
Appendix F

2019 Update Exhibits

References

Organizations serving the Garden City Community

Community Workshop

Public Comments received on the Draft Review Plan update

Working Group Agendas and meeting notes

References for the 2019 Update

Ada County Highway District	Roadways to Bikeways Plan 2018 Addendum	2018
Ada County Highway District	Traffic Counts	2016
Conversation	Chase Erkins, Lee Associates	2018
Community Planning Association of Southwest Idaho	Communities in Motion 2040 2.0	2018
Community Planning Association of Southwest Idaho	Glenwood Bridge Pedestrian-Bicycle County	2017-18
Federal Highways Administration and Partners	Bike and Pedestrian Assessment for Chinden Boulevard	2015
Garden City	Parks and Waterway Plan Amended	2016
Garden City	Transportation Improvements Needs List	2018
Garden City	Livable Streets Plan -working draft	2015
Garden City Development Services	Garden City State Street Corridor Existing Conditions	2012
Garden City Public Library	FY 17 Annual Report	2019
Garden City Public Library	Strategic Goals 2018-2022	2018
United States Census	2000 and 2010 Census; 2010-2018 American Community Survey Data	2018

Organizations Providing Social Services in Garden City (2019)

Child Care

Boys and Girls Club: Provides a safe, supervised environment every day after school and in the summer. 610 E. 42nd Street, 376-4960

Idaho Department of Health and Welfare: Provides child care assistance to low-income, working families.

Interfaith Sanctuary: Offers shelter and a daytime family support program. 1620 W. River Street, 208-345-5815, info@interfaithsanctuary.org;

YMCA Before & After School Care: For kindergarten through 8th grade. Includes group and individual activities. Full-time preschool and infant/toddler programs also available. Ask for financial assistance when signing up. 1050 W. State Street, 208-344-5502 ext. 254

Clothing, Furniture, Toiletries

Foothills Church: Offers clothing for all in need. 9655 State Street, Hours: 12:00pm - 3:00pm Fridays

Love, Inc.: Call and leave a voicemail for clothing and toiletry assistance. 208-377-3502 ext. 1

Redeemer Lutheran Church: Provides diapers, laundry soap, and toilet paper. 2920 Cassia Street, 208-344-6758, Hours: 3rd Saturday from 1:00PM to 3:00PM

Society of St. Vincent De Paul: Call and leave a message to request vouchers for household goods and clothing. 251 N. Orchard Street, 208-331-2208

The Closet, Inc.: Provides free clothing for teens in need. 10338 W. Fairview Avenue, 208-409-0204

Education

Garden City Library: Engages and serves the community as a center for life-long learning. 6015 Glenwood Street, 208-472-2942, Hours: Monday 9:30AM to 5:30PM, Tuesday - Thursday 9:30AM to 8:00PM, Friday 9:30AM to 5:30PM, Saturday 10:00AM to 4:00PM

Head Start Lolly Wyatt Center: Provides high-quality early childhood experiences to prepare children for kindergarten and life-long learning. 304 E. 36th Street, 208-429-0012

The Learning Lab: Literacy education center for low-income adults and families with young children. 308 E. 36th Street, 208-344-1335, info@learninglabinc.org

Employment

Idaho Department of Labor: Fosters, promotes, and develops the welfare of wage earners, job seekers, and retirees. 317 W. Main Street, 208-332-3570, www@labor.idaho.gov

Idaho Division of Vocational Rehab: Preparing individuals with disabilities for employment and community enrichment. 650 W. State Street, Room 150, 208-334-3390

LDS Employment Resource Center: Provides support to develop self reliance for those seeking employment, education, training, or assistance managing finances. 10740 Fairview Avenue, Suite 200, 208-375-9171, Hours: Monday - Friday 9:00AM to 4:00PM

Food

El-Ada Garden City: Provides food boxes and commodities for low-income individuals and families that typically contain 2-4 days worth of food. 701 E. 44th Street, 208-377-0700, Food Pantry Hours: Monday - Friday 8:30AM to 4:00PM

Foothills Church: Offers food for all in need. 9655 State Street, Hours: 12:00pm - 3:00pm Fridays

Idaho Department of Health and Welfare: Provides food stamps. 1720 N. Westgate Drive, 208-334-6700, Hours: Monday - Friday 8:00AM to 5:00PM

Salvation Army: Provides food boxes. 4308 W. State Street, Hours: Tuesday - Friday, 9:00AM to 1:00PM

St. Mary's Food Bank: Provides food boxes. 3890 W. State Street, Hours: Monday, Wednesday, and Friday 11:00AM to 3:00PM

Society of St. Vincent De Paul: Provides food boxes. 3209 W. Overland Road, 208-333-1460, Hours: Tuesday 10:00AM to 2:00PM, Wednesday 2:30PM to 6:30PM, Thursday 10:00AM to 2:00PM, Friday 10:00AM to 2:00PM, Saturday 9:00AM to 12:00PM

Vinyard Christian Fellowship: Provides food boxes. 4950 N. Bradley Street, 208-377-1477, Hours: Wednesday and Saturday 10:00AM to 12:00PM

Women, Infants, & Children (WIC): Provides supplemental foods, nutritional education, and referral to health care. 215 West 35th Street, 327-7488

Health Care

All Together Now: Numerous treatment and counseling options in a safe environment. 2995 N. Cole Road, Suite 270, 208-336-4504, Hours: Monday - Friday 9:00AM to 5:00PM

Central District Health Department: Offers a variety of clinics and health programs. 707 N. Armstrong Place, 208-375-5211

Genesis Garden City: Offers primary health care and basic dental, medical clinics by appointment. 215 W. 35th Street, 208-384-5200, Hours: Tuesday 5:00PM to 7:00PM, Wednesday 9:00AM to 12:00PM, Thursday 5:00PM to 7:00PM

Planned Parenthood: General health care and birth control for men and women. 3668 N. Harbor Lane, 800-769-0045

Stanton Health Care: Free pregnancy testing, ultrasound, counseling, and referrals. Call for appointment. 3684 N. Harbor Lane, 208-855-5095

Terry Reilly Behavioral Health: Education, treatment, and case management programs. 300 S. 23rd Street, 208-344-3512, Call for an appointment, Hours: Monday - Friday 8:00AM to 6:00PM

Vinyard Medical Clinic: Walk-in medical clinics. 4950 N. Bradley Street, 208-377-1477, Hours: Wednesday 9:30AM to 11:30AM and Saturday 9:30AM to 11:30AM

Women, Infants, & Children (WIC): Provides supplemental foods, nutrition education, and referral to health care services at no cost to eligible families. 215 W. 35th Street, 208-327-7488, Appointments available on Tuesdays

Housing

Interfaith Sanctuary: Offers shelter and a daytime family support program. 1620 W. River Street, Hours: 5:30pm – 7:00am Monday–Saturday and until 8:00am on Sunday, 208-345-5815, info@interfaithsanctuary.org;

Society of St. Vincent De Paul: Call and leave a message to request assistance with rent, utilities, household goods, transportation and clothing. 251 N. Orchard Street, 208-331-2208

The Jesse Tree of Idaho: Emergency rent and housing assistance. 1121 W. Miller Street, 208-383-9486

Legal

Catholic Charities of Idaho: Immigration assistance, call for application and appointment. 208-466-9926, Hours: Monday - Friday 8:00AM to 4:00PM

Idaho Volunteer Lawyers Program: Free legal services for custody, divorce, visitation, or debt collection, call for application and appointment. 208-334-4510

Transportation

ACHD Commuter Ride: Promotes smart commute options through education, rideshare services, and partnerships. 5714 W. Fairview Avenue, 208-345-7665

Boise Bicycle Project: Provides education and access to affordable refurbished bicycles. 1027 S. Lusk Street, 208-429-6520, info@boisebicycleproject.org, Hours: Wednesday - Friday 11:00AM to 6:00PM, Saturday 11:00AM to 5:00PM

Valley Ride: Provides fixed-line public transportation services with several bus routes throughout the Treasure Valley. 4701 S. Northrup Street, 208-345-7433

Utilities

El-Ada Energy Assistance Program: Provides assistance for low income households with winter heating costs and energy efficiency from October through March by appointment. 701 E. 44th Street, 208-322-1242, Hours: Monday - Friday 8:00AM to 4:00PM

Society of St. Vincent De Paul: Call and leave a message to request assistance with rent, utilities, household goods, transportation and clothing. 251 N. Orchard Street, 208-331-2208

Community Workshop held on March 18, 2109



Garden City Comprehensive Plan Update Neighborhood Meeting- Community Workshop

Welcome! A working group of your neighbors, friends and community leaders have been meeting for the past four months to discuss updates to the City's 2006 Comprehensive Plan. This Community Workshop is an opportunity for the members of the "Comprehensive Plan Update Working Group" to share with you what changes to the Plan they have proposed.

The Workshop is organized around the twelve goals identified in the Plan. In the room you will see six tables with members of the Working Group attending the table to explain their work and answer questions. Please feel free to circulate among the tables to the goals of the Plan that interest you the most or to all of the tables. There is no specific order.

At each of the tables are hand-outs of two Comprehensive Plan goals, objectives and action steps. These are for you to read and take with you, if you wish. There is also a large format copy of the action steps on which to provide your input. You can write comments on sticky notes and attach them to an individual action step and/or add dots to those actions steps you think are most important. There are also comment sheets to fill out and leave. And if you think of something after you leave the Workshop, you can e-mail your comments to Jenah Thornborrow, Garden City Director, Development Services jthorn@GARDENCITYIDAHO.ORG.

After the Workshop, a final draft of the updated plan based on the comments received tonight at the Workshop will be forwarded to the City's Planning and Zoning Commission and then on to the City Council for final adoption. Future up-coming meetings are:

Wednesday March 20th, 6:30 pm - Work session with the **Planning and Zoning Commission**

Thursday March 28th, 3:15 pm – **Working Group meeting**

Wednesday April 17th, 6:30 pm – Public Hearing before the **Planning and Zoning Commission**

Monday May 13th, 6:00 pm – **City Council** meeting and final adoption

Vision Statement

Garden City: a thriving, safe and diverse community nestled by the river in the heart of the Treasure Valley.

A city that nurtures its natural and built environments, and serves its residents, visitors and businesses with quality public facilities and services.

Goals

1. Nurture the City
2. Improve the City Image
3. Create a Heart for the City
4. Emphasize the Garden in Garden City
 5. Focus on the River
 6. Diversity in Housing
 7. Connect the City
 8. Maintain a Safe City
9. Develop a Sustainable City
 10. Plan for the Future
 11. Serve the City
12. Evolve as a Destination

Public Workshop Attendees

2019 Comprehensive Plan Update Goals, Objectives and Action Steps and Land Use Map

(including public comments and priorities through March 20, 2019)

LEGEND:

Actions implemented since the 2006 plan adoption are shown in **SHADOW**. Comments received on the Draft Update Plan by March 20, 2019 are shown in **ITALICS**.

Revisions and responses to comments are shown in **BOLD**.

General comments appear at the end of each Goal.

Numbers to the right margin are the number of dots the Action Step received at the March 18 Community Workshop.

Highlighted Action Steps are those receiving the highest number of dots in each goal.

