 units and then .1/ unit thereafter.
12. The number of parking for non-residential uses is now defined on a use basis. Title 8 designated land uses are categorized into one of four categories. The categories include uses with high, medium, low, and negligible parking needs. Four uses are further refined. The number of parking stalls required is based on a gross square foot calculation of the space dedicated to the use.
13. Bicycle parking requirements increased.
14. Allowance for electric charging stall design requirements has been added.
15. Calculation criteria have been added.
16. "Standards for Alternatives to On-site Parking" has been amended to "Equivalent Parking Adjustments" and criteria have been added.
17. An allowance of 50% of the required parking stalls for existing structures has been added.
18. Loading facilities are no longer mandatory. Provisions for when loading facilities are provided remain.
19. Addition of Parking Benefit District enabling criteria has been added.
20. The allowance of a parking facility used in the R-3 Zoning District via a conditional use permit has been added to Table 8-2B-1 Allowed Uses in All Base Zoning Districts.
21. Administration of Parking Benefit District criteria has been added to Title 5.
22. Criteria have been relocated or added to 8-1C-3 Property Maintenance.
23. Conflicting sections are repealed.





# Highlights

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1. The number of required residential parking was reduced for two-bedroom units to require one space rather than two spaces.
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9. The allowance of a parking facility used in the R-3 Zoning District via a conditional use permit has been added to Table 8-2B-1 Allowed Uses in All Base Zoning Districts.

# City Council Comments January 23, 2023

1. Lack of an adequate transit system necessitates auto use. Parking needs to be adequate to accommodate the auto use.
2. Concerns with EV being flexible and the enforcement of the parking.
3. Define Travel Trailer.
4. 8-4D-6 B.1: The use of the term “only” precludes other methods of reduction that are identified in code.

# Updates to Recommended Code

1. 8-1C-3 The term “travel trailer” was amended to “recreational vehicle” which is defined in GCC 8-7A-2 Definition of Terms.
2. 8-1C-3 A. 4. 4. Vehicles that are inoperable, which includes motor vehicles without current registration, for more than three (3) months shall be enclosed in a structure or located in the rear or side yard and screened from view.
  - a. The provision has not been amended. Proof of registration could be requested without going on site.
3. Table 8-4D-2 as drafted without public comment incorporated.
  - a. This was not updated due to conflicting comments and the City Council’s discussion about maintaining an adequate number of spaces while the valley does not have adequate public transportation.
4. 8-4D-3 C: Language included: 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.
5. 8-4D-3 D language was added: If no use is specified, the high parking needs category of Table 8-4D-3 and Table 8-4D-4 will be utilized.
6. EV Spaces- to address discussion regarding flexibility and enforcement
  1. 8-4D-5 E.1 was amended to remove the requirement for EV spaces and has been replaced by: EV parking spaces *may* be provided. Each EV parking space provided shall be counted towards the minimum off-street parking requirements for the project. This was relocated to the G Calculation of Required Spaces.
  2. EV space design standards were relocated to 8-4D-B. D
  3. Definitions related to EV spaces were deleted and replaced with: EV Charging Spaces.
1. 8-4D-6 B.1 the word “only” was stricken.

# Public Comment



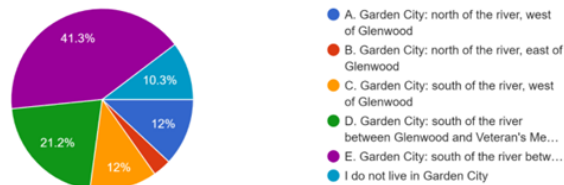
## PARKING SURVEY RESULTS SUMMARY

Garden City conducted a survey to better understand the public's perception regarding parking in Garden City. The survey and this summary will be included as a record document to inform the city when selecting parking strategies and code revisions related to parking. There were 184 participants who took the 16-question survey. The survey was active from June 30, 2022, to August 5, 2022. The survey was advertised in a Garden City utility bill, transmitted on the city's social media, and sent directly to identified stakeholders. This document summarizes the results.

### Respondent Information

#### Question 1

Where do you live?  
184 responses



Of the respondents 74.5% indicated that they live in Garden City south of the Boise River, 16.3% of the respondents live in Garden City north of the river, and 10.3% do not live in Garden City.

## Participation

- Public Perception Survey- 184 participants
- Virtual Open House November 7, 2022- November 21, 2022
- In Person November 17, 2022, 5:30-7:00 pm
- Questionnaire- 49 Responses including in person comments left at open house
- Additional 28 comments

## Comments

- Perception Survey-Split opinions on regulation and adequacy
- Questionnaire and additional comments- strong support for repeal (44 of 49)
- No support for a use-by-use approach to non-residential parking
- A standard approach is difficult to apply to all uses
- Increase number of parking reductions and reduce stringency of criteria for Equivalent Parking Adjustments
- Parking Benefit District is desirable



# Recommendation

- Planning and Zoning Commission 3/2 Approval– including a review of public testimony and discussion with City Council
  - On street parking is a free public good. Without minimums it pushes private needs to the public system.
  - Nay votes in favor of repealing the required spaces
    - Housing affordability
    - Efficient and flexible land use
    - Increase of tax revenue without impacting rate payers
    - Current movement- 200 cities within the last 10 years- Mountain Home; Twin Falls
    - Comprehensive Plan support
- Incorporates DRC suggestions
  - 1/2 consultants prefers repeal

# Potential Actions

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Sustain, Modify, Reject Recommendation

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Continue hearing if significant modifications are needed

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May have three readings

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If three readings, recommended that the decision is continued to a date certain to coincide with third reading

# Questions



# Thank you

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