

AN ORDINANCE AMENDING TITLE 8 GARDEN CITY DEVELOPMENT CODE; AMENDING THE OVERLAY ZONING DISTRICTS ESTABLISHED BY ADDING A NEW OVERLAY DISTRICT, THE BOISE RIVER AND GREENBELT; AMENDING TABLE 8-3A-1 ALLOWED USES BY IDENTIFYING THE USES ALLOWED IN THE NEW BOISE RIVER AND GREENBELT; ESTABLISHING A NEW ARTICLE, ARTICLE 8-3E BOISE RIVER AND GREENBELT; AMENDING 8-6A-1 BY ESTABLISHING AUTHORITIES RELATED TO ARTICLE 8-3E BOISE RIVER AND GREENBELT AND AMENDING 8-7A-2 DEFINITIONS AND PROVIDING AN EFFECTIVE DATE FOR ADOPTION.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GARDEN CITY, IDAHO:

SECTION 1: GARDEN CITY CODE 8-3A-1 ZONING DISTRICTS ESTABLISHED IS AMENDED BY ADDING THE NEW DISTRICT:

The purpose of the overlay districts is to provide an incentive to implement the comprehensive plan and preserve the rights of property owners. The city hereby establishes the following overlay zoning districts:

Flood hazard (FH)

Surel Mitchell Work-Live-Create (WLC)

Neighborhood Commercial Node (NCN)

Transit Oriented Development (TOD)

Green Boulevard Corridor (GBC)

Boise River and Greenbelt (BRG)

SECTION 2: GARDEN CITY CODE 8-3A-3 ALLOWED USES IS AMENDED BY ADDING THE FOLLOWING PROVISIONS:

- A. Table 8-3A-1 of this section lists allowed uses in the overlay zones.
- B. If a proposed use of property is not specifically listed in table 8-3A-1 of this section, the use shall be prohibited, except if the planning official determines that the proposed use is equivalent to a permitted or conditional use. The planning official's determination shall be based on the criteria set forth in section 8-2B-2 of this title.

C. For uses that may fall into more than one category, the planning official shall determine the most appropriate category based on the more restrictive standards.

D. Except for areas within the Boise River and Greenbelt Overlay District, in the flood hazard overlay district, all uses are allowed that are allowed in the base zoning district.

E. In the Boise River and Greenbelt Overlay District, additional use restrictions apply. See Section 8-3E-3 for these restrictions.

SECTION 3: GARDEN CITY CODE TABLE 8-3A-1 ALLOWED USES IN THE OVERLAY ZONING DISTRICTS IS AMENDED BY ADDING THE FOLLOWING NEW USES AND PROVISIONS:

	WLC	NCN	TOD	GBC	<u>BRG</u>
Accessory use*	P	P			<u>C</u>
Agriculture*	P	P			<u>C²</u>
Amusement center*	C	P ¹			
Animal care facility*	C	C			
Artist studio	P	P			<u>P</u>
Bed and breakfast*	P	P			<u>P</u>
Bicycle sales, service, storage, rental	P	P			<u>P</u>
Building material, garden and equipment*	C	C			
Church or place of religious worship*	C	C			<u>C</u>
Club*	C	C			<u>C</u>
Commercial entertainment facility*	C	C			
Daycare, center*	P	P			<u>P</u>
Daycare, neighborhood*	P	P			<u>P</u>
Daycare, personal*	P	P			<u>P</u>
Drinking establishment, full service*	C	C			<u>C</u>
Drinking establishment, limited service*	P	P			<u>P</u>

SECTION 3: GARDEN CITY CODE TABLE 8-3A-1 ALLOWED USES IN THE OVERLAY ZONING DISTRICTS IS AMENDED BY ADDING THE FOLLOWING NEW USES AND PROVISIONS:

	WLC	NCN	TOD	GBC	<u>BRG</u>
Drive-through establishment*					
Dwelling unit, accessory*	P	P			<u>P</u>
Dwelling unit, group	P	C			<u>C</u>
Dwelling unit, multiple-family*	P	P			<u>P</u>
Dwelling unit, single-family attached	P	P			<u>P</u>
Dwelling unit, single-family detached	P	P			<u>P</u>
Dwelling unit, two-family	P	P			<u>P</u>
Eating establishment, full service	C	C			<u>C</u>
Eating establishment, limited service	P	P			<u>P</u>
Equipment rental, sale and service*	C				
Financial institution*	P	P			
Food products, small scale processing*	P	P			<u>C</u>
Food store*	C	C			<u>C</u>
Fuel sales*	C				
Health club*	P	C			<u>C</u>
Healthcare and social service	P	P			
Home occupation*	P	P			<u>P</u>
Hospital*	C				
Industry, information*	P	C			
Industry, flex*					
Industry, light*					
Kennel, hobby*	P				

SECTION 3: GARDEN CITY CODE TABLE 8-3A-1 ALLOWED USES IN THE OVERLAY ZONING DISTRICTS IS AMENDED BY ADDING THE FOLLOWING NEW USES AND PROVISIONS:

	WLC	NCN	TOD	GBC	<u>BRG</u>
Laboratory - medical, dental, optical	P	P			
Laundromat, self-service cleaner*	P	P			
Laundry and dry cleaning, commercial plant	C				
Laundry and dry cleaning establishment	C	C			
Lending institution					
Lodging*	P	P			<u>C</u>
Manufactured/mobile home park	C	C			
Mortuary*	C	C	C	C	
Motorcycle sale, service, storage, rental	C				
Nursery*	P	P			
Nursing and residential care*	C	C			<u>C</u>
Parking facility	C	C			<u>C³</u>
Personal service*	P	P			<u>P</u>
Professional service*	P	P			<u>P</u>
Public service facility	C	C			<u>C</u>
Public uses	C	C			<u>C</u>
Recreational vehicle park*	C				
Research and development	P	P	P	P	<u>C</u>
Retail production	P	C	C	P	<u>C</u>
Retail store	P	P			<u>P</u>
School*	C	C			

SECTION 3: GARDEN CITY CODE TABLE 8-3A-1 ALLOWED USES IN THE OVERLAY ZONING DISTRICTS IS AMENDED BY ADDING THE FOLLOWING NEW USES AND PROVISIONS:

	WLC	NCN	TOD	GBC	<u>BRG</u>
Service provider*					
Storage facility, self-service					
Storage facility or yard*	C				
Storage yard, commercial recreational vehicle					
Temporary use*	P	P			<u>P</u>
Tobacco entertainment facility*	C	C			
Tobacco retail	P	P			
Vehicle rental*	C	C			
Vehicle sales*	C	C			
Vehicle service*	C	C			
Vehicle washing facility*					
Warehouse and storage, wholesale*	C				
Wireless communication facility*					

* Indicates uses that are subject to specific land use provisions as set forth in chapter 2, article C of this title.

1. Indoor only.

2. Horticultural uses only

3. Only when in combination with a public shared facility that supports river or greenbelt based uses.

SECTION 4: A NEW ARTICLE IS ADDED TO GARDEN CITY CODE, ARTICLE E. BOISE RIVER AND GREENBELT:

ARTICLE E. BOISE RIVER AND GREENBELT

SECTIONS:

- 8-3E-1: Purpose
- 8-3E-2: Applicability
- 8-3E-3: Allowed Uses
- 8-3E-4: General Provisions

8-3E-1 Purpose:

A. The Boise River is the city's most significant natural resource and imparts the unique identity of the City with a river running through it. The Boise River Greenbelt, with its pathways and green spaces, is also significant to the recreational enjoyment, health and conveyance of city residents.