Goal 1. Nurture the City

1.1 Objective: Promote city events, seasonal holidays and celebrations.

Action Steps:

1.1.1 Support community events that bring people together.

1.1.2 Publicize community events broadly. 11

- *Town hall meetings and communication with HOAs and neighbors.*

See 1.2.5

1.1.3 Leverage and collaborate with other community organizations.

1.2 Objective: Solicit citizen involvement in finding solutions to issues. **3**

Action Steps:

1.2.1 Develop a guidebook for the conduct of neighborhood meetings. **1**

1.2.2 Expand the mailed public noticing requirements for large scale projects. 11

- *Improve the communication on major ordinances and changes that impacts property owners i.e. BRG*
- *All meeting affecting residence of Garden City need a month AHEAD NOTICE so its on our calendar. E-mail and mailed notices.*
- *Comments should be considered when changing the ordinance for expanding noticing.*
- *What is meant by "large scale" projects?*

Response: Expanding the noticing requirements will require an amendment to the City's Development Code, and through that process the intent of this action step and the comments received can be sorted out. The legislative intent here is to state a general direction that land use actions of broad significance to a large number of residents or with long term consequences, or involving larger than normal size property, number of units or intensity of use should be noticed more broadly.

1.2.3 Maintain the city website. **3**

1.2.4 Further develop the City's social media presence.

1.2.5 Create and maintain a data base of those interested in city affairs. **3**

1.2.6 Customize communication and use innovative tools in seeking public input.

1.3 Objective: Consider the needs of all citizens, businesses and the environment. **2**

Action Steps:

1.3.1 Use surveys to set measurable goals for city services and demonstrate progress. **2**

- *Communicate clearly years in advance to the broad public.*
- *A text response is not a statistically valid survey tool. Recommend it be deleted.*

Response: Agree. Suggest revisions as follows:

1.3.1 Use a variety of statistically valid survey techniques including quick issue-oriented surveys, for example as through a text response, as well as longer term longitudinal review of city services. Use the surveys to set measurable goals for city services and demonstrate progress

1.3.2 Keep communications between city officials and the public informal. **5**

1.3.3 Support special interests and ad hoc committees with broad representation. **2**

1.3.4 Explore new and innovative ways to assess the needs of all community members.

1.4 Objective: Create a premier destination place to live, work, and recreate.
(See Objective 12.3)

Action Steps:

1.4.1 Implemented

1.4.2 Implemented

1.4.3 Implemented

1.5 Objective: Celebrate the historic, the cultural and the artistic.

Action Steps:

1.5.1 Identify, and protect significant historical and cultural resources. **24**

- *Open space and views are key resources*
- *Protect open space and Plantation Golf course*

- This should include protection of open space such as Plantation Golf Course
- Preserve Open Spaces – GC is growing too fast-grid local and pavement ☺

Plantation Golf Course is listed for consideration in the longer version of the action step.

- Question how to “protect” and also the listing of specific properties without the criteria to determine “significant” seems premature.

Response: Combine 1.5.1 and 1.5.2 and revise as follows:

~~1.5.1 Research and inventory significant historical and cultural resources within the community, such as the Plantation Golf course, Le Bois Park, Bradley Airport. As appropriate and in consultation with the State Office of Historic Preservation, designate and protect those resources determined to be significant.~~

1.5.1 Consider establishment of a commission whose responsibilities would be to that would (a) foster awareness and preservation of the city’s historical, cultural and artistic resources. (b) research and inventory historical and cultural resources within the community; (c) designate significant resources for protection based on state and federal criteria and in consultation with the State Office of Historic Preservation; and (d) solicit memorabilia from residents for display and education of the community.

1.5.2 Consider a historic, cultural and/or arts commission. **1**

1.5.3 Partner with ITD and ACHD to incorporate artistic works. **4**

1.5.4 Identify historic sites with markers or monuments reflecting the “garden”. **3**

1.5.5 Establish a program for memorial dedications.

1.5.6 Promote and support the artisan community as a defining character of the City. 9

Comment Card Comments

- Survey resident of GC to help identify areas for improvement, i.e. quality of life, communication from city, traffic congestion, need for Open Space
- Getting people involved, general pride in our city's unique beauty & industries
- Celebrate the arts & involve city and developers in arts. Commission works in place of community wall signage
- Environment & quality of life are really important - preserve green space

Goal 2. Improve the City Image

2.1 Objective: Encourage new and distinctive neighborhoods.

Action Steps:

2.1.1 Implemented

2.1.2 Implemented

2.1.3 Implemented

- 2.1.4 Explore the opportunities to create distinctive neighborhoods. 5
- *Unclear, rambling sentence.*
Response: Agree. Revise as follows:
2.1.4 Explore the opportunities to create distinctive neighborhoods ~~such as around~~ (i.e. 36th Street) ~~what are the~~ through defining and the unique attributes of the neighborhood to be developed, the incentives needed to encourage those characteristics ~~and~~ the design, architecture and development standards to guide the future development.
- 2.1.5 Explore expanding the boundaries of the LWC District to Veterans Memorial Parkway.
- *Doesn't that dilute the energy?*
As part of "exploring" will be to examine the market and absorption rate which should address this question which is important.
- 2.2 Objective: Uphold standards for private property maintenance with a focus on non-residential properties. 3
- Action Steps:**
- 2.2.1 Enforce city codes for abate nuisances, and unhealthy and unsafe conditions. 8
- *Noise can be a nuisance!*
 - *Add barbed and razor wire fences that are in a deteriorated condition, loose, hanging, partially enclosed or intruding into the right of way.*
- Response: The Action Step attempts to set priority for enforcement given the city's limited resources. Noise is a nuisance and could be added as well as barbed and razor wire as follows:**
- 2.1.1 Priority should be given to:**
4. barbed and razor wire fences that are in a deteriorated condition, loose, hanging, partially enclosed or intruding into the right of way; and 5. Noise that is a nuisance to surrounding properties.
- 2.2.2 Work with others to ensure compliance with property maintenance standards.
- 2.2.3 Support community-wide cleanup efforts, such as "Spring Sweep." 2
- 2.3 Objective: Promote quality design and architecturally interesting buildings. 1
- Action Steps:**
- 2.3.1 Implemented 1
- *Don't shut the door on innovative deigns and materials (containers are cool!)*
 - *New infill should harmonize w/existing neighborhoods & not stick out like a sore thumb. i.e. modern next to craftsman in a lower medium density.*
- See 2.1.4, 2.3.5, 10.4.4**
- 2.3.2 Implemented
- 2.3.3 Implemented

- 2.3.4 Implemented
- 2.3.5 Continually review and evaluate the adopted design review process and standards. 6
 - Support open space
- 2.3.6 Promote good design through recognition programs and annual design awards. 12

2.4 Objective: Create a vision for the design of all streets and highways consistent with City’s urban setting.

Action Steps:

- 2.4.1 Proactively develop new streetscape standards that are distinctive to Garden City.
- 2.4.2 Promote the Garden City street standards with the appropriate transportation agency.
 - What does this mean?
 - ?
- 2.4.2 Suggest a change: 2.4.2 Promote the Garden City street standards as developed in Action Step 2.4.1 with the appropriate transportation agency (Ada County Highway District and Idaho Department of Transportation) through meetings, presentations, and education.
- 2.4.3 Re-develop Chinden and Glenwood as grand boulevards lined with trees anchored in broad sidewalks. 19
 - Create a master plan that accommodates future goals and existing conditions
 Suggest a change: 2.4.3 Develop a master plan that includes existing and future conditions with a goal to re-develop Chinden Boulevard and Glenwood as grand boulevards lined with trees anchored in broad sidewalks.
- 2.4.4 Implemented
- 2.4.5 Improve the city’s gateways with consistent design treatment reflecting the “garden”. 12
- 2.4.6 Seek funding sources to improve the appearance of their store fronts. 4
- 2.4.7 Include the pedestrian zone to satisfy requirements for open space. 2

Comment Card Comments

- Provide Open Space to support gathering places for young families and to support wildlife such as parks, green spaces
- Celebrate the arts with festivals and fairs in community park
- Right now there are very few monument signs to let you know where the city starts and finishes
- STOP building so many huge multi-story apartment complexes
- I am all for stricter standards on look of new construction & exterior remodeling to make our city look more loved and not so dilapidated along Chinden

- RE 2.4.3 Chinden BLVD is not pleasant to drive, trees would make a huge difference but wondering about cost to do this RE 2.4.5 Considering the history of the city, how about a Chinese person statue greeting those entering the city? (no, I am not kidding-my husband thinks I am)
- Sprawl, crowdedness, traffic problems
- 2.2.1 3. Is there a different word than “unsightly” that is less open to interpretation?

Goal 3. Create a Heart for the City

3.1 Objective: Create a downtown or town center with river access. 1

Action Steps:

- 3.1.1 Develop a vision for a city center or multiple centers that include the Expo Idaho site. 13
- 3.1.2 Partner with Ada County in implementation of the vision for the Expo Idaho Site. 5
- *With the new county commissioners this may be a good time to do this!*
- Agree. That’s for the Mayor and City Council to decide.**
- 3.1.3 Designate the Expo Idaho area as a Future Planning Area on the land use map. 4
- 3.1.4 Transform the Expo Idaho site to an urban center for the city. 23
- *Pay special attention to improving traffic flow on affected roads & access to nearby neighborhoods.*
 - *Economic development careful not to plan to much retail no big box stores create downtown feel*
 - *Promote small business, restaurants rather than big box stores*
 - *Pedestrian and bicycle destination form the greenbelt*
 - *Pedestrian and bicycle-friendly with pocket parks*
 - *What a potential dog park in the area?*
 - *Artists, restaurants focus on family-outdoor-river*
 - *Protect open space in this area i.e parks*
- Response: All good suggestions for consideration in the master plan for the site.**
- 3.1.5 Implemented

3.2 Objective: Create public gathering places at multiple locations throughout the city. 2

Action Steps:

- 3.2.1 Inventory property that can become centers of neighborhood activity. 15
- 3.2.2 Implemented

- Spell out what constitutes “gathering places”. Specifically, ratio of its size to relation to size of development & # of residents.

Response: In creating the inventory, definitions, size and these details will be researched and determined.

Comment Card Comments

- Focus on creating a central area for Garden City that embraces open space, nature and wildlife and celebrates the city's vision "nestled by the river".
- The Expo Idaho site seems like the centralized & undeveloped area that has a lot of options for making the center of Garden City a very classy place! But we have to know what is possible.
- I would love to see a "heart" for Garden City. Perhaps considering the Expo Idaho when ideas for its development are discussed
- Good idea to preserve some space for future gathering places
- RE 3.2.2 Would like examples of public gathering spaces, curious about what a developer can call "Public Gathering Space" and size and scope of "Public Gathering Space" in relation to how many residents will live in the new development

Goal 4. Emphasize the “Garden” in Garden City

4.1 Objective: Beautify and landscape.

Action Steps:

4.1.1 Amend the Parks and waterways plan to include strategies for investment. 18

- Investment should include investment in green space, i.e. parks, recreation center
- Preserve open spaces Pass an ordinance to never let them be developed.
- Amend the land use code to create a base zoning district for park, green space and recreation.

Response: The idea of a base zoning district for parks, recreation, and open space can be added. It would support the designation of locations on the Land Use Map: 4.1.8 Amend the Land Use Code to include an Open Space zoning district and apply the designation on the zoning map to all existing parks, recreation and open space areas above a certain size.

4.1.2 Implemented

4.1.3 Implemented

4.1.4 Implemented

4.1.5 Use non-potable water sources that are available to new development 10

4.1.6 Require mitigation for all wetlands eliminated by new development. 8

- Or don't eliminate
- Don't allow developer to eliminate wetland but to build around it without jeopardizing it.
- Preserve the beauty of wetland by creating an open space preservation ordinance.
- Fight against elimination of wetlands by the river.

Response: The intention for wetland associated with the Boise River is better stated in Action Step 5.6.5 and 5.6.6. Suggest a re-write:

4.1.6-Require mitigation for all wetlands eliminated by new development.

