



DEVELOPMENT SERVICES DEPARTMENT

6015 Glenwood Street ■ Garden City, Idaho 83714
Phone 208/472-2921 ■ Fax 208/472-2996 ■
www.gardencityidaho.govoffice

To: River Corridor Ad Hoc Committee
From: Jenah Thornborrow, Development Services Director
Subject: Agenda 3 Materials
Date: August 23, 2019

This memorandum is intended to provide the links and information necessary for the August 23, 2019 River Corridor Ad Hoc Committee (Committee) meeting.

Agenda Item C- Schedule

It is anticipated that we will need additional time than what was originally desired. Please bring your schedules.

Agenda Item E. Continued Review of Working Draft Materials

Revised materials

Linked is the working draft [Boise River Corridor ordinance working draft #2](#). The below are a synopsis of the changes made to the initial working draft Boise River Corridor ordinance working draft #1.

1. Incorporated comments both from meeting and from those supplied individually
2. Created objectives and applicability sub sections
3. Revised objectives
4. Added reference to definitions section
5. Created diagrams to assist in interpretation
6. Provided a place holder for a noise shed
7. Noted that the expert will be approved by the City for work within the River Zone
8. Noted that the 50% canopy may be reduced in Urban Zones
9. Removed setbacks and relocated to development standards in the transition zone and Natural Resource protection standards
10. Created "Urban Zone" definition
11. Revised greenbelt and nature path definitions to reference the Master Parks Plan

New materials

The repealed Boise River and Greenbelt ordinance (BRG) not only looked at the preservation of the River Corridor, but also attempted to provide standards for

redevelopment. One of the criticisms of the repealed ordinance is that it was a one size fits all approach.

Currently there is an Overlay called Neighborhood Commercial Nodes that could be revised to create an ordinance, linked [working draft Neighborhood Destination Center #1](#), to address the Comprehensive Plan's vision of Neighborhood Destination Centers. The potential changes drafted to this ordinance are very rudimentary and have not been flushed out. All the same, it has been provided to offer an idea of a potential direction that can be taken to create areas of destination along the River Corridor. All other development outside of this potential ordinance would default to the base zoning district provisions.

Also provided is an attempt to reconcile the uses that were previously identified in the repealed BRG. Staff is suggesting that a potential method to do this is to add standards to existing Garden City Code sections found in 8-2C. Staff has provided some initial standards, linked [working draft Use Criteria #1](#). The potential draft language was guided by the repealed BRG ordinance as well as the existing Neighborhood Commercial Node. Staff would further suggest considering deleting 8-3A-3 Allowed Uses in the Overlay Zones as shown in the working draft.

Other:

Bob Taunton has provided the discussed Idaho Fish and Game (IDFG) guide and recommendations that are used in the City of Boise, both linked below. The City has initiated contact with IDFG, however, as of the drafting of this document the City has not spoken to anyone at the agency specifically about this endeavor.

Karl Gebhardt has provided input on the 70' setback and provided a paper titled "Ada County Greenway District Issue Paper", both linked below.

Links

[Comments: Bob Taunton \(provided for previous meeting\)](#)

[Comments: Wendy Carver-Herbert \(provided for previous meeting\)](#)

[Public Comment: Meryl Lingard](#)

[Response from Karl Gebhardt](#) and [Ada County Greenway District Issue Paper](#)

[IDFG Home Builders Guide to Living with Wildlife](#) and [IDFG Standard](#)

[Recommendations](#)

[Use Comparisons Underlining Zones and Repealed BRG](#)

[Comprehensive Plan](#) and [Future Land Use Map](#)