B. The Boise River and Greenbelt (BRG) Overlay District is intended to preserve, protect and enhance the river, and the public's enjoyment and access to the Boise River and Greenbelt through carefully planned and designed development. Mixed use, commercial development, and urban density housing are encouraged that focus on, celebrate, connect and enhance the Boise River environment. Objectives of the provisions in this article:

1. To protect public access and enjoyment of the river and greenbelt through regulations on the location, orientation, density, and appearance of development.
2. To encourage the highest best use development adjacent to the urban river setting through specific use standards.
3. To protect critical wildlife habitat and wetlands along the river through limiting development in these areas.
4. To minimize disruption and alteration of existing waterways through limitations on grading and land clearing.
5. To enhance the natural environment with requirements for appropriate native landscaping, planting and landscape maintenance techniques.
6. To protect and enhance connectivity along the greenbelt and linkages with other parks, paths and green spaces through incentives that encourages dedication or easements for public use.
7. To create nodes of urban development in certain locations in the District through appropriate use and development standards.

8. To provide for emergency and maintenance services to the Boise River and Greenbelt through the requirements for public access.

8-3E-2 Applicability:

- A. Provisions of this article apply to all property within the boundaries of the BRG as shown on the Garden City Zoning Map.
 1. The boundary delineation generally follows the property lines of the parcels or lots of record immediately adjacent to the Boise River and/or the Boise River Greenbelt, and including any adjoining lots or parcels in the same ownership as depicted in the rolls of the Ada County Assessor as of the adoption of this ordinance (date of ordinance adoption).
 2. The boundary may be expanded to including additional properties through the process of developing a master plan as set forth in Section 8-3E-4-B.
- B. Some properties within the BRG are affected by more than one overlay zone. Where this is the case, applicable requirements for each overlay zone shall apply within that zone's boundaries. Where there are conflicts between requirements, the determination of which requirements apply shall be made by the Planning and Zoning Commission in regards to land uses and by the Design Review Committee in regards to site and building design.
- C. Nothing in this Article shall exempt or exclude development from the provisions of Article 8-3B FLOOD HAZARD.

8-3E-3 Allowed Uses:

- A. Allowed uses identified in Table 8-3A-1 shall demonstrate that the use is oriented to the river and greenbelt, and are appropriately designed and scaled to this unique environment. Despite a use identified in Table 8-3A-1, the use shall not be allowed if it fails to meet the standards of this Article.
- B. Uses not identified in Table 8-3A-1 may be allowed upon demonstration that the use is river-dependent or river-oriented. Determination of an allowed use shall be made by the Planning Official. For example, kayak rental sales or an outdoor theater facing the river.
- C. In the fully developed areas of the BRG overlay where the base district is R-2 or R-3, uses are restricted to those uses allowed in the base district, except for parcels in excess of one (1) acre or more in size where uses as identified in Table 8-3A-1 are allowed.
- D. Mixed use, including commercial and urban density residential, are encouraged in the areas along the river between N. Glenwood Street and the city's eastern boundary. Mixed use shall include a minimum of 14 dwelling units/acre including single family attached and multi-family. At least fifty percent (50%) of the gross floor

area of all buildings shall be in residential uses and at least twenty percent (20%) of the gross floor area shall be non-residential land uses to qualify as mixed use.

8-3E-4 General Provisions:

A. Table 8-3E-1 Dimensional Standards:

	Single Family Residential	All Other Uses
Setbacks		
Minimum setback from the Ordinary High-Water Mark (see 8-5C-4B-5)	70'	
Minimum setback from Wetlands/Critical Habitat Areas	50'	
Minimum setback for Front River Activated*	10'	
Minimum rear setback bordering the river*	30'	
Minimum front setback	20'	5'
Minimum rear setback	15'	5'
Minimum side setback	5'	
Height		
Within 10-19' from the greenbelt	2 stories	
Within 20-29' from the greenbelt**	3 stories	
30' and beyond from the greenbelt	4 stories	

* Measured from the greenbelt right of way.

** Excludes upper story decks

1. Minimum setback from the Ordinary High-Water Mark 6,500 cfs and designated wetlands/critical habitat areas shall take priority over any other setback provisions. "River Activated" is defined as spaces and uses that are oriented to and engage the river and greenbelt.
2. The characteristics of river activated are:
 - a. Primary entrances to buildings that either face the greenbelt or are located within the first 10' of a building side perpendicular to the greenbelt;
 - b. Active outdoor spaces like patios, decks, and balconies;
 - c. Ground level transparency in non-residential uses of at least 60%.
 - d. Open space and landscape areas that emphasize views of the river corridor from adjacent properties.
 - e. An active mix of uses along the greenbelt that are open and accessible to the public users of the greenbelt.
 - f. Pedestrian-bicyclist amenities outside of ground floor uses, such as tables and chairs, trash receptacles, drinking fountains, dog waste station, directional and interpretive signage, lighting, bike racks, bike repair stations, and public art to encourage social interaction.

3. River activated setbacks are measured from the landward side of the greenbelt right of way.
4. With the exception of the minimum setback requirements to the Ordinary High Water Mark and wetlands/critical habitat, development approved through a master site plan may deviate from the dimensional standards set forth in Table 8-3E-4. The determination shall be made by the Design Review Committee and their decision for the deviation shall be that the site plan meets all the criteria to the fullest extent possible as set forth in section 8-3E-B-3 below.

B. Master Site Plan

1. A master site plan is required for all development on properties one (1) acre or larger in size, and is optional at the discretion of an applicant for any other property.
2. The master site plan shall include additional property that is reasonably associated by ownership, access, or other physical characteristics with the property subject to the master site plan.
3. A master site plan shall comply with the requirements set forth in section 8 7B.1.1 of this Code.
4. The master site plan shall demonstrate that the proposal satisfies the following approval criteria:
 - a. Creation of an attractive mixed-use environment focused on the river and greenbelt through the use and inter-relationship of open spaces, building locations, building scale and design, and pedestrian-bicycle connections.
 - b. Provision of access and free movement of non-motorized mobility to and through the site in a manner that maximizes exposure to the Boise River and greenbelt.
 - c. Reducing to a minimum any negative impacts of the proposed development on the natural environment.
5. Upon approval of master site plan, all subsequent building and site development must comply with the approved plan and the standards and conditions in this Article.

C. Site Layout Standards.

1. The site layout shall connect to and extend the existing street grid pattern by use of streets, pedestrian-bicycle pathways or shared vehicular-pedestrian-bicycle streets at a minimum of thirty feet (30') in wide. When the extension is a street, on-street parking shall be provided on both sides of the street.

2. Public corridors to the greenbelt that are at least thirty feet (30') in width shall be provided approximately and at least every 300' feet (measured parallel to the greenbelt). Extension of the existing street grid as required in 8-3E-4C1 can satisfy this requirement, or the space can also serve as landscaping, emergency equipment access, water retention zones, or utility easements.
3. Locations to allow for greenbelt and river users' parking, and raft put-in and take-out shall be provided approximately and at least every 300' feet (measured parallel to the greenbelt).
4. Existing streets that terminate within or adjacent to a site shall connect to the greenbelt with a pedestrian-bicycle pathway, meeting the standards specified in Section 8-3E-4G.3.
5. Secondary access may be required to provide for emergency vehicles. The greenbelt may be improved with a pavement width of 22' to meet the requirements for a secondary access.

D. Building Design Standards

1. The configuration and scale of buildings shall be designed to interact with the greenbelt, open spaces and gathering places to create a dynamic and interesting environment.
2. The scale, arrangement and texture of buildings, streetscapes and open space shall vary throughout the development to reflect function, interest and significance.
3. The privacy of adjoining residential buildings should be considered in building design including the location of windows, doors, and outdoor activity areas.
4. Stand-alone building styles shall be discouraged.
5. Buildings facing the greenbelt and river should present an undulating front to the greenbelt so that a large expanse of a building does not dominate the greenbelt and river. This should be accomplished through the use of form changes with setbacks/stepbacks. Additional building design components can contribute to the undulation such as balconies, canopies, awnings, change of materials or colors, porches and outdoor spaces.
6. All residential uses shall provide space in addition to enclosed garages for the storage of recreational and other equipment.
7. Building design for all uses are encouraged to include spaces that support bicycle use including: enclosed bicycle storage with easy connection to the greenbelt and other bicycle trails; cleaning and maintenance facilities; and showers and changing area for uses with employees.