All new development throughout the City should be designed to protect existing wetlands. [See also Action Step 5.6.5 and 5.6.6]

4.1.7 Purchase tree and plant material for re-sale at a reduced cost.

4.2 Objective: Promote community gardens.

Action Steps:

4.2.1 Amend the Land Use Code to allow community gardens as open space standards. **11**

4.2.2 Promote a seasonal farmers market on vacant Expo Idaho property or Ladybird Park. **15**

- *Incorporate a farmer's market into a walkable Garden City Center*

Response: A good suggestion for consideration in the master plan for the site.

4.2.3 Consider the creation of a compost and re-cycling center.

13

4.2.4 Collaborate with other groups in promoting the benefits of community gardens. **1**

4.2.5 Create a functional irrigation system for landscaping and community gardens. **1**

- *Public?*

Response: Yes. The longer version of the Action Step is clearer.

4.3 Objective: Beautify streets, sidewalks and gateways with landscaping, trees, and public art. **9**

Action Steps:

4.3.1 Continue to require sidewalks and landscaping in all development. **15**

4.3.2 Implemented

4.3.3 Implement the Green Boulevard Corridor as designated on the Land Use Map.

Comment Card Comments

- *Emphasize and honor GC history of supporting community gardens by establishing community gardens today and farmers market*
- *Maintain open lots or open for the gardeners in GC. We could give tax breaks to property owners who preserve the land for farming*
- *Use landscaping to resolve some of the problems with flood hazard, drainage, passive solar heating, shading asphalt to keep the area cooler, be part of structures along shorelines to prevent erosion, and let OS be natural places as well as gardens*
- **** (good job)*
- *Plantings along Chinden BLVD*
- *Please stay focused on the care & use of the fairgrounds. Very large area and it looks like the other side of Mexico. No one is caring & maintaining it & when they do have an event it really jams up traffic*
- *RE 4.1.6 Would like definition of how wetlands can be "mitigated"*
- *Preserve green space - don't further develop State St*
- *Bee City USA should have an IPM Plan*

Goal 5: Focus on the River

5.1 Objective: In collaboration with other agencies, consider a safe rafting route on the Boise River.

Action Steps:

5.1.1 Maintain city representation on FACTS (Friends of Ada County Trail System). **2**

5.1.2 Understand the trade-off and responsibilities for additional river usage. **1**

5.2 Objective: Landscape along the river.

Action Steps:

5.2.1 Implemented

5.2.2 Encourage homeowners to plant/maintain appropriate landscaping along the river. **4**

- *What about noxious weed abatement & prohibiting the use of landfill(dirty).*

See 5.2.3

- *Property owners on the river should be able to prune & clean river bank. I don't mean removing any plants/trees or degrading the bank.*
- *As a home owner on the river, the police said I can't touch anything on the river bank.*
- *I would like to plant appropriate plants, but I am getting conflicting information.*

Response: Suggest edits and a new action step as follows:

5.2.2. Encourage homeowners to plant and maintain appropriate landscaping materials along the river. Allow for limited pruning of vegetation and clean-up of riverbanks that don't remove plants or trees or destabilize the river bank. Provide brochures and host public meetings with landscape professionals to address the

~~needs. Utilize the resources of the University of Idaho Extension Service and the Master Gardener Program.~~

5.2.3 Provide maintenance of the greenbelt landscaping including removal of hazardous trees, noxious and poisonous plants, and noxious weed fill.

5.2.4 Provide brochures and host public meetings with landscape professionals to address the needs of property owners along the river. Utilize the resources of the University of Idaho Extension Service and the Master Gardener Program.

5.2.3 Provide maintenance of the greenbelt landscaping.

5.3 Objective: Restore and naturalize drains, river channels and creeks.

Action Steps:

5.3.1 Amend the Land Use Code to create incentives for opening closed water systems. 3

- *Promote areas of wildlife habitat to encourage wildlife to stay.*

Response: See Objective 5.6.

5.3.2 Respect the historic nature of the ditches as a source of water and an amenity. 9

5.3.3 Support community groups in clean up and maintenance of the open water systems.4

5.4 Objective: Develop a river walk.

Action Steps:

5.4.1 Evaluate the merits of creating a more urban setting along portions of the Boise River. 6

- *retain natural setting-no urbanization.*

5.4.2 Implemented

5.5 Objective: Create more accessibility to the Boise River and greenbelt.

Action Steps:

5.5.1 Implemented

5.5.2 Develop a city-wide pathway and sidewalk plan with links to the Boise River Greenbelt. 10

5.5.3 Continue efforts to complete gaps and connections in the greenbelt. 9

- *Increase*
- *Preserve all GC open spaces for posterity. Pass a green open space ordinance 1st.*

Response: See previous comment on 4.1.1.

- *Need better description of “complete the one remaining gap”.*
Response: Edit as follows: 5.5.3 Continue efforts to complete the ~~one remaining gap~~ in the greenbelt. Inventory opportunities for public purchase or easements that add to the greenbelt.

5.6 Objective: Protect wildlife along or adjacent to the river.

Action Steps:

- 5.6.1 Maintain portions of the greenbelt as gravel paths for walkers only. 10**
 - *No: gravel walkers only paths force all cyclists, skateboarders, scooter, hoverboards, electric bikes on to the side of the river & this will get too crowded & dangerous.*
Response: This is a policy decision that have previously been addressed by the City Council See also 5.8.1.
- 5.6.2 Enforce leash laws and pet waste regulations. 5
- 5.6.3 Continue to provide informational signs about wildlife and habitat protection. 5
- 5.6.4 Continue educational programs on the value of wildlife along the river. 6
- 5.6.5 Continue to work with Fish and Game on the identification of wildlife habitat. 5
 - *Please protect open space, green space for the enjoyment of people & to support wildlife.*
- 5.6.6 Continue to protect and enhance habitat for all wildlife on all lands. 12**

5.7 Objective: Maintain and protect the greenbelt.

Action Steps:

- 5.7.1 Explore options for a dedicated funding source for maintaining the greenbelt. 9
 - *Work with Eagle to pave dirt sections.*
Suggested edits: 5.7.1 Explore options with other jurisdictions for a dedicated funding source for maintaining the greenbelt.
- 5.7.2 Solicit and support community volunteer efforts for maintaining the greenbelt. 3
- 5.7.3 Protect the greenbelt from private development. 27**
- 5.7.4 Support efforts to encourage courtesy and respect among greenbelt users. 5

5.8 Objective: Plan for the Future of the Greenbelt and the Boise River

Action Steps:

- 5.8.1 Plan for potential conflicts from multiple users along the Greenbelt. 7
 - *Integrate bicycle paths from streets to greenbelt & how to use Osage in the mix.*

See 7.1.2 and 7.1.6.

5.8.2 Identify the areas of highest vulnerability to future flooding and mitigate the impacts. **10**

- *Is someone looking at ways to ensure development doesn't impact ground water rising or cause greater impact or down river neighborhoods?*

Yes, that is part of the engineering review of new development.

- *Fix low spots near west end of Riverwoods with small culvert/bridge*

Comment passed on the Public Works Department.

5.8.3 Ensure that the goals/objectives of this Plan are integrated into floodplain regulations.

- *Consider drainage and permeability of land before approving development*

4

Comment Card Comments

- *Celebrate dedication to Boise River by protecting Open Space to support wildlife*
- *Protect wildlife along the river corridor & flood plains levees*
- *Would be great to have some of the ditches/canals be "mini-rivers" with the same feel & amenities, open space, wildlife habitat, serene natural areas, pedestrian/bike corridors*
- *Walk/bike break areas with inlet to park life and or better access to shopping and restaurants (more like at arts..)*
- **** (good job)*
- *Very good idea to pay close attention to how our river is being treated & utilized. Please keep someone going as a steering committee*
- *RE 5.6 Let wildlife have their habitats, as little disruption as possible; the wildlife are part of the charm of the city. RE 5.3 Water is life, the river is a big draw to the enjoyment of the city*
- *5.6.5 seems repetitive with 5.6.6 and 5.6.7. Perhaps 5.6.6 could say "continue to identify and protect habitat in Garden City" and 5.6.7 could say "work with other agencies, private property owners, and non-profits to continue to protect and enhance..."*

Goal 6. Diversity in Housing

6.1 Objective: Eliminate and upgrade substandard housing.

Action Steps:

6.1.1 Create incentives for improving the conditions of substandard housing. **12**

- *Define where does the population go?*

6.1.2 Create disincentives for the continuance of substandard housing units. **5**

6.2 Objective: Continue to be a leader and set an example for the region in creating a diversity of housing.

- *Excellent Garden City, whether it meant to or no, understands there is a place/we for all types of housing.*

Action Steps:

6.2.1 Initiate and support a regional dialogue on affordable housing. **14**

- *Really, really think about housing alternatives on the westside (editor note: maybe southside?) of Chinden between the connector and Orchard. Be creative!*

- *Support this dialogue. Young families are having a hard time affording to live in Garden City, Boise as home costs rise.*

6.2.2 Partner with others in maintaining a supply of affordable housing. **11**

6.2.3 Consider the formation of a city commission on housing. **2**

6.3 Objective: Maintain the diversity of housing. **2**

Action Steps:

6.3.1 Implemented

6.3.2 Encourage mixed income housing in new developments. **2**

Comment Card Comments

- *Support open space not high density housing*
- *When people can live more outside their homes, could add community buildings, off-street paths, & other livable outdoor public spaces to keep housing smaller & denser & more & more affordable in certain districts.*
- *Don't allow a housing project on Plantation Golf Course*

Goal 7. Connect the City

7.1. Objective: Create pedestrian and bicycle friendly connections.

Action Steps:

7.1.2 **Develop a master plan for pedestrian and bicycle pathways. 24**

- *Try to improve the quality of paved pathway (e.g. tree roots, bumps, holes) & find ways to reduce flooding (including timing & amount water flow-start higher flood earlier so later flood can be longer.*

See Action steps 5.7.1, 5.8.2, 5.8.3 and Objective 9.1.

7.1.3 Reinforce and educate for responsible bicycling. **7**

7.1.4 Explore the opportunities for funding a “Safe Routes to School” coordinator. **6**

7.1.5 Re-visit the Livable Streets Plan (2013). **2**

7.1.6 **Re-develop Osage and Stockton streets as shared mobility corridors. 22**

- *Restate this goal so it is more understandable-what is a mobility corridor?*
- *Encourage commuter train use on Osage.*

Response: See the full text of 7.1.6 for a better understanding.

7.2 Objective: Promote public transportation along State, Chinden, Glenwood and Adams with stops in neighborhoods and with pedestrian and

bicycle connections to major city destinations.

- *Need turnouts for all bus stops & smaller buses.*

Amend 7.2.3: Support efforts of Valley Regional Transit for fixed transit stops, bus turnouts and more frequent service. See also 7.2.8.

Action Steps:

7.2.1	Participate in discussions on regional transit.	6
7.2.2	Secure funding for public transit within the region.	4
7.2.3	Support Valley Regional Transit for fixed transit stops and more frequent service. 3	
	• <i>Regional transit =commuter trains</i>	
7.2.4	Promote public awareness of the value of public transit.	5
7.2.5	Partner on a corridor study for Chinden Boulevard.	2
	• <i>Widen Marigold Garrett and Coffey. Add cut-through ITD property and enforce 25 mph on Coffey or restrict/ease more development in the area.</i>	
	Response: Amend 7.2.5 to one additional bullet: ● to improve access from major arterial streets intersecting with Chinden.	
7.2.6	Explore creative solutions to providing intra-city public transportation.	1
7.2.7	Evaluate changing demand that places on public transportation.	1
7.2.8	Develop standards for the integration of bus stops in new development.	
7.3	Objective: Protect neighborhoods from through traffic.	1

Action Steps:

7.3.1	Discourage the use of cul-de-sacs and dead-end streets.	
	• <i>What? No!</i>	
	Response: This objective and action step could appear in conflict, but the intent is to encourage a grid network of streets that spread the traffic around so that traffic is not concentrated which is what prompts the desire for dead-end streets. Maybe re-write 7.3.1: Encourage a grid pattern of local streets over Discourage the use of cul-de-sacs and dead-end streets without non-motorized connections. for controlling traffic through neighborhoods.	
7.3.2	Increase interconnectivity within neighborhoods.	6
7.3.3	Update a local street plan.	
7.3.4	Continue to Implement the Original Town Circulation Network Plan.	

7.4 Objective: Maintain and improve standards for sidewalks, curbs and gutters.

Action Steps:

- 7.4.1 Implemented
 - 7.4.2 Develop standards for sidewalk improvements along state highways. **3**
 - 7.4.3 Develop alternative local street design and development standards. **4**
 - *Chinden needs sidewalks from one end of the city to the other.*
- Agree: see 7.4.2.**

Comment Card Comments

- *Create pedestrian & bike friendly connections. Lower speed limit on State St & Glenwood. Support public transportation*
- *We need wildlife crossings habitat corridors. People powered pathways - healthier, quieter, better for nature, more livable. We need crosswalks and bike /pedestrian paths for the big corridors - State, Glenwood, Veterans, Chinden*
- *City parks are weeded*
- *We support the PGC being designated as a green space. Green spaces are good for the environment because they filter pollutants from the air, provide shade and lower temperatures to surrounding areas, and reduce erosion of soil into waterways and provide good habitat and thoroughfares for wildlife. For those of us that live in plantation we enjoy the psychological and physical lifestyles that plantation provides as well as healthy and beautiful settings. Property values are also kept strong in areas surrounding green spaces. Please keep GC and PGC green.*

Goal 8. Maintain a Safe City

8.1 Objective: Invest in public safety.

Action Steps:

- 8.1.1 Continue to reduce crime in the city by enforcing nuisance codes and standards. **2**
 - *Agree*
 - *Public safety Coffey/Marigold Coffey is 25 mph more better traffic monitoring*
 - *Monitor speed limit on Coffey Street*
- 8.1.2 Create safety zones to limit where sex offenders can reside. **7**
- 8.1.3 Monitor progress in the enforcement of city nuisance codes. **2**
 - *Prepare an annual report of nuisance complaints & action taken Post on website.*
- 8.1.4 Continue to support community policing by the Public Safety Department. **4**
 - *Bicycle police on Adams and in neighborhoods*
 - *Foot and bike emphasis*
 - *Do we have specific police officer assigned to specific neighborhoods?*
- 8.1.5 Continue to update and maintain the city's emergency management plan **3**
 - *Agree*

8.2 Objective: Support community involvement in public safety.

Action Steps:

- 8.2.1 Continue support of the “One City-One Team” approach in public safety. 3
- 8.2.2 Maximize community partnerships through involvement in community events. 7
- 8.2.3 Continue to use the city website in communicating public safety information. 3
 - Agree. Start an op-in emergency text messaging system

Response: Suggest an additional action step: 8.2.4 Explore the feasibility of operating an op-in emergency text messaging system.

Comment Card Comments

- Start an opt-in emergency text messaging system for the city

Goal 9. Develop a Sustainable City

9.1 Objective: Protect the aquifer.

Action Steps:

- 9.1.1 Continue to enforce city codes for protecting the aquifer. 12
- 9.1.2 Educate the public on the importance of the aquifer to the city’s quality of life.14 (See also Action Step 4.1.5.)
 - More education about proper maintenance of irrigation ditches-maybe a mailer to new residents?

9.2 Objective: Protect riparian and flood way areas. 3

Action Steps:

- 9.2.1 Continue to administer Federal Emergency Management Agency regulations. 6
- 9.2.2 Continue to work with other responsible to protect water resources. 10
 - Do we monitor water quality for pesticides?
 - Do we have pesticide contamination in our city water?

Response: Will refer these questions to City Public Works for an answer.
(See Also Objective 5.3 and Action Steps 5.3.1-5.3.3)

9.3 Objective: Promote and recognize green building construction.

Action Steps:

- 9.3.1 Identify programs and examples that encourage green building construction. 8
 - It would be great to have a local listing of green building sites that people could look at as examples.

9.3.2 Be a resource on the benefits of green building construction/water wise landscaping. **20**

- And expand on the "Bee City" designation with more pollination-friendly plants.
- Incentives for water wise? Give examples of good models! Best practices!
- Including landscaping to take up excess water, mitigate flooding, repair erosion, etc. And require solutions, too.

Response: All good suggestions when program is developed. Also Action Step 11.3.2.

- Preserve green open spaces by passing an ordinance. You can never go back!

Response: See previous comments.

9.3.3 Investigate how to protect green building construction features, such as solar panels. **6**

- Make solar panels safe but not highly restrictive.

Response: Not sure I understand this comment.

Comment Card Comments

- Provide open space areas like parks, green space to support wildlife & to provide areas for recreation, support pedestrian friendly areas & bike areas. Support public transportation
- Question- is there a manual for "Green building" green sites? Good topic in healthy building
- Encourage distributed solutions to ecological issues: drainage & erosion control & wildlife habitat in every neighborhood and educate citizens to appreciate the benefits to their daily lives
- An IPM Plan will help protect our water

Goal 10. Plan for the Future

10.1 Objective: The Expo Idaho site is redeveloped. **1**

(See Action Steps: See 3.1.1 through 3.1.4.) **6**

10.2 Objective: The Old Town site is a live-work district.

Action Steps:

10.2.1 Provide incentives for artists and crafts persons can live, work and exhibit their art. **14**

- Highlight these folks on the Garden City website/social media

Response: Good idea. Will pass this on to the City administrators

(See also Action Step 2.1.5.)

10.3 Objective: Areas are identified for future planning.

Action Steps:

10.3.1 Develop master plans. **17**

10.3.2 Focus future planning efforts on neighborhoods of rapid change and regeneration. **3**

- Designate & maintain Plantation GC as a green space.
- Plantation Golf Course S/B designation as green space & not developed
- Support designation of Plantation Golf course as open space

Response: The value of the golf course and the community desire to keep the golf course as open space can be identified in the Comprehensive Plan and on the Land Use Map.

If an open space zoning district is created, it would be up to the property owners of the golf course to determine if they would want the property to be so designated. For the city to change zoning to a less intensive zone without their support and compensation to the owner would violate the state "takings" legislation.

10.4 Objective: Create mixed-use, high-density/intensity nodes along State Street and Chinden Boulevard.

Action Steps:

10.4.1 Follow recommendations of the State Street Corridor Study. **4**

- *Don't want to be Meridian "keep garden" in Garden City*

10.4.2 Allow for transit-oriented development nodes.

10.4.3 Amend the Land Use Code to create a transit-oriented development zone. **2**

10.4.4 Transition development to be compatible with the existing surroundings. **17**

- *No 4 story building blocking views of trees & foothills. Please!*

10.5 Objective: Create a "Main Street" commercial districts along portions of Adams Street, 34/36/50th Streets, and at other locations that add identity and are compatible with the neighborhood. **3**

Action Steps:

10.5.1 Implemented

10.5.2 Limit the new neighborhood commercial districts to two blocks with transition. **12**

- *This will help to leave a more cohesive feel to the neighborhoods surrounding commercial*
- *With 34th St. development, will 33rd St. also be a high use corridor or more residential?*

10.6 Objective: Participate in regional planning.

Action Steps:

10.6.1 Support the city's representation and leadership on regional planning efforts. **5**

Comment Card Comments

- *Protect Open Space such as Plantation Golf Course from development*
- *What defines a "main Street?"*
- *10-5. More exciting zoning/activity to west of Veterans the area I don't*
- *Plan 50-100 years ahead and communicate it to the public*
- *Develop the land around the pond @Glenwood and Riverside. It is a hidden gem & it is not helping GC's image as it is now*
- *RE 10.4.4 Very concerned about this, urban vs suburban needs to be viewed differently*

- Preserve green space, particularly the Plantation

Goal 11. Serve the City

11.1 Objective: Support additional education facilities.

Action Steps:

11.1.1 Continue to support the two Charter Schools and new educational institutions.

- *Re-word*

Response: ~~11.1.1 Continue to Support the continuing development of the two Charter Schools and new educational institutions in recognition of the important contribution that schools make to attracting family and education resources to the community.~~

- *Look for opportunities to work with Boise School District to support our public schools that serve our Garden City children.*

Response: This could be added as new 11.1.3 action step as follows: Explore opportunities to work with Boise School District to support public schools that serve Garden City children.

- *Charter Schools pull taxpayer \$\$ from public schools*
- *Be aware of demands for schools & impacts of development on school development. Should help pay the way for new schools to meet demand.*

Response: The only possible mechanism for new development to fund school demand is through development impact fees which current state law does not allow cities to employ.

11.1.2 Consider creating a distance learning community college at the Expo Idaho site.

- *Action step should not be specific to the Expo Idaho Site, maybe "area"?*

~~11.1.1~~ **Response: 11.1.2 In planning for the future of the Idaho Expo area, consider opportunities for the creating tion of a distance learning community college. at the Expo Idaho site.**

11.2 Objective: Continue to maintain existing public facilities and support social services. Develop more civic uses sought by the community.

Action Steps:

11.2.1 Continue support of social service organizations. **8**

- *The Learning Lab, Headstart, and Boys/Girls Club are so important!*
- *I agree.*
- *Potential and new?*

Response: 11.2.1 ~~Continue Support of the Boys and Girls Club, library and other existing and future new non-profits~~ in recognition that the City alone cannot provide all the needed health, education, cultural, and other services needed within the community.

11.2.2 Investigate a cultural center, museum, theater and a community center for all ages. **12**

- *A movie theater would be a great addition.*
- *If it gets too expensive for Flick to stay in Boise because of property taxes attract*

then her. Art House Movie Theater is a good fit.

- *We want more city art/art space in the east end.*
- 11.2.3 Evaluate the effectiveness in meeting the needs of the community. 2

- 11.2.4 Work in partnership with groups in continually assessing community needs. 9

- *Neighborhood Associations*

Response: Neighborhood Association can be added to this list.

11.3 Objective: Upgrade and maintain water services.

Action Steps:

- 11.3.1 Identify needs for future improvements and expansion in water/sewer infrastructure. 4

- *Major attention to east end infrastructure*

Response: Upgrades to the east end utilities have been a major investment of the city and will continue.

- *Review cost of water /sewer – is more expensive than Boise. Find other sources of revenues.*

Response: This will be referred to the City Administration and the Public Works department for response.

- 11.3.2 Develop programs and incentives to encourage water conservation. 4

- 11.3.3 Educate on the value of public ownership in the water system. 3

- 11.3.4 Continue the use of urban renewal funding for infrastructure needs. 4

- *Get input of taxing entities that would be impacted by this-such as Boise School District*

Response: There is no impact to other taxing entities from urban renewal and in the long term they will benefit from the higher assessed valuation.

11.4 Objective: Continue the award-winning fiscal responsibility.

- *Trouble with the wording of this objective.*

Response: Original adopted objective was 11.4 Be Fiscally Responsible

Action Steps:

- 11.4.1 Adopt a long-range strategic and financial plan. 7

- 11.4.2 Maintain a five-year capital improvement program. 6

- 11.4.3 Explore additional sources of revenue. 3

- *Economic development that is not retail dependent*

Response: Economic development was beyond the scope of this action statement. See Goal 12 for the city's focus on economic development.

Comment Card Comments

- Look for opportunity to work with Boise School District to support our public schools that serve our Garden City children
- RE 11.1.2 Concerned about the increased traffic it would bring on an already jammed Glenwood and Chinden Sts, especially at certain times of the day. Otherwise it is a great idea.