E. Landscaping Standards

1. Native trees, shrubs, or other plants adapted for survival and growth in the river environment shall be the predominant landscaping material. As a

reference to appropriate landscape materials, see the Appendix, "Native Plants of the Boise River", and as adopted by City Council Resolution.

2. Landscaping should be used to provide transitions between uses, soften and buffer utility and loading areas, and provide pleasing textures and variety particularly next to buildings, along walkways, and within pedestrian plazas.
3. A landscape plan shall comply with all of the requirements set forth in section 8-7B-1-G of this Code.
4. Landscaping materials requiring a substantial application of chemicals and fertilizer for survival is discouraged.
5. Landscaping shall include a minimum of 50% tree canopy coverage achieved within a period of ten years over the entire site.
6. Tree maintenance, including trimming to maintain views, shall not endanger the health of the tree, or reduce the minimum tree canopy requirement.
7. Landscaping shall comply with all provision of Article 8-4I Landscaping and Tree Protection Provisions of this Code.

F. Natural Resources Protection

1. Drainage. All drainage from buildings, parking/loading areas, and other impervious surfaces shall be retained on the development site or directed to a drainage facility as part of an overall drainage master plan using dry wells or other City-approved method such as landscaping, retention basin, swale, or similar bio-filtration systems that are not directly connected to the Boise River.
2. Wetlands and critical wildlife habitat.
 - a. No wetland or wildlife habitat areas shall be reduced in size.
 - b. Additional setbacks may be required from critical habitat areas such as winter eagle nesting, perching areas or heron rookeries.
3. Riparian Zone: The area measured twenty-five feet (25') in width from the riverbank is considered the Riparian Zone, and shall be left in a natural vegetative state for river bank stabilization and wildlife. Section 8-3B-5-7 of this Code includes other requirements for the Riparian Zone.
4. Streambank Stabilization. Where streambank stabilization is required, a fifteen feet (15') wide strip of vegetation to cover a minimum of 70% of the river frontage shall be required. In situations where structural stabilization

measures (such as rip-rap, gabbing) are deemed necessary, the design of the structure shall include overplanting with vegetation and the deliberate enhancement of fish habitat.

G. Greenbelt Improvements: In areas where the Boise River Greenbelt has not been improved, the following standards shall apply, as determined by the Public Works Director:

1. The path should be a minimum of 25' from the Ordinary High-Water Mark (6,500 cfs).
2. The path shall provide a 25-foot minimum horizontal clearance for emergency and maintenance vehicle access.
3. The paved section of the path shall be a minimum of 12' in width, and 14' is encouraged in high activity areas where bicycle and pedestrian conflicts are anticipated. The paved section of the intersection of the greenbelt with a street end shall provide adequate access for emergency and maintenance vehicles.
4. The underlying base should be 4 inches of compacted crushed gravel.
5. Pavement thickness should be 2 inches of asphaltic concrete or an equivalent as determined by the Public Works Director.
6. Appropriate treatments should be undertaken to inhibit root growth from coming up through the pavement, including a minimum depth of 24" and a 36" perimeter of a root barrier.
7. The path should be sloped to provide proper drainage. Low spots should be avoided where water may accumulate.
8. Conduit a minimum of 2" wide and buried 36" deep and with pull boxes every 500' located on the landward side of the greenbelt shall be provided.

H. Screening, Fencing, and Walls

1. Non-river activated structures shall be screened from view from the Greenbelt and the river with landscaping that will grow to a height of at least twenty feet (20') within ten (10) years.
2. Fences and walls located within the setback adjacent to the greenbelt shall be limited to three feet in height (3') and setback a minimum of two feet (2'), as measured from the landward side of the Greenbelt right of way.

3. The design of fences and walls should have the following characteristics:
 - a. To visually separate but not hide semi-private spaces.
 - b. To provide separation while encouraging interaction between private property and greenbelt users.
 - c. To be designed in a way, fabricated with materials or setback so as not be a safety hazard to greenbelt users.
 - d. Chain link fences and fences constructed of plastic materials shall be prohibited.

I. Exterior Lighting

1. All exterior lighting shall be designed, located, and lamped in order to prevent or minimize over-lighting, energy waste, glare, and light trespass on adjoining properties and critical wildlife habitat.
2. All nonessential exterior commercial, recreational, and residential lighting shall be turned off after business hours and/or when not in use. Lights on a timer and sensor activated lights are encouraged.
3. Sensor activated lighting shall be located to prevent lighting into adjacent properties or onto the greenbelt. Lighting shall activate only when motion on the property is detected. The maximum lumen output shall be 260 lumens.
4. All building lighting fixtures shall be full cutoff fixtures with the light source fully shielded.
5. All area lights shall be a minimum eighty five degree (85°) full cutoff type luminaries.
6. All floodlights shall provide external shielding angled so that no light escapes above a 25-degree angle measured from the vertical line from the center of the light extended to the ground. Floodlights shall not cause glare or light to shine directly on adjacent property or the greenbelt.
7. Parking lot, pathway and landscaping lights are encouraged to be greater in number, lower in height and lower in light level, as opposed to fewer in number, higher in height and higher in light level. Parking lot lighting shall not exceed IESNA recommended foot-candle levels.
8. Lighting plans shall be certified by a licensed expert that the plans meet the specification of this section.

- J. Parking: the regulations and standards for vehicular and bicycle parking as set forth in Article 8-4D shall apply in the Boise River and Greenbelt Overlay District with the following exceptions:

1. All parking requirements for residential uses shall be satisfied on site. The allowance for one street space to qualify as required parking as set forth in section 8-4D-4F5 shall not be allowed in the BRG district.
2. All river activated land uses shall provide one bicycle parking space for every 10 required vehicle spaces and two spaces for every non-residential tenant.
3. All multi-family residential uses shall provide 1.5 bicycle parking spaces for every unit.
4. Bicycle Parking shall not locate on the riverside of the greenbelt.

K. Prohibitions

1. Except at the termination of public streets, no parking areas shall be located between any structure and the Boise River.
2. The location of the following shall not be visible from the Boise River and Greenbelt: dumpsters, mechanical equipment, and outdoor storage.
3. No property within the overlay district shall be gated from public streets.

SECTION 5: GARDEN CITY CODE TABLE 8-6A-1 IS AMENDED BY ADDING THE FOLLOWING PROVISION:

**TABLE 8-6A-1
AUTHORITIES AND PROCESSES**

Permit/Decision	Recommending Authority	Final Decision Maker	Process	Appeal Body
Annexation	PZ	CC	PH	
Change of use to a permitted use	None	PO	A	PZ
Comprehensive plan amendment	DC/PZ	CC	PH	
Conditional use	None	PZ	PH	CC
Conditional use, revocation	None	CC	PH	
Design review, administrative:	None	PO	A	DC

dwelling unit, single- or two-family design; alterations under 25%				
Design review: nonresidential structures and/or sites, and more than two attached or adjacent dwelling units	None	DC	AN	CC
Development agreement or amendment	PZ	CC	PH	
Development code amendment	DC/PZ	CC	PH	
Floodplain/floodway	None	PO	A	PZ
Manufactured/mobile home	None	PO	A	PZ
<u>Master Site Plan</u>	<u>DC</u>	<u>CC</u>	<u>PH</u>	<u>CC</u>
Minor land division	None	PO	AN	CC
Modifications to an approved permit	Same decision maker and process as initial approval			
Nonconforming setback extensions	None	DC	AN	CC
Planned unit development	DC/PZ	CC	PH	
Plat, boundary line amendment	None	PO	A	CC
Plat, final	PO	CC	PH	
Plat, condominium	PO	CC	A	
Plat, preliminary	DC/PZ	CC	PH	
Plat, preliminary and final combined	DC/PZ	CC	PH	
Signs	None	PO	A	DC
Signs, master plan or design review	None	DC	A	CC
Site layout template (minor	None	DC	AN	CC

RESOLUTION NO. 1044-18

BY THE COUNCIL: BEAUMONT, HIGGINS, MITCHELL AND SOUZA

A RESOLUTION TO ADOPT BY REFERENCE IN THE BOISE RIVER AND GREENBELT OVERLAY DISTRICT THE LIST OF PARCELS, MAP OF PARCELS, SITE DEVELOPMENT EXAMPLES, DESIGN EXAMPLES, AND NATIVE PLANTS OF THE BOISE RIVER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Garden City Council, at its regular meeting on the 12th day of February, 2018, passed Ordinance 996-18, which amended Garden City Code 8-3A-1 (Zoning Districts) by adding a new Boise River and Greenbelt Overlay Zoning District; and

WHEREAS, Ordinance 996-18, which amended Garden City Code 8-3A-1 (Zoning Districts) by adding a new Boise River and Greenbelt Overlay Zoning District established that appendices may be adopted by City Council Resolution; and

WHEREAS, Diane T. Kushlan, AICP, of Kushlan Associates, and Garden City staff, have provided the following to meet the needs of the Boise River and Greenbelt Overlay District: (1) the list of parcels in the Boise River and Greenbelt Overlay District; (2) the map of parcels in the Boise River and Greenbelt Overlay District; (3) site development examples allowed in the Boise River and Greenbelt Overlay District; (4) design examples allowed in the Boise River and Greenbelt Overlay District; and (5) native plants of the Boise River allowed in the Boise River and Greenbelt Overlay District; and

WHEREAS, the Garden City Council, at its regular meeting on the 12th day of February, 2018, held a public meeting to consider adoption of the following appendices by reference in the Boise River and Greenbelt Overlay District: (1) the list of parcels in the Boise River and Greenbelt Overlay District; (2) the map of parcels in the Boise River and Greenbelt Overlay District; (3) site development examples allowed in the Boise River and Greenbelt Overlay District; (4) design examples allowed in the Boise River and Greenbelt Overlay District; and (5) native plants of the Boise River allowed in the Boise River and Greenbelt Overlay District.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GARDEN CITY, IDAHO:

SECTION 1. Having been considered by the City Council in a public meeting on the 12th day of February, 2018, the City Council adopts the following by reference in the Boise River and Greenbelt Overlay District, as more particularly described in Exhibit A attached hereto and incorporated herein by reference: (1) the list of parcels in the Boise River and Greenbelt Overlay District; (2) the map of parcels in the Boise River and Greenbelt Overlay District; (3) site development examples allowed in the Boise River and Greenbelt Overlay District; (4) design examples allowed in the Boise River and

Greenbelt Overlay District; and (5) native plants of the Boise River allowed in the Boise River and Greenbelt Overlay District.

SECTION 2. This Resolution shall be in full force and effect immediately upon its adoption and approval.

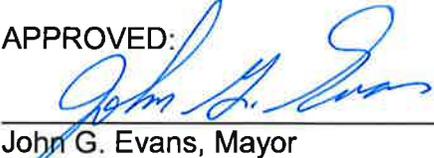
PASSED by the Council and **APPROVED** by the Mayor of the City of Garden City, Idaho, this 12th day of February, 2018.

ATTEST:



Lisa M. Leiby, City Clerk

APPROVED:



John G. Evans, Mayor



Boise River Greenbelt Overlay District

Parcel Number	South side - east to west	Property Owner	address
R2734541990	Riverside Hospitality		2900 Chinden
R2734542745	Riverside Hospitality		2301 N. Garden
R2734542735	Riverside Hospitality		2315 N. Garden
R2734541570	THURAS LLC		240 E 32nd
R2734541600	BRANDT DAVID		215 E 33rd
R2734541390	BLACK ENTERPRISES LLC		3300 N Carr
R2734541490	SUMMERS MARY P		3338 N Carr
R2734541520	Jerry Ahlberg		3340, 3342, & 3344 N Carr
R2734541500	Jerry Ahlberg		303. 305, 307. 309 E 34th
R2734540570	WHEELER LOREN R		304 E 34th
R2734540580	Jerry Ahlberg		E 34th
R2734540604	DAY LLC		E 35th
R2734540440	VICTOR MYERS INVESTMENTS LLC		314 E 35th
R9242370020	NEILL JAMES M		327 E 35th
R9242370030	NEILL JAMES M		3576 N Prospect Way
R9242370040	ASIN GARY C		3588 N Prospect Way
R9242860050	PONTIUS ROBERT G		3590 N Prospect Way
R9242860060	COMPTON JULIE		3594 N Prospect Way
R9242860070	REYNOLDS DONALD KEITH		3596 N Prospect Way
R9242860080	CASPER ALLISON E		3600 N Prospect Way
R9242860090	SWAGGART LINCOLN M		3602 N Prospect Way
R9242860100	HECKLER MICHAEL P		3606 N Prospect Way
R9242370070	WIRKUS KARL		3608 N Prospect Way
R9242370080	EMERSON TAMARA		3612 N Prospect Way
R9242370100	PRESSMAN SCOTT AND BEVERLY FAMILY TRUST		3620 N Prospect Way
R924237014	WATERFRONT DISTRICT HOA INC		3640 N Willowbar Lane
R9242370150	HILL SARA		3648 N Willowbar Lane
R9242370160	MULLANE WILLIAM		3656 N Willowbar Lane
R9242370170	MADISON MICHAEL W		3664 N Willowbar Lane
R9242370180	DURST DARIN		3672 N Willowbar Lane
R9242370190	PERRY EVERETT M		3680 N Willowbar Lane
R9242370200	BASKIN THOMAS P III		3688 N Willowbar Lane

Boise River Greenbelt Overlay District

R9242370210	TWAY GEORGE F	3700 N Willowbar Lane
R9242370220	CURRY JEFFREY K	3712 N Willowbar Lane
R9242370230	WILLIAMS SHANE C	3724 N Willowbar Lane
R9242370240	NOYES KAREN M	3736 N Willowbar Lane
R9242370250	HONCIK CHRIS	3748 N Willowbar Lane
R9242370260	YTREBERG FREDERICK MARTIN	3760 N Willowbar Lane
R9242370270	OSTER J KATHLEEN	3772 N Willowbar Lane
R9242370280	GRIFFIN MEGAN E	3784 N Willowbar Lane
R9242370290	LINJA ROD & SUZANNE LIVING TRUST	3796 N Willowbar Lane
R9242370300	ROWETT JOSEPH	3808 N Willowbar Lane
R9242370310	WATERFRONT DISTRICT HOA INC	3810 N Willowbar Lane
R9242370320	SCHNEIDER ALLAN	3820 N Willowbar Lane
R9242370330	SCHAFFER NORMA	3832 N Willowbar Lane
R9242370340	FRANSEN CURT	3844 N Willowbar Lane
S1005141700	ACHD	3770 N. Adams
S1005141695	ACHD	3775 N. Adams
R2734520430	ADA COUNTY HIGHWAY DISTRICT	311 E 38th St
R2734560310	CITY OF GARDEN CITY	3858 N Reed
R2734560340	SIREK GREGORY	3900 N Reed
R2734560326	STAMBAUGH COLEEN M 2003 TRUST	3908 N Reed
R2734560261	Robert Davis	3920 N Reed
R2734560248	Bert Wolf	3940 N Reed
R2734560070	WOOLF BERT P	3945 N Reed
R2734560237	GUSTAVUS FAYLENE	3964 N Reed
R2734560230	REED DANIEL LEE	3966 N Reed
R2734560211	DADABAY JOHN Y	3986 N Reed
R2734560207	PRATT CURTIS D	3988 N Reed
R2734560200	KIDA TRUST	519 E 40th
R2734560180	Marguerite Weissman	520 E 40th
R2734560160	Marguerite Weissman	508 E 40th
	Ronald Layton	510 E 41st
R2734520810	PIONEER EXCHANGE ACCOMMODATION TITLEHOLDER #361 L	501 E. 41st
R2734520806	PIONEER EXCHANGE ACCOMMODATION TITLEHOLDER #361 L	503 E 41st
R2734520808	PIONEER EXCHANGE ACCOMMODATION TITLEHOLDER #361 L	505 E 41st