Goal 12. Evolve as a Destination

12.1 Objective: Support a positive business environment

Action Steps:

- 12.1.1 Continue to support business associations. 2
- 12.1.2 Adopt a customer-oriented permit process. 6
 - Please ! Businesses owners are running away from process.
 - Response: This will be referred to the city for response.**
- 12.1.3 Continue funding for an information brochure on doing business in Garden City.

12.2 Objective: Continue to support commercial and industrial land uses.

Action Steps:

- 12.2.1 Consider the creation of a “Bradley Technology District” 4
- 12.2.2 **Partner to increase the attractiveness of businesses along Chinden Boulevard. 12**
 - With attention to residents peaceful enjoyment
 - Concentrate commercial south of Chinden; residential and services (food, bev. hospitality NORTH of Chinden.
 - Response: More related to planning for future. See Objective 10.4.**
- 12.2.3 Continue planning for and funding the city’s infrastructure. 9
 - Acquire green space for parks!
 - Protect open space for public & wildlife
 - Keep open spaces Once developed – gone forever
 - Dog parks.
 - Response: See previous comments**
- 12.2.4 Recognize that public agencies in the City support private businesses and services.

12.3 Objective: Create a premier destination for work, recreation, entertainment, culture and commerce.

Action Steps:

- 12.3.1 Fund and develop marketing to increase local and tourists visits to the City. 3
- 12.3.2 **Recognize the economic value of the arts and culture. 24**
- 12.3.3 Support the evolving East Gateway as a destination. 5
- 12.3.4 **Plan for the future of the expanded Whitewater Park. 12**

Comment Card Comments

- Find the balance between supporting business health but also need for Open Space for human health & happiness
- Arts, music, crafts

Comments on the Land Use Map

- More exciting high density west of Veterans
- Designate River to Marigold residential low density - 6 green dots
- Dog park at city land at Ustick
- Preserve the Plantation Preserve Green Space and Open Space
- Dog park at Expo Idaho *Small business shops/restaurant *small garden like shopping not big box
- More higher density housing more east of Glenwood
- Love the idea of pocket parks and a pedestrian friendly town center adjacent to Glenwood - 2 green dots
- Identify areas south of Chinden on land use map & what vision future plan
- Maintain Plantation Golf Course as park, green space, recreation area
- Maintain Plantation Golf Course as park, green space, recreation area
- Support the designation of Plantation Golf Course as green space, park or recreation area - 6 green dots
- Open Space
- Provide traffic calming development along Alworth & Adams streets
- On city website and on Planning documents clarify and define classes of density
- Farm at Coffey/Chinden is commercial. What will be there? Important to Willow Brook
- The pink circles are ill defined they need to be well defined or eliminated as a planning point
- Activity Node: a) what is the difference between the three types? B) second neighborhood center should have the corridor on 42nd street C) should the neighborhood centers be corridors between the river and Adams Street on the street identified? D) Does the first destination center duplicate the neighborhood center at 36th? Should the center be at 34th? E) Should the Chinden and Glenwood be relocated to Glenwood and Lorimer? F) State Street and Bogart should be Pierce Park G) how will changing this effect code?/ does reference to TOD need to be updated throughout the plan?
- Should the LWC be expanded: a) Expanding the LWC might dilute it and would lessen the desire for people to come and participate with the businesses that are making events. Perhaps it would be better to saturate the destination prior to expanding it. B) Midtown on 37th is already highly used and the VAC participates. Should it be expanded just to 38th Street now?
- Re-designation of SAP to "Future Planning Areas"- the word "Future" seems to designate pushing the planning of the areas down the road. Maybe just "Planning Area" would be a better re-designation.
- Changing the area north of Marigold to low density seems the opposite of the direction the City has been going in from a smart growth perspective.

General Comments from Comment Cards

- *Please protect Open Space such as Plantation Golf Course for use as green space, park or recreation area*
- *Implement environmental impact reports prior to development consideration. Give the public the right to referendum for community protection. Overall good! Let's create a destination for GC! Encourage & support pedestrians!*
- *Involve community in communication with ITA & ACHD to develop & implement 50+ yr enhancements ASAP. Streets & highways already are behind population growth & it is blooming*
- *Great work committee in providing clear concise goals and plan update*
- *This meeting for us is a good idea - please put in a bid to ID State Hwy Dept to put in bus turnouts and suggest they use buses 1/2 the size of those empty monsters that block our traffic at every stop. Turnouts are a must.*
- *Thank you for encouraging community input!*
- *DRC: If the intent of the grey is to have the Comp Plan become a living document, showing what has been implemented, but still desired there may need to be more explanation as to how the grey is intending. Words such as 'amend' note that it should be done, should it state "continue to require".*

Additional Public Comments on the Draft Comprehensive Plan Update (April 1, 2019)

Comment: 1.2.1 *Along with or in advance of completing a guidebook, I would suggest that the city prepare a form notice that would be provided by the development applicant to surrounding property owners and meeting attendees that describes such things as the purpose of the neighborhood meeting, how this meeting fits in with the process, opportunity for review and comment, compliance with Comp Plan and applicable city regulations, etc.*

Response: Develop a guidebook with templates for noticing and explanations in for the conduct of neighborhood meetings.

Comment: 1.5.1 *The identification of Le Boise as a significant historical resource to preserve thwarts the objective for re-development of the Idaho Expo site. See 3.1*

Response: The proposed re-wording of this policy eliminating any specific sites, responds to this comment.

Comments: 1.5.4 and 1.5.5

- *Add public art in both action steps*
- *For 1.5.5, Why not sponsored by; need not be just for dead people.*

Response: 1.5.5 is intended to acknowledge individual as part of the history of the city. Sponsorship seems inappropriate. Amend as follows:

1.5.4 Identify historic sites with markers, public art or monuments reflecting the “garden” in Garden City.

1.5.5 Establish a program for memorials which would allow for trees, benches, street lamps, public art and gardens, to be dedicated in the memory of individuals.

Comment: *Add a new 1.5.7: Establish a funding mechanism such as a one percent for arts program to fund artistic goals.*

Response: 1.5.7 Investigate and consider alternative funding strategies for promoting the arts within the community. (See also Action Step 12.3.1)

Comment: 2.1 *Please consider adding: Encourage the use of native, sustainable, and/or water-efficient landscaping.*

Response: More appropriately add to 9.3.2 Be a resource to the public and developers on the benefits of green building construction and water wise, sustainable and native landscaping

Comment: *Add a new 2.2.4: Create a volunteer task force in cooperation with private property owners, businesses to remove unnecessary barbed wire, razor wire and chain link fences.*

Response: This suggestion seems too specific to one type of problem and would need some support from the property owner where the condition exists. Other comments have suggested added fencing and noise to the list of enforcement issues, and revised language has been proposed in 2.2.2. Suggest change to 2.2.3 to broaden the scope in response to this comment. There are models from other communities that have citizen groups that work on a volunteer basis in enforcing city codes, but it takes training and city resources.

2.2.3 Work with private property owners, and neighborhood and business associations to ensure compliance with property maintenance standards. Investigate the interest and the ability of the city to support a volunteer task force to assist the city in chronic code enforcement issues.

Comment 2.3: *add "that are compatible with the character of the neighborhood" (see City Code 8-4B-1)*

Response: This code citation is to residential design and the objective is intended to serve a broader purpose than just residential neighborhoods. There are some locations in the city where this would not apply.

Comment: *2.3.4 Is there any way to prohibit new billboards and reduce the current number?*

Response: The current sign code, adopted after several years of community and business involvement, sets limitation on billboards within the City. Some billboards along state highways are not within the city's jurisdiction to regulate.

Comment: *Add a new 2.3.7: Amend the Land Use Code to require burial of overhead services for new and substantially altered development.*

Response: This is a requirement in all new subdivisions. There would have to be some investigation into what constituted "substantially altered development" and in some in-fill location this may be a challenging for a limited stretch of utility lines. Suggest the following:

2.3.7: Explore the feasibility of requiring that all utility service lines be undergrounded in new and substantial redevelopments, and when streets are re-developed. Amend the Land Use Code to implement the requirements.

Comment: *Add a new 2.4.9: Amend the Land Use Code to allow for internal circulation sized appropriately for the use.*

Response: This is already addressed by 7.4.3. Could be amended:

7.4.3 Work with the Fire District and Ada County Highway District to develop alternative design and development standards to create more safe and neighborly local and internal streets appropriate for the use.

Comment 4.1.6: Require mitigation for all wetlands eliminated by new development.

- Add “disturbed”.
- Seems redundant and out of place.

Response: Language changed as follows. Issue is also addressed by 5.5.6 ad 5.6.7.

4.1.6 ~~Require mitigation for all wetlands eliminated by new development.~~ All new development throughout the City should be designed to protect existing wetlands. [See also Action Step 5.6.5 and 5.6.6]

Comment: Add new 4.1.8: Provide educational materials on the importance of tree canopy, including tree and selection guidance.

Response: As implementation of Action Step 4.1.4, the city adopted new landscaping requirements in the development Code including tree canopy and appropriate trees. This new action step would add an educational component to these provisions.

Comment 4.14: Encourage the use of native, sustainable, and/or water-efficient landscaping.

Response: See previous response to 2.1

Comment: 4.2.3 Identify what is meant by a recycling center and how it would be so this does not get out of hand.

Response: The action step is to consider and under that consideration will be what would be recycled and how it would be managed.

Comment 5.1.1: What is 1990 Greenbelt Plan? Where are copies?

Response: This is an old document and has been succeeded by the other plans and policies, including the City’s adopted *Master Parks and Waterway Plan*. The action step is highlighted in grey text indicating that has been implemented. A copy of the plan is available at City Hall.

Comment 5.6 Objective: ~~Respect~~ Protect wildlife along or adjacent to the river
Should “or” be “and”? What is the difference between “along” and “adjacent”? Should “adjacent” be “in”?

Response: Since this is an objective further illuminated by the action steps, recommend the change that follow. Also, the focus should be on habitat since Garden City has no jurisdiction over the wildlife.

Objective 5.6 ~~Respect~~ Protect wildlife ~~along or adjacent to~~ habitat associated with the river.

Comments 5.5.3:

- *Need better description of “complete the one remaining gap”.*
- *Need to add advocacy groups.*

5.5.3 ~~Continue efforts to complete gaps and connections~~ the one remaining gap in the greenbelt between Boise and Eagle. Inventory opportunities for public purchase or easements that add to the greenbelt, ~~Coordinate with the Cities of Boise and Eagle in completing the greenbelt.~~ and coordinate with the cities and local advocacy groups.

Comments 5.5.5, 5.5.6 and 5.5.7:

- *5.6.5 seems repetitive with 5.6.6 and 5.6.7. Perhaps 5.6.6 could say “continue to identify and protect habitat in Garden City” and 5.6.7 could say “work with other agencies, private property owners, and non-profits to continue to protect and enhance...”*
- *“Priority” seems a better word than “preference.”*

Response: ~~5.5.5 Work with the Idaho Fish and Game Department to build an enhanced fish habitat.~~
~~5.6.6~~ 5.5.5 Continue to work with Idaho Fish and Game, other agencies, property owners, and non-profits on the identification, protection, and enhancement of wildlife and fisheries habitat ~~to protect and enhance~~ on lands in and along the Boise River.
~~5.6.7 Working with other agencies, private property owners and non-profits, continue to protect and enhance wildlife habitat on both public and private lands along the river.~~ The preferred priority strategy is to protect, maintain and enhance habitat on public land that is sold or on private land, before deferring to off-site mitigation.