Boise River Greenbelt Overlay District

R2734520787	PIONEER EXCHANGE ACCOMMODATION TITLEHOLDER #361 L	507 E 41st
R2734520952	TSJ LLC	575 E 4 2nd
S0632346600	TSJ LLC	E 42nd
R2734521145	Boys and Girls Club	610 E 42nd
R2734521191	Boys and Girls Club	610 E 42nd
R2734521723	CITY OF BOISE	E 43rd
R2734521301	Lockner Investments LLC	615 E 43rd
R2734521441	Lockner Investments LLC	615 E 43rd
R2734521711	Slim Pickins, LLC	700 E 43rd
R2734521725	Slim Pickins, LLC	702 E 43rd
R2734521750	FAMCO Investments	701 E 44th
R2734522062	Robert Jones	656 E 44th
R2734522171	Custom Meat Packing	E 45th
R2734522211	Custom Meat Packing	E 45th
R2734522191	Custom Meat Packing	515 E 45th
R2734522400	RIVERVIEW INDUSTRIAL PARK LTD	602 E 45th
R2734522370	RIVERVIEW INDUSTRIAL PARK LTD	512 E 45th
R2734522350	RIVERVIEW INDUSTRIAL PARK LTD	504 E 45th
R2734522425	Riverside Industrial Park LTD	601 E 46th
R2734522510	Riverview Industrial Park	511 E 46th
R2734522570	Riverview Industrial Park	505 E 46th
R2734522601	Riverside Industrial Park	501 E 46th
R2734522741	CHURCHOF JESUS CHRIST OF LATTER-DAYSAINTS	518 E 46th
R2734522773	Riverview Mini Storage	615 E 47th
R2734522801	Riverview Mini Storage	603 E 47th
R2734522820	Riverview Mini Storage	523 E 47th
R2734523024	Riverview Mini Storage	604 E 47th
R2734523011	DILLON BOISE LLC	E 47th
R2734522991	DILLON BOISE LLC	520 E 47th
R5953730670	THOMAS GINGER P	4750 W Mystic Cove
R5953730660	NICOLAYEFF NADINE	4754 W Mystic Cove
R5953730650	PAGE GERALDINE M LIVING TRUST	4758 W Mystic Cove
R5953730640	WARD JUSTIN C	4762 W Mystic Cove
R5953730590	PHELAN CRAIG W	4782 W Mystic Cove

Boise River Greenbelt Overlay District

R5953730580	BOEHRER JULIE	4786 W Mystic Cove
R5953730570	WALLACE BLAZE C	4790 W Mystic Cove
R5953730560	FRANKLIN SARA	4794 W Mystic Cove
R5953730540	HESELTIME WILLIAM	4802 W Mystic Cove
R5953730530	WHITE SAMUEL M	4806 W Mystic Cove
R5953730520	GARRETT CHARITO	4810 W Mystic Cove
R5953730510	MCGRANE PATRICK CHARLE	4814 W Mystic Cove
R5953730490	BOSSERT NICHOLAS CARL	4822 W Mystic Cove
R5953730460	ALLEN SARAH DAWN	4834 W Mystic Cove
R5953730445	ALEXANDER SARAH	4842 W Mystic Cove
R5953730440	ALEXANDER SARAH	4842 W Mystic Cove
R5953730430	BRITTELL RANDY	4846 W Mystic Cove
R5953730420	HOHENLEITNER ANDREW	4850 W Mystic Cove
R5953730410	COOK JOEL E	4854 W Mystic Cove
R5953730380	HINSHAW JESSE	4866 W Mystic Cove
R5953730100	MEEKS STEPHANIE M	4875 W Mystic Cove
R5953730090	SHERWIN CANDACE L	879 W Mystic Cove
R5953730060	BARKER JAMES H & ELIZABETH B TRUST 11/29/17	4885 W Mystic Cove
R5953730050	SHAFFER ROBERT E	4887 W Mystic Cove
R7334160412	LEGACY AT 50TH STREET LLC	416 E 49th
R7334160433	LEGACY AT 50TH STREET LLC	406 E 49th
R5953730040	HETTINGER LISA A	409 E 49th
R7334160322	LEGACY AT 50TH STREET , LLC	445 E 49th
R7334160327	LEGACY AT 50TH STREET LLC	485 E 50TH
R7334160618	LEGACY AT 50TH STREET LLC	503 E 50TH
R7334160612	LEGACY AT 50TH STREET LLC	515 E 50TH
R7334160631	MALLARD POINTE LTD PARTNERSHIP	508 E 50th
R7334160595	Michael Graham	509 E 51st
R7334160599	RUNNING MARK J	511 E 51st
S0630438720	Robert Kresge	531 E 51st
R7334161152	MCFADDEN SHAWN D	E 52nd
R7334161159	RALSTIN JEANNE	602 E 52nd
R7334161148	MCFADDEN SHAWN D	606 E 52nd
R7334160791	FERGUSON JOHN B	609 E 52nd

Boise River Greenbelt Overlay District

R7334160771	FERGUSON JOHN B	5162 Cody Lane
R8191506539	KW RIVER POINTE LLC	6200 N River Point Dr
R8191505778	KW RIVER POINTE LLC	6200 N River Point Dr
R8191505455	MAC2 LLC	6265 N Strawberry Lane
R7400580090	HOWELL WILLIAM R	8520 W Atwater Dr
R7400580100	MAHONEY SUSAN	8530 W Atwater Dr
R7400580110	STOLL TERRY A	8540 W Atwater Dr
R7400580120	HEIM WAYNE A	8550 W Atwater Dr
R7400580130	BAUER STEPHEN B	8560 W Atwater Dr
R7400580140	HILL JAMES ANDREW	8570 W Atwater Dr
R7400580150	KEIM DAVID A	8580 W Atwater Dr
R7400580160	NYHOF DEBRA TRUST	8590 W Atwater Dr
R7400550240	HERRING MURIEL E LIVING TRUST	8600 W Atwater Dr
R7400550250	BROWN KRIS KELLY	8610 W Atwater Dr
R7400550260	LEE RANDOLPH D	8620 W Atwater Dr
R7400570010	CLARK KENNETH J	8630 W Atwater Dr
R7400570020	JEWETT JAMES L	8640 W Atwater Dr
R7400570030	MCCORMACK MARK JOSEPH	8650 W Atwater Dr
R7400570040	FIX DENNIS B	8660 W Atwater Dr
R7400590010	PARROTT TISHA	8670 W Atwater Dr
R7400590020	EUSTERMAN HEATHER A	8680 W Atwater Dr
R7400590030	COOPERRIDER PAUL H	8690 W Atwater Dr
R7400590042	BETHEL SCOTT Z	8700 W Atwater Dr
S0523449515	HUSKINSON-LEADER LLC	W River Beach Ln
S0523449335	HUSKINSON-LEADER LLC	W River Beach Ln
R5181270260	LEADER'S RIVERWOODS SUB HOA INC	W River Beach Ln
S0523449305	HUSKINSON-LEADER LLC	8960 W Duck Lake Dr.
R5181270120	ODOM RONALD D & REBECCA A BOWEN-ODOM LIVING TRUST	8710 W Atwater Dr
R5181270130	MURPHY CHRISTIAN D	8720 W Atwater Dr
R5181270170	DAVIS SUSAN NELSON	6320 N River Tree Pl
R5181270190	GALLAGHER PATRICK T	6321 N River Tree Pl
R5181270230	MUELLER ROBERT	8810 W River Beach Ln
R5181270240	PEDERSON KENNETH	8820 W River Beach Ln
R5181270250	WISNESS WILLIAM A	8830 W River Beach Ln