Comment 6.1.1: *fifth bullet additional density for incentivizing improvement to substandard housing is contrary to the land use map change to decrease the density from the river to Marigold Street.*

Response: The medium density designation on the 2006 Land Use Map was an error. The intent for the existing land uses west of Glenwood has been to reflect the existing land use pattern since this is newest developed area of the city and the area not expected to change during the 10-20 year planning horizon of the plan.

Comment: *9.3, 9.3.1, and 9.3.2 Add “sustainable and healthy” to “green” as what is promoted by the city.*

Response: “Green” was considered the broader term that incorporated sustainable and healthy.

Comment 7.1: *Identified pedestrian and bicycles connections that should be made.*

Response: this is a level of specificity that goes beyond the Comprehensive Plan. These comments as well all others will be incorporated in to the appendix of the plan, and will be considered when the master plan identified in 7.1.1 is developed.

Comment 8.2.3: *Add Facebook and newsletter.*

Response: 8.2.3 Continue to use the city website in communicating public safety information and consider the use of Facebook and a newsletter.

Comment: 10.2.2 *Action step should not be grey. "and" should be "or".*

Response: Correct; it should not have been grey.

10.2.2 Provide incentives for housing and buildings within the district where artists and crafts persons can live, work ~~and~~ or exhibit their art.

Comment 10.4.4 "Compatible" term might be a little vague for height and scale (could be interpreted ascending or descending?). The original was 2 stories near the river and 3 or 4 stories along Chinden. How about something like "not to exceed 2 stories next to river or adjacent to low density residential".

Response: For comprehensive plan level "compatible" seems appropriate with the specifics to be determined by the location adjacent to State Street and Chinden Boulevard.

Comment Objective 11.4: *needs rewording.*

Response: 11.4 Objective: ~~Be fiscally responsible. Continue the award winning fiscal responsibility. Maintain the high standards of fiscal responsibility.~~

Comment 12.2.2: *vague language.*

Response: 12.2.2 Recognize the value existing public agencies and their employees located in the city have in supporting private businesses and services within the City.

Comment 12.3.3: *"East Gateway" is a new descriptor. Not sure if it means: "Live-Work-Create", "Old Town". "Original Townsite", or "East End".*

Response: 12.3.3 Support the evolving east end of the city as a East-gateway as a destination for resort accommodations; recreation-oriented businesses; arts, entertainment and cultural venues; and craft beverage hub. Encourage additional like uses that are compatible with the surrounding residential neighborhood.

Comment 12.3.4: *Plan for public assess (access?) and public use areas that support the use of the Whitewater Park from the Garden City side in cooperation with the private land and easement holders.*

Comment: The existing action step is certainly broad enough to include these considerations as well as many more that would be involved in that planning process.

12.3.4 Plan for the future of the expanded Whitewater Park and the opportunities and challenges additional visitors will bring to the City. (See also Action Steps 5.52 and 5.5.4)

1. Re-designation of SAP to "Future Planning Areas"- the word "Future" seems to designate pushing the planning of the areas down the road. Maybe just "Planning Area" would be a better re-designation.
2. Changing the area north of Marigold to low density seems the opposite of the direction the City has been going in from a smart growth perspective.
3. If the intent of the grey is to have the Comp Plan become a living document, showing what has been implemented, but still desired there may need to be more explanation as to how the grey is intending. Words such as 'amend' note that it should be done, should it state "continue to require".
4. 2.2.1 3. Is there a different word than "unsightly" that is less open to interpretation?
5. 5.6.5 seems repetitive with 5.6.6 and 5.6.7. Perhaps 5.6.6 could say "continue to identify and protect habitat in Garden City" and 5.6.7 could say "work with other agencies, private property owners, and non-profits to continue to protect and enhance..."
6. Should the LWC be expanded: a) Expanding the LWC might dilute it and would lessen the desire for people to come and participate with the businesses that are making events. Perhaps it would be better to saturate the destination prior to expanding it. B) Midtown on 37th is already highly used and the VAC participates. Should it be expanded just to 38th Street now?
7. Activity Node: a) what is the difference between the three types? B) second neighborhood center should have the corridor on 42nd street C) should the neighborhood centers be corridors between the river and Adams Street on the street identified? D) Does the first destination center duplicate the neighborhood center at 36th? Should the center be at 34th? E) Should the Chinden and Glenwood be relocated to Glenwood and Lorimer? F) State Street and Bogart should be Pierce Park G) how will changing this effect code?/ does reference to TOD need to be updated throughout the plan?

Comments on the Draft Garden City Comprehensive Plan

Here are my comments on the draft Garden City Comprehensive Plan (working draft 3/18/19). First, I want to say that I thought it was excellent. Here are just a few ideas for your consideration.

- 1.2 Objective: Solicit citizen involvement . . . (page 9)
 - 1.2.2: I think it is pertinent that the public noticing requirements be broadened, especially for cell towers or anything with broad impacts. Thank you for including this.
- 2.1 Objective: Encourage new and distinctive . . . (page 11)
 - 2.1.2: Please consider adding: Encourage the use of native, sustainable, and/or water-efficient landscaping.
- 2.3 Objective: Promote quality design and architecturally interesting buildings (page 12).
 - 2.3.4: This is probably not the correct place for this, but, is there any way to: 1) prohibit new commercial billboards, and 2) cut down the number of currently allowed billboards?
- 2.4 Objective: Create a vision for design of all streets. . .(page 13)
 - 2.4.4 (parking standards): Encourage (or maybe require) permeable, pervious, or porous paving, especially in areas in the floodplain.
- 4.1 Objective: Beautify and landscape (page 14-15)
 - 4.1.4. Encourage the use of native, sustainable, and/or water-efficient landscaping.
- 4.2 Objective: Promote community gardens (page 15)
 - 4.2.3. Please define "recycling center" to limit what can be recycled and how it is managed. This could quickly get out of hand.
- 5.2 Objective: Create more accessibility to the(page 17)
 - 5.5.1. What is the 1990 Boise River Greenbelt Plan? Where can it be accessed?
- 7.1 Objective: Create pedestrian and bicycle friendly connections (page 20-21)
 - I am not sure where this should go, but I feel the following are connections that really need to be made.
 - Work with applicable agencies to build a sidewalk on the west side of Glenwood from the bridge north to Riverside Drive.
 - Work with applicable agencies to build sidewalks on both the north and south sides of Chinden from Glenwood east to Kent.
 - Work with applicable agencies to build a pathway from East 35th to the Greenbelt.
 - Work with applicable agencies to connect Adams between Thurman Mill and 37th.
- 8.2 Objective: Support community involvement in public safety (page 23)
 - 8.2.3. Add Facebook and newsletter distribution

Thank you for this opportunity to comment! Susie Vader, 7840 Apache Way; Garden City, ID 83714
susievader@gmail.com

From: [Sorvaag](#)
To: [jthorn](#); [dkushlan](#)
Subject: Additional comments intended for March 28 meeting of working group
Date: Friday, March 29, 2019 3:34:07 PM

Diane and Jenah,

Following are comments I intended to convey yesterday before we ran out of time.

1.2.1 Along with or in advance of completing a guidebook, I would suggest that the city prepare a form notice that would be provided by the development applicant to surrounding property owners and meeting attendees that describes such things as the purpose of the neighborhood meeting, how this meeting fits in with the process, opportunity for review and comment, compliance with Comp Plan and applicable city regulations, etc.

I discussed this with Bud Compher after the meeting yesterday and he said that such an informational handout from the city would help him in conducting such meetings.

2.3 add to Objective "that are compatible with the character of the neighborhood" (see City Code 8-4B-1)

2.3.5 an example of where Garden City appears to have departed from the Comp Plan and design review provisions is the new duplex project on Coffey Lane where a flat/slant roof design is being constructed that is not in keeping with the surrounding established residential neighborhood (or in residential areas west of Glenwood and north of the river). However, this similar design could be found compatible in character in the 36th and 42nd streets neighborhoods where eclectic design has been found justifiably compatible and acceptable. (see page 57 Givens and Pursley).

10.4.4 I'm concerned that the "compatible" term might be a little vague for height and scale (could be interpreted ascending or descending?). The original was 2 stories near the river and 3 or 4 stories along Chinden. How about something like "not to exceed 2 stories next to river or adjacent to low density residential".

11.1.1 Could add " Idaho legislature has not enabled school districts to impose development impact fees"

I really appreciate the effort you've put into this process. Feel free to let me know if you have any questions of me on these comments,

Bob Sorvaag

3-28-19

Garden City Comprehensive Plan Update 2019 Working Group - Draft Development Guidelines for Plantation Country Club Property

Background for the Working Group

The Plantation Country Club is a 121-acre property located between the Boise River and State Street east of Glenwood Dr. It possesses the largest undeveloped frontage on State Street in single ownership in Garden City. The Country Club is operated as a for-profit business centered on an 18-hole golf course with additional club related recreational facilities. Use of the recreational activities requires an annual membership with several options.

The property is located within the Garden City boundary and is entirely zoned R-2. Allowed uses in the zoning district are single-family and duplex residences up to 6 units per acre, but no residential uses currently exist on the property. The club facilities and golf course are legal non-conforming uses in the R-2 zone having been developed in unincorporated Ada County before annexation and zoning in Garden City. The property is also subject to the Boise River and Greenbelt Overlay District and is by far the largest property within the overlay area.

In December 2018 new ownership took control of the property and operations and have commenced updates to the facilities and a redesign of portions of the golf course. The planned widening of State Street from two to three lanes as part of the Ada County Highway District State Street and Pierce Park Ln. intersection project, plus the relocation of the private Plantation Dr. entry lane for access and safety considerations will adversely impact two golf holes. A concept plan for the redesigned portion of the golf course is expected mid-2019.

Draft Comprehensive Plan Update

The owners of the Plantation Country Club support the contributions of the City staff and the Comprehensive Plan Update Working Group to prepare the current draft. We acknowledge the many hours that have been committed since the Fall of 2018. We fully support a designation of the Plantation property as a Future Planning Area on the Future Land Use Map and the removal of the depiction of the golf course. Currently the designation is Residential Low Density, which does not capture the unique attributes of this property in Garden City.

Below is a list of suggested revisions to the draft:

- 1.5.1 – Delete references to specific properties or locations
- 10.3.1 - change “Plantation Golf course” to Plantation Country Club property
- 10.4.1 - add Plantation as an additional transit node or add to 10.4.2.
- Pg. 30 – add Plantation to the list of Transit Oriented Development Nodes
- Pg. 31 Future Planning Area Development – add Plantation
- Pg. 32 Existing and Proposed Green Spaces and/or Parks - delete golf courses
- Pg. 37 first bullet – change size to 121 acres

Plantation Community Planning Guidelines

With the knowledge that other properties that have a different character will also be designated Future Planning Areas, we would like to offer the following draft Plantation community planning guidelines to be incorporated into a separate subsection under the land use designation description. These statements reflect the ownership's general approach to future planning of the property with additional guidance from the Draft Comprehensive Plan Update, adopted Garden City plans and other documents including:

- Garden City Parks and Pathways Plan
- Boise River and Greenbelt Overlay District
- State Street Transit and Traffic Operational Plan (TTOP) and related studies
- State Street Transit Oriented Development Design and implementation Plan (to be completed Spring 2019)
- NW Boise Neighborhood Walking and Biking Plan
- ACHD Roadways to Bikeways Master Plan

Draft Community Planning Guidelines

- Create a healthy community that is active, walkable, and connected
- Enhance public access and enjoyment of the river and greenbelt with linkages to Westmoreland Park
- Provide pedestrian and cycling connectivity within the property and to adjacent neighborhoods north and south of State Street
- Provide multi-purpose pathways along ditches
- Support exploring a safe route to school pathway for students traveling to Pierce Park Elementary School accessing the reconfigured State Street and Pierce Park Ln. intersection
- Protect critical wildlife habitat and designated wetlands and provide any required mitigation onsite
- Work in conjunction with the City, Army Corps of Engineers, and Boise River Flood Control District #10 to study a flood mitigation plan for the property
- Align planning along State Street with the TTOP goal of transit supportive mixed-use development that is walkable with activated public places
- Plan for a range of housing choices to match consumer income, preferences, and life stages
- Work with Garden City to develop and incorporate Green Boulevard Corridor standards on State Street
- Submit a master plan for the property as a PUD or Specific Plan application prior to golf course reconfiguration

Changes to the Objectives and Action Steps

The changes are based on the public comments received and reviewed by the Comprehensive Plan Update Working Group, and have been incorporated into the Draft Plan Amendment dated April 1, 2019

1.2.1 Develop a guidebook with templates for noticing and explanations in ~~for~~ the conduct of neighborhood meetings.

1.3.1 Use a variety of statistically valid survey techniques including quick issue-oriented surveys, ~~for example as through a text response,~~ as well as longer term longitudinal review of city services. Use the surveys to set measurable goals for city services and demonstrate progress.