Boise River Greenbelt Overlay District

R5181270270	JONES GORDON	8840 W River Beach Ln
R5181270280	LAURA MICHAEL BRANDAN	8850 W River Beach Ln
R5181280010	STERNER SHIRLEY R	8860 W River Beach Ln
R5181280020	SCHALLER HOWARD	8870 W River Beach Ln
R5181280030	HARDEE DANIEL J	8880 W River Beach Ln
R5181280040	GULBRANSON KRISTJAHN	8890 W River Beach Ln
R5181280050	MILLER JAMES A & MARION E FAMILY TRUST	8900 W River Beach Ln
R5181280060	MOR ELI	8910 W River Beach Ln
R5181280070	OELRICH RAYMOND M	8920 W River Beach Ln
R5181280080	MCCAMEY STEPHEN M	8930 W River Beach Ln
R5181280090	PEARSE THOMAS T &	8940 W Duck Lake Dr.
R5181280100	HILL BART	8950 W Duck Lake Dr.
R5181280110	HUSKINSON HERBERT C & LANA REVOCABLE LIVING TRUST	8960 W Duck Lake Dr.
R5181280120	LEADER 1993 REVOCABLE TRUST	8970 W Duck Lake Dr.
R5181280130	GROTH TERRY B	8980 W Duck Lake Dr.
R5181280140	CLARK ERIC	8990 W Duck Lake Dr.
R5181280150	LEON MANUEL	9000 W Duck Lake Dr.
R5181280170	TUDOR MARIUS F	9020 W Duck Lake Dr.
R5181280160	LEADER'S RIVERWOODS SUB HOA INC	W Duck Lake Dr.
Northside - east to west		
R4241270290	INVESTORS PLANTATION RIVER HOA	N Plantation River DR
R4241270320	INVESTORS PLANTATION RIVER HOA	3500 N Plantation River DR
R4241270310	KLOKKE KATHLEEN	3490 N Plantation River DR
R4241270300	MOORE FAMILY TRUST	3480 N Plantation River DR
R4241270280	KIM DAVID T	3470 N Plantation River DR
R4241270270	CHUNG FAMILY REVOCABLE TRUST	3460 N Plantation River DR
R4241270260	BOYD JAMES MICHAEL	3450 N Plantation River DR
R4241270250	JOHNSON STEVEN C	3440 N Plantation River DR
R4241270240	ELLIS ALLEN B	3430 N Plantation River DR
R4241270230	GORDON PHILIP H	3420 N Plantation River DR
R4241270220	DONEGAN DANIEL A	3410 N Plantation River DR
R4241270210	DONEGAN DANIEL A	3400 N Plantation River DR

Boise River Greenbelt Overlay District

R7100480125	AGC REALTY LLC	6515 State St.
S0630223350	AGC REALTY LLC	6515 State St.
R7100410010	GOICOECHEA JERRY J	3695 N Gramarcy LN
R7100410032	STUBBLEFIELD RUBY A FAMILY LIMITED PARTNERSHIP	3749 N Gramarcy LN
R7100410053	THIRY MICHAEL R	3791 N Gramarcy LN
R7100410054	THIRY MICHAEL R	3791 N Gramarcy LN
R7100410060	NICOLONA RANDI LYNN	6339 W Plantation LN
R7100410070	HURT MICHAEL & PAULA TRUST	6355 W Plantation LN
R7100410080	WILLMAN FAMILY TRUST	6367 W Plantation LN
R7100410090	PERRIN FAMILY LIVING TRUST 2-25-2016	6401 W Plantation LN
R7100460023	HENBEST MICHAEL L	6441 W Plantation LN
R7100460042	LAMBUTH DOUGLAS	6461 W Plantation LN
R7100460052	BOLT FAMILY TRUST 12-4-2014	6501 W Plantation LN
R7100460065	BYRNE MARY J	6529 W Plantation LN
R7100460068	WILDE MATTHEW K	6535 W Plantation LN
R7100460076	HENDRICKSON DAVID REVOCABLE LIVING TRUST 04/12/2016	6553 W Plantation LN
R9215520120	ANDERSON ANAVON L SURVIVOR'S TRUST	6565 W Plantation LN
R9215520110	FORD RUSSELL W	6575 W Plantation LN
R9215520100	PETTINETTE FAMILY LIVING TRUST 04/11/2017	6585 W Plantation LN
R9215520090	NOLAN MICHAEL A	6595 W Plantation LN
R1731650080	AVEST COMMERCIAL PROPERTIES LLC	7699 W Riverside DR
R1731650090	RIVERSIDE BUSINESS CENTER CONDOS OWNERS ASSOCIATION	W Riverside DR
R1731650100	FOSTER CARL	7711 W Riverside DR
S0524438979	KISSLER JAMES A LLC	N Glenwood
R5299380100	MCLAUGHLIN THOMAS F	7497 W Hathaway LN
R5299380090	WARD HAROLD RICHARD	7509 W Hathaway LN
R5299380080	GILLESPIE THOMAS C	7521 W Hathaway LN
R5299380070	FICHMAN ROSE ANN	7533 W Hathaway LN
R5299380060	RIVERSIDE GLEN HOMEOWNERS' ASSOCIATION INC	7545 W Hathaway LN
R5299380050	MCEWAN H DOUGLAS	7557 W Hathaway LN
R5299370125	BECK GARY R	W Riverside DR
R5299370152	BECK GARY R	W Hathaway LN
R5299370152	BECK GARY R	W Hathaway LN
R7476260242	KRISTENSEN SAMUEL T	4790 N Rivercove PL

Boise River Greenbelt Overlay District

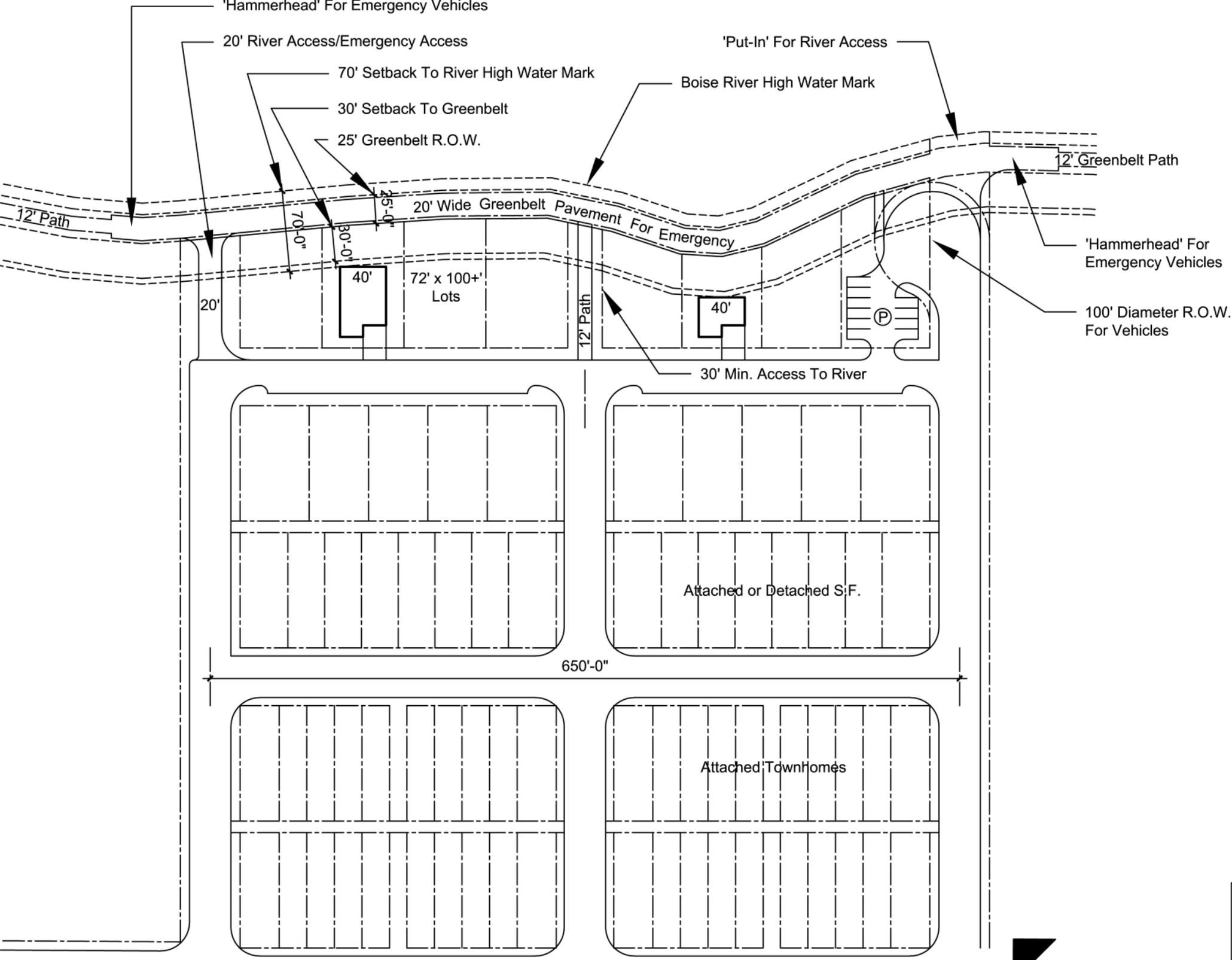
R7476260250	BROWN STEVEN D	4780 N Rivercove PL
R7476260260	ANDERSON HARVEY B & DEBRA J REVOCABLE TRUST	4771 N Rivercove PL
R7476260270	FLEENOR GERALD K JR REVOCABLE TRUST	4783 N Rivercove PL
R7476260350	BOGUE JOHN	4760 N Rivervista PL
R7476260360	CHARLTON DAVID E	4750 N Rivervista PL
R7476260370	ZAKARIAN MARIANNE FAMILY TRUST	4761 N Rivervista PL
R7476280050	BARKER LEONARD SHELDON	4776 N Riverrine PL
R7476280072	VAN DAM WILLIAM C	4770 N Riverrine PL
R7476280065	PLANTING C ARLEN &	4775 N Riverrine PL
R7476280160	PARISH CLARK	4788 N Riverfront PL
R7476280170	MALONE KATHLEEN A LIVING TRUST	4784 N Riverfront PL
R7476280180	GOSSETT LINDA S	4780 N Riverfront PL
R7476280190	PAUL JOHN R	4787 N Riverfront PL
R7476280200	PAUL JOHN R	4795 N Riverfront PL
R7476280320	KAEHLER DONAL A	4820 N Lakes Edge PL
R7476280330	CARTER ANNA	4816 N Lakes Edge PL
R7476280340	LORENSEN GLEN &	4812 N Lakes Edge PL
R7476280350	SANDERS CAROL A	4810 N Lakes Edge PL
R7476280360	DEPOISTER DOUGLAS M LIVING TRUST	4827 N Lakes Edge PL
R7476280370	FIORIELLO FAMILY LIVING TRUST	4833 N Lakes Edge PL
R7476270082	ARKOOSH C THOMAS	4888 N Lakeview PL
R7476270102	RYAN TERRY P	4884 N Lakeview PL
R7476270110	WHITTLES LORNE	4882 N Lakeview PL
R7476270140	THOMPSON JOANNE	4880 N Lakeview PL
R7476270156	ALLOWAY MAXINE	4872 N Lakeview PL
R7476270172	ROBINSON ANNE E REVOCABLE LIVING TRUST	4870 N Lakeview PL
R7476270180	GRAY WILLIAM R III	4866 N Lakeview PL
R7476270190	OVERSTREET ROBERT D	4862 N Lakeview PL
R7476270220	CHRISTOPHERSON TAMMY	4850 N Lakeview PL
R7476270230	CATES LISA FLUCK	4846 N Lakeview PL
R7476270254	S&D REVOCABLE TRUST	4842 N Lakeview PL
R7476270262	MILLER CATHY A	4835 N Lakeview PL
R7476270270	SIMON JOSEPH LEE	4839 N Lakeview PL
R7476300045	LANTZ FAMILY LIVING TRUST	4810 N Lake Shore PL

Boise River Greenbelt Overlay District

R7476300055	BRUNNER TRUST	4786 N Lake Shore PL
R7476300065	SWIGART DENNIS J &	4785 N Lake Shore PL
R7476300080	HOOVER WILLIAM E	4809 N Lake Shore PL
R7476300140	ANDERSON FAMILY TRUST 09/23/2011	4836 N Lake Park PL
R7476300150	WINGER STEVE P	4812 N Lake Park PL
R7476300160	RODENBUSH REBECCA	4811 N Lake Park PL
R7476300170	KLARC ALAN	4835 N Lake Park PL
R7476300210	HODGE RONALD	4838 N Lake Front PL
R7476300220	SATTLER HOWARD E	4814 N Lake Front PL
R7476300230	ITTER RICHARD & KRISTINE LIVING TRUST 11/19/2015	4813 N Lake Front PL
R7476300240	MONTFORD FAMILY LIVING TRUST 12/11/2015	4837 N Lake Front PL
R7476300275	SUTTON JOHN E	4864 N Lakemont PL
R7476300295	BOHECKER DAVID	4840 N Lakemont PL
R7476300307	ZEMLICKA THOMAS E	4863 N Lakemont PL
R7476310030	MATTEFS MARK D	9001 W Riverside DR
R7476310058	ZINK MICHAEL B	9005 W Riverside DR
R7476310070	KUMBROCH UWE W	9009 W Riverside DR
R9529170010	HUSCH GERALD T	9103 W Riverside DR
R9529170020	TOMLINSON HELEN	9111 W Riverside DR
R9529170030	PAVLINIK FAMILY REVOCABLE TRUST	9119 W Riverside DR
R9529170040	CHETWOOD LAWRENCE H	9205 W Pebble Brook LN
R9529170050	CHETWOOD LAWRENCE H	9211 W Pebble Brook LN
R9529170140	WOODS OA INC	W Pebble Brook LN
R9529170060	GINKEL LIVING TRUST 11-16-2001	9217 W Pebble Brook LN
R9529170070	PRINCE LARRY E	9229 W Pebble Brook LN
R9529170080	ULLERY JOHN H & JEANETTE S REVOCABLE LIVING TRUST	9241 W Pebble Brook LN
R9529170090	HALL JEFFREY T	9301 W Pebble Brook LN
R9529170100	PRICE STEVEN B	9313 W Pebble Brook LN
R9529180251	WOODS OA INC	W Pebble Brook LN
R9529170110	O'REILLY RONALD J	9325 W Pebble Brook LN
R9529180301	SHILLINGTON ROBERT S	9403 N Winterwood LN
R9529180290	HAYES SCOTT M	9417 N Winterwood LN
R9529180280	TOMPKINS JEFF	9429 N Winterwood LN
R9529180270	SIMS FAMILY REVOCABLE TRUST	9449 N Winterwood LN