~~1.5.1 Research and inventory significant historical and cultural resources within the community, such as the Plantation Golf course, Le Bois Park, Bradley Airport. As appropriate and in consultation with the State Office of Historic Preservation, designate and protect those resources determined to be significant.~~

~~1.5.2~~ **1.5.1** Consider establishment of a commission whose responsibilities would be to ~~that would~~ (a) foster awareness and preservation of the city's historical, cultural and artistic resources. (b) research and inventory historical and cultural resources within the community; (c) designate significant resources for protection based on state and federal criteria and in consultation with the State Office of Historic Preservation; and (d) solicit memorabilia from residents for display and education of the community.

1.5.4 Identify historic sites with markers, public art or monuments reflecting the "garden" in Garden City.

1.5.5 Establish a program for memorials which would allow for trees, benches, street lamps, public art and gardens, to be dedicated in the memory of individuals.

New 1.5.7 Investigate and consider alternative funding strategies for promoting the arts within the community. (See also Action Step 12.3.1)

2.1.4 Explore the opportunities to create distinctive neighborhoods ~~such as around (i.e. 36th Street) what are the~~ through defining and the unique attributes of the neighborhood to be developed, the incentives needed to encourage those characteristics and the design, architecture and development standards to guide the future development.

2.2. 1 Enforce city codes for private property maintenance and abate nuisances, and unhealthy and unsafe conditions. Priority should be given to:

1. the most egregious offenders of health and safety codes;
2. temporary and chronically unlawful signs on the most visible transportation corridors in rapidly developing areas;
3. ~~unsightly~~ excessive accumulation outside structures of personal property;
4. prohibited fences that are in a deteriorated condition, loose, hanging, partially enclosed or intruding into the right of way; and
5. noise that is a nuisance to surrounding properties.

2.2.3 Work with private property owners, and neighborhood and business associations to ensure compliance with property maintenance standards. Investigate the interest and the ability of the city to support a volunteer task force to assist the city in chronic code enforcement issues.

New 2.3.7: Explore the feasibility of requiring that all utility service lines be undergrounded in new and substantial redevelopments, and when streets are re-developed. Amend the Land Use Code to implement the requirements.

2.4.2 Promote the Garden City street standards as developed in Action Step 2.4.1 with the appropriate transportation agency (Ada County Highway District, Idaho Department of Transportation, and Valley regional Transit) through meetings, presentations, and education.

2.4.3 Develop a study and master plan that includes existing and future conditions with a goal to re-develop Chinden Boulevard and Glenwood as grand boulevards lined with trees anchored in broad sidewalks.

2.4.4 Amend parking standards to reduce the impact of surface parking, including:

- incentives to encourage shared parking and support for cooperative parking arrangements;
- evaluation of current parking standards and consideration of new maximum standards;
- new design requirements for surface parking, including increased landscaping and location of parking behind buildings; and
- encourage permeable, pervious, or porous paving, especially in areas in the floodplain.

4.1.6 ~~Require mitigation for all wetlands eliminated by new development. All new development throughout the City should be designed to protect existing wetlands. [See also Action Step 5.6.5 and 5.6.6]~~

3.1.1 Based on recommendations of the master plan, seek opportunities with public and private partners to transform the Expo Idaho site to an urban center for the city, ~~oriented to the river with a public gathering place and multiple activity areas, consistent with the vision,~~ with the following features:

- site design with an orientation to the river with public gathering places for artists, families and activities;
- uses that include small scale retail, services, restaurants, parks and protected open space areas;
- a destination that is connected to the greenbelt for pedestrians and bicyclists; and
- accessibility that minimizes traffic, especially on surrounding neighborhoods. (See also Action Step 3.1.1).

New 4.1.8 Amend the Land Use Code to include an Open Space zoning district and apply the designation on the zoning map to all existing parks, recreation and open space areas.

New 4.1.9 Provide educational materials on the importance of tree canopy, including tree and selection guidance.

5.2.2. Encourage homeowners to plant and maintain appropriate landscaping materials along the river. Based on hazardous conditions and riparian health, allow for limited pruning of vegetation and clean-up of riverbanks. Protect native plants and trees and prohibit any activity that would destabilize the river bank. Provide brochures and host public meetings with landscape professionals to address the needs. Utilize the resources of the University of Idaho Extension Service and the Master Gardener Program.

5.2.3 Provide maintenance of the greenbelt landscaping including removal of hazardous trees, noxious and poisonous plants, and noxious weed-free pre-fill.

5.2.4 Provide brochures and host public meetings with landscape professionals to address the needs of property owners along the river. Utilize the resources of the University of Idaho Extension Service and the Master Gardener Program.

5.5.3 Continue efforts to complete the ~~one remaining gap in the~~ greenbelt between Boise to Eagle Inventory opportunities for public purchase or easements that add to the greenbelt, and coordinate with local advocacy groups.

Objective 5.6 ~~Respect~~ Protect wildlife along or adjacent to habitat associated with the river.

~~5.5.5~~ ~~Work with the Idaho Fish and Game Department to build an enhanced fish habitat.~~

~~5.6.6~~ **5.6.5** Continue to work with Idaho Fish and Game, other agencies, property owners, and non-profits on the identification, protection, and enhancement of wildlife and fisheries habitat ~~to protect and enhance on lands in~~ and along the Boise River.

~~5.6.7~~ ~~Working with other agencies, private property owners and non-profits, continue to protect and enhance wildlife habitat on both public and private lands along the river. The preferred priority strategy is to protect, maintain and enhance habitat on public land that is sold or on private land, before deferring to off-site mitigation.~~

5.7.1 Explore options with other jurisdictions for a dedicated funding source for maintaining the greenbelt.

7.2.3 Support efforts of Valley Regional Transit for fixed transit stops, bus turn outs and more frequent service. See also 7.2.8.

7.2.5 Partner with ITD, ACHD and Valley Regional Transit on a corridor study for Chinden Boulevard with these objectives:

- to improve the design of Chinden Boulevard emphasizing multi- modal facilities, including consideration for bus turn-outs and stations at the transit nodes;
- to maintain vehicular mobility and traffic flow in balance with other transportation modes;
- to improve the convenience for both drivers and pedestrians.
- to improve the accessibility across the corridor for local mobility; and
- to improve the appearance of the corridor;
- to improve access from major arterial streets intersecting with Chinden.

7.3.1 Encourage a grid pattern of local streets over ~~Discourage the use of~~ cul-de-sacs and dead-end streets without non-motorized connections. ~~for controlling traffic through neighborhoods.~~

~~**7.3.4** Continue to Implement the Original Town Circulation Network Plan as adopted by City Council Resolution 914-09.~~

7.4.3 Work with the Fire District and Ada County Highway District to develop alternative design and development standards to create more safe and neighborly local and internal streets appropriate for the use.

8.2.3 Continue to use the city website in communicating public safety information and consider the use of social media and a newsletter.

New 8.2.4 Explore the feasibility of operating an op-in emergency text messaging system.

9.3.2 Be a resource to the public and developers on the benefits of green building construction and water wise, sustainable and native landscaping

10.2.2 Provide incentives for housing and buildings within the district where artists and crafts persons can live, work ~~and~~ or exhibit their art.

10.3.1 Develop master plans for the areas shown on the Land Use Map as Future Planning Areas. These designated areas are: the area west of the City within the Area of City Impact; the area around the Idaho Expo Center, including the Idaho Department of Transportation (ITD) District 3 Headquarters; ~~the Plantation Golf course;~~ and the Ada County Highway District operations and maintenance property. ~~area surrounding at 37th and Adams.~~

10.4.1 Follow recommendations of the State Street Corridor Study. Allow for higher density residential, transit-oriented development nodes within the one quarter mile of the State Street intersections with ~~Collister Street,~~ Pierce Park Lane, Glenwood Street, ~~Bogart Street~~ and Horseshoe Bend Road.

Follow recommendations of the State Street Corridor Study along State Street and at the identified transit oriented development nodes located at and adjacent to the intersections of State Street and Pierce Park Lane, Glenwood Street, and Horseshoe Bend Road.

10.5.2 Limit the location of the new neighborhood commercial districts to areas that are a maximum of two blocks in length or appropriate size to the location and that can provide transition and buffering to any adjoining residential land uses.

~~**11.1.1** Continue to Support the continuing development of the two Charter Schools and new educational institutions in recognition of the important contribution the that schools make to attracting family and education resources to the community.~~

11.1.2 Explore opportunities to work with Boise and West Ada School Districts to support public schools that serve Garden City children.

~~**11.1.2.3** In planning for the future of the Idaho Expo area, consider opportunities for the creating tion of a distance learning community college. at the Expo Idaho site.~~

11.2.1 ~~Continue Support of the Boys and Girls Club, library and other~~ existing and future new non-profits in recognition that the City alone cannot provide all the needed health, education, cultural, and other services needed within the community.

11.4 Objective: ~~Be fiscally responsible. Continue the award-winning fiscal responsibility. Maintain the high standards of fiscal responsibility.~~

12.2.4 Recognize the value existing public agencies and their employees ~~located in the city~~ have in supporting private businesses and services within the City.

12.3.3 Support the evolving east end of the city as a East-gateway as a destination for resort accommodations; recreation-oriented businesses; arts, entertainment and cultural venues; and craft beverage hub. Encourage ~~additional like~~ non-residential uses that ~~can be~~ are compatible with the surrounding residential neighborhood

12.3.4 Plan for the future of the expanded Whitewater Park and the opportunities and challenges additional visitors will bring to the City. (See also Action Steps 5.5.2 and 5.5.4)

Meeting Agenda

Comprehensive Plan Update Ad Hoc Working Group

November 13, 2018

3:30- 5:00 PM

Introductions	All
Review of the Work Group Charter	Diane
Review of the Scope of Work and Schedule	Diane
Review and Discussion of the Background Information Update	All
Public Comments	Public
Next Steps	All

Attachments:

- Comprehensive Plan Working Group Charter
- Garden City Comprehensive Plan Update Scope of Work
- 2006 Comprehensive Plan
- Table of Contents for 2019 Update
- 2019 Update Background Information

Meeting #1 Notes

Comprehensive Plan Update Ad Hoc Working Group

November 13, 2018 | 3:30- 5:00 pm

Members Present: Pam Beaumont, Rich Childress, [Bud Compher](#), Heather Dennis, Louis Landry, Jerry Lowe, Monique Smith, [Bob Sorvaag, Jenah Thornborrow and Diane Kushlan](#)

Members Absent: Scott Nichols and James Page

Introductions: All members present introduced themselves. Council Member Pam Beaumont provided an introduction of why the City Council has launched this update to the Comprehensive Plan: it has been twelve years since the Plan was adopted; many changes have happened in the city; a lot has been implemented; and there are broader social changes, such as social media that have affected the community.