Boise River Greenbelt Overlay District

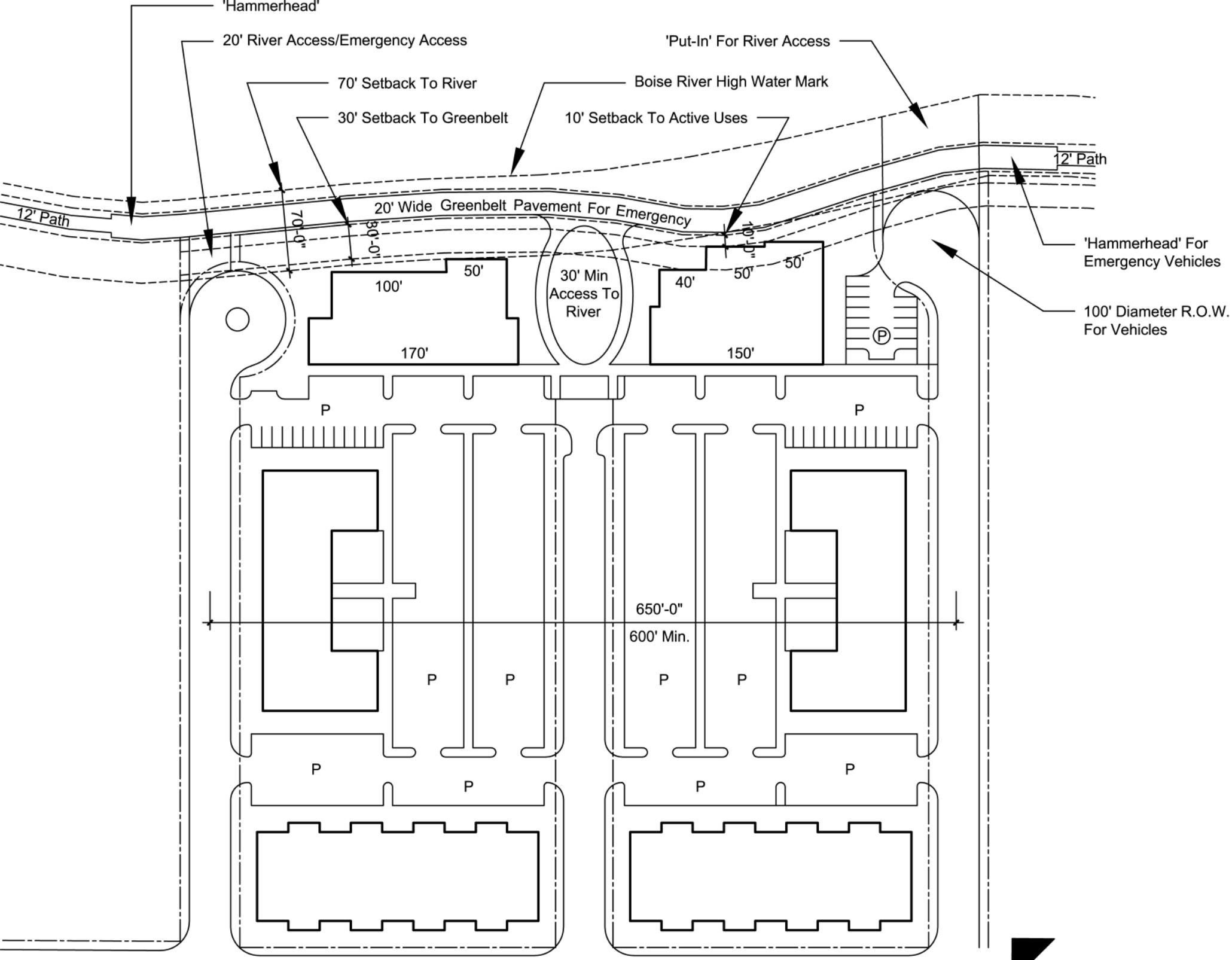
R9529180260	MURDOCH FAMILY LIVING TRUST	9479 N Winterwood LN
R9529180015	WOODS OA INC	W Pebble Brook LN
R9529180246	BERINGER WILLIAM F	9533 W Pebble Brook LN
R9529180235	JANZEN JOHN M	9555 W Pebble Brook LN
R9529180225	EISENBERG LIVING TRUST	9577 W Pebble Brook LN
R9529180216	ABEND CHRISTOPHER T	9595 W Pebble Brook LN
R9529180203	REDFORD MACK A	9603 W Pebble Brook LN
R9529180190	PAVLINIK DANIEL C & BETH A REVOC FAM TRUST 10/12/12	9629 W Pebble Brook LN
R9529180182	ALLEN ROGER H	9647 W Pebble Brook LN
R9529180172	KAKARIA RAO	9655 W Pebble Brook LN
R9529180162	STONE DOUGLAS M	9660 W Pebble Brook LN
S0523244730	WOODS OA INC	W Pebble Brook LN
R8763270394	ULMER LANE TOWNHOMES HOA INC	Duxbury Pier LN
R2107220100	HARRISON JAMES G III	10151 W River Rock LN
R2107220120	BARKER L SHELDON	10215 W River Rock LN
R2107220130	KRDZALIC JASMIN	10243 W River Rock LN
R2107220140	HEAD WATERS TRUST	10271 W River Rock LN
R2107220150	EDWARDS JOHN T	10309 W River Rock LN
S0523234100	LAND TRUST OF THE TREASURE VALLEY INC	W RIVERSIDE DR
R2107220160	SCHERER LR III REVOCABLE TRUST9/15/2015	10333 W River Rock LN
R2107220170	OLSEN GREGG M	10367 W River Rock LN
R2107220180	2005 MEAD REVOCABLE TRUST	10395 W River Rock LN
R9509720010	PEARSON CHRISTOPHER & HEIDI FAMILY TRUST	10445 W Sultana LN
R9509720020	HILL TIM A	10467 W Sultana LN
R9509720030	MARTIN CATHERINE D REVOCABLE TRUST	10499 W Sultana LN



N. Adams St.



All Residential Example
 Garden City River Ordinance
 12.8.17 Scale: 1" = 100'



N. Adams St.



Mixed Use Example
 Garden City River Ordinance
 12.8.17 Scale: 1" = 100'

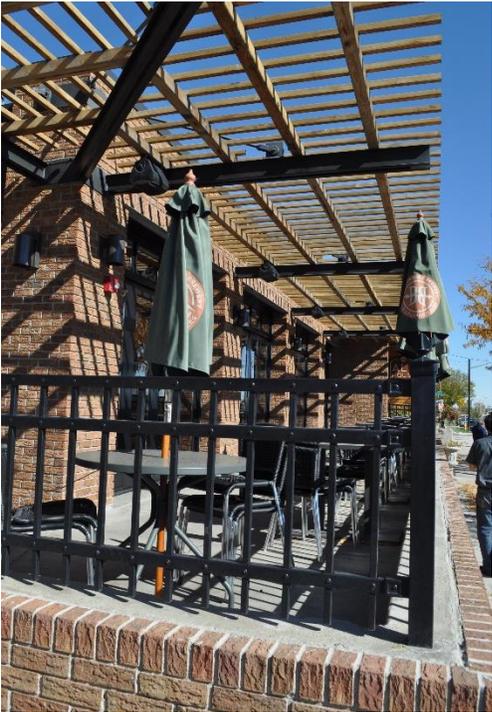
River Activated Examples







Open Fence Examples





Mini-warehouse Conversion Examples









NATIVE PLANTS OF THE BOISE RIVER: Suggested Riparian Plantings

List recommended by Dr. Roger Rosentreter, BLM July 31, 2017

Common Name	Genus and Species	Notes
SHRUBS		
Red-osier dogwood	<i>Cornus sericea</i> (<i>stolonifera</i>)	Red stems 
Woods' rose	<i>Rosa woodsii</i>	Small straight thorns, native 
Silver sagebrush	<i>Artemisia cana</i>	Tolerates ephemeral flooding, for dry sites near the river 

Willows	<i>Salix</i> spp.	Shrub type willows 
Oak leaf sumac	<i>Rhus trilobata</i> (Grow low type or the regular taller shrub)	Drought tolerant, firewise, native 
Golden currant	<i>Ribes aureum</i>	Early spring flowers, drought tolerant 
Black Cottonwoods	<i>Populus</i> spp.	Tall trees

		
Chokecherry	<i>Prunus virginiana</i>	Tall shrubs 
Netleaf hackberry	<i>Celtis reticulata</i>	For dry rocky places near the river 
FORBS		
Louisiana sage	<i>Artemisia ludoviciana</i>	Herbaceous sage

		
Goldenrod	<i>Solidago Canadensis</i> or others	Herbaceous, butterfly attractant
		
Willow aster	<i>Aster hesperius</i>	Tolerates flooding
		

Milkweed	<i>Asclepias speciosa</i>	Monarch butterflies, rhizomatous 
GRASSES, and grass-like plants		
Canada bluegrass	<i>Poa compressa</i>	Tolerates saturated and dry soils, use seeds not plants. Short drought tolerant sod forming grass 
Great Basin wildrye	<i>Elymus cinereus</i>	Tall bunch grass 
Sheep fescue	<i>Festuca ovina</i>	short drought tolerant bunchgrass



*Photos from Google