Review of the Work Group Charter: Diane Kushlan reviewed the charter of the Working Group emphasizing the limited time frame, and the focus on refresh and update of the Plan, not fundamental changes.

Rich Childress, a member of the 2006 Comprehensive Plan Citizens Committee, described the broad community outreach undertaken on the Plan, including the three community workshops.

Bob Sorvaag asked if there was an earlier Plan and it was explained that one was adopted in the mid 1990's. He also asked about the Local Land Use Planning Act (Idaho Statute 65-67) and its requirements. There was a discussion about the effect of the plan on zoning and local decisions, and it was explained by Jenah Thornborrow, Diane and Pam that consistency of a zoning or development decision must consider the consistency with the Comprehensive Plan, but a denial of a request cannot be based solely on that finding.

Review of the Scope of Work and Schedule: Diane outlined the scope of work and a working outline of the Updated Comprehensive Plan. The intent is that the Working Committee meet over seven meetings reviewing the updated information and attend the public workshops and hearings, if possible. The focus of the Working Group's work will be over the next three months.

Review and Discussion of the Background Information Update: Most of the meeting was devoted to a review of the Background Information Update. Changes and additions as suggested by the committee were as follows:

Introduction (page 1)

- Elaborate on the important changes that have come about with the linking the greenbelt, the pedestrian bridge, the opening of the Esther Simplot Park and the development along 36th Street in connecting the two cities along the Boise River.
- Describe the renaissance in the arts.
- Describe the opportunity to plan a streetscape along 34th street now that many properties have been consolidated in one ownership.
- Identify how important the Development Code has been in steering new and redevelopment.
- Include the role of schools in changing the community.

Natural Environment (page 2)

- Agricultural lands in the Area of the City of Impact, west of the City should be identified.
- The City' designation as a "Bee City" should be described.

Built Environment (pages 2-3)

- The potential sale of the Plantation Golf Course should be noted. [Pam stated that she or any other public official will have to recuse themselves from the group if there is a discussion about any specific pending projects]
- Demolition of buildings in the L-W-C District.
- Creative re-use of tenant spaces, and additional retail spaces and wineries should be included.
- The impact flooding from the river has on compatible land uses should be described.
- The north side of Chinden is an unexplored area that maybe should be considered a separate district.
- The future of the east end should be considered in terms of the pressures for development from West Boise and the potential stadium and CWI campus.

Demographics (page 3-4)

- The Connect the City Goal should be listed under demographics.

Housing (page 4)

- A lot of multi-family is under construction now that will change the percentages in the chart in the next six months.

Mobility (page 6-10)

- Update to reflect the changes anticipated with the State Street Corridor.
- Add description of the need for parking staging areas for the greenbelt and the purchase and construction of a surface parking lot by the City at 36th/Carr.
- Describe the value of the greenbelt as a multi-modal asset, and the need for additional connections to it for all modes, including vehicles, bikes and pedestrians.
- The impact of through traffic in the northwest sector should be described that was exacerbated by the connection of Maple Grove to Chinden.
- Garrett/Chinden intersection is unsafe for crossings.
- Changes on average and peak hour traffic on the major arterials should be documented.
- Need more greenbelt connections that are from outside the city, Cloverdale for example.

Public Works (page 10-11)

- The value of the canal system for irrigation and amenities should be noted. In some cases, property owners cannot get water rights established.

Boise River Greenbelt (page 11)

- Areas of vulnerability that became apparent during the last high flows should be documented.
- The possibility for rebuilding and elevating in certain areas should be noted.
- The increased popularity of the Greenbelt should be highlighted with the associated issues of maintenance, safety, and traffic. Identify the need for the Greenbelt to be widened in high use areas.

Public Comments: There were no comments from the public.

Next Steps: This time on Tuesday's work for most of those present. Staff will survey all the members to arrive at a time certain for the remainder of the meetings. The next meeting will be the week of November 26th.

Meeting Agenda #2

Comprehensive Plan Update Ad Hoc Working Group

November 29, 2018

Time: 3:15 – 4:45 PM

Introductions	All
Review of Draft #2 Background Information Update	All
Review of the Goals, Objectives and Action Steps <ul style="list-style-type: none">■ Nurture the City■ Improve the City Image■ Create a Heart for the City	Diane
Public Comments	Public
Next Steps (next meeting December 13, 2018)	All

Attachments:

- Meeting Memorandum
- Meeting #1 Notes November 13, 2018
- 2019 Update Background Information (Draft #2)
- Nurture the City
- Improve the City Image
- Create a Heart for the City

Meeting #2 Notes

Comprehensive Plan Update Ad Hoc Working Group

November 27, 2018 | 3:30- 5:00 pm

Members Present: [Pam Beaumont](#), [Rich Childress](#), [Bud Compher](#), [Heather Dennis](#), [Louis Landry](#), [Jerry Lowe](#), [Bob Sorvaag](#), [Jenah Thornborrow](#) and [Diane Kushlan](#)

Members Absent: Scott Nichols, James Page and Monique Smith.

Meeting Dates: Jenah Thornborrow passed out a schedule of meeting dates: Thursday December 13, Tuesday January 8, Tuesday January 17, Thursday January 29, Tuesday February 26 and Tuesday March 5. All meetings are from 3:15-4:45 pm.

Review of Draft #2 Background Information Update: Diane Kushlan explained that the Background Update would be continually changed so members should send minor edits to her directly.

Review of the Goals, Objectives and Action Steps: The Group went through the City Council direction and had discussion on the Vision, Goals, Objectives, and Action Steps for the sections “Nurture the City” and “Improve the City Image”. The consensus of the discussion is reflected in the document Draft #1. Other topics discussed were recorded on the document entitled, “Parking Lot” dated November 27, 2018.

Public Comments: Hannah Ball said she liked the ideas expressed by the group on the use of Osage and Stockton streets as one-way.

Meeting Agenda #3

Comprehensive Plan Update Ad Hoc Working Group

December 13, 2018

Time: 3:15 – 4:45 PM

Introductions	All
Review of Previous Meeting Work	All
■ Nurture the City	
■ Improve the City Image	
■ Parking Lot	
Review of the Goals, Objectives and Action Steps	Diane
■ Create a Heart for the City	
■ Emphasize the Garden	
■ Focus on the River	
Public Comments	Public
Next Steps (next meeting January 8, 2019)	All

Attachments:

- Meeting #2 Notes of November 27, 2018
- Draft #1 Work to Date
- Create a Heart for the City, Emphasize the Garden, Focus on the River Discussion Format
- Parking Lot

Meeting #2 Notes

Comprehensive Plan Update Ad Hoc Working Group
November 27, 2018 | 3:30- 5:00 pm

Members Present: [Pam Beaumont](#), [Rich Childress](#), [Bud Compher](#), [Heather Dennis](#), [Louis Landry](#), [Jerry Lowe](#), [Bob Sorvaag](#), [Jenah Thornborrow](#) and [Diane Kushlan](#)

Members Absent: Scott Nichols, James Page and Monique Smith.

Meeting Dates: Jenah Thornborrow passed out a schedule of meeting dates: Thursday December 13, Tuesday January 8, Tuesday January 17, Thursday January 29, Tuesday February 26 and Tuesday March 5. All meetings are from 3:15-4:45 pm.

Review of Draft #2 Background Information Update: Diane Kushlan explained that the Background Update would be continually changed so members should send minor edits to her directly.

Review of the Goals, Objectives and Action Steps: The Group went through the City Council direction and had discussion on the Vision, Goals, Objectives, and Action Steps for the sections “Nurture the City” and “Improve the City Image”. The consensus of the discussion is reflected in the document Draft #1. Other topics discussed were recorded on the document entitled, “Parking Lot” dated November 27, 2018.

Public Comments: Hannah Ball

Meeting Agenda #4

Comprehensive Plan Update Ad Hoc Working Group

Tuesday January 8, 2019

Time: 3:15 – 4:45 PM

Introductions	All
Review of Previous Meeting Work	All
■ Goal 1 Nurture the City – Goal 5 Focus on the River	
■ Parking Lot	
Review of the Goals, Objectives and Action Steps	Diane
■ Goal 6 Diversity in Housing – Goal 8 Maintain a Safe City	
Public Comments	Public
Next Steps (next meeting January 17, 2019)	All

Attachments:

- Meeting #3 Notes of December 13, 2018
- Draft #2 Work to Date
- Goal 6 Diversity in Housing. Goal 7, Connect the City and Goal 8 Maintain a Safe City
- Parking Lot

Meeting #4 Notes

Comprehensive Plan Update Ad Hoc Working Group

January 8, 2019 | 3:15- 4:45 pm

Members Present: [Rich Childress](#), [Bud Compher](#), [Heather Dennis](#), [Elfreda Higgins](#), [Louis Landry](#),
Monique Smith, [Bob Sorvaag](#), [Jenah Thornborrow](#) and [Diane Kushlan](#)

Members Absent: Jerry Lowe

Public Members Present: Jonathon Farrell, Josh Campbell, and Mike Medberry.

Review of Draft #2 Goals, Objectives and Action Steps for the sections Goal 1 “Nurture the City” through Goal 5 “Focus on the River” for changes made based on the last Working Group Meeting.

Review of the Goals, Objectives and Action Steps: The Group continued discussion on the Vision, Goals, Objectives, and Action Steps for the sections “Goal 6 Diversity in Housing” through Action Step 7.2.6 of Goal 7 “Connect the City”.

Public Comments: Mike Medberry provided written recommendations for changes to Objective 5.6 and Action Step 5.6.6 which the Working Group endorsed. Jonathon Farrell and Josh Campbell expressed support for the Group’s discussion on the need for diversity in housing. They related that there are a substantial number of non-profits that are working for the underserved population in the city, and that they would volunteer for a housing commission, if one was set up as recommended by the plan.

Meeting Agenda #7

Comprehensive Plan Update Ad Hoc Working Group

Tuesday February 19, 2019

Time: 11:30 AM – 1:00 PM

Introductions	All
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Review of Goals, Objectives and Action Steps	All
■ Goal 7 (7.2.6) Connect the City – Goal 11 Serve the City	
■ Parking Lot	
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Public Comments	Public
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Next Steps (next meeting January 29, 2019)	All

Attachments:

- Meeting #4 Notes of January 8, 2019
- Goal 7 Connect the City – Goal 11 Serve the City
- Parking Lot

Meeting #5 Notes

Comprehensive Plan Update Ad Hoc Working Group
January 17, 2019 | 11:30 am – 1:00 pm

Members Present: [Pam Beaumont](#), [Rich Childress](#), [Bud Compher](#), [Louis Landry](#), Jerry Lowe, Monique Smith, [Bob Sorvaag](#), [Jenah Thornborrow](#) and [Diane Kushlan](#)

Members Absent: Heather Dennis

Public Members Present: Jonathon Farrell

Review of the Goals, Objectives and Action Steps: The Group continued discussion on the Vision, Goals, Objectives, and Action Steps for the sections Goal 7 “Connect the City” to Goal 10 :Plan for the Future through Objective 10.1.

Public Comments: Jonathon Farrell commented on support for the Group’s work.

Meeting Agenda #6

Comprehensive Plan Update Ad Hoc Working Group

Tuesday January 29, 2019

Time: 3:15 – 4:45 PM

Introductions	All
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AARP Livability Index Metrics and Policies	Tom Trotter
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Review of Goals, Objectives and Action Steps	All
■ Review of the Land Use Map and designations	
■ Goal 10 Plan for the Future – Goal 11 Serve the City	
■ Goal 12 (new) – Evolve as a Destination	
■ Parking Lot	
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Public Comments	Public
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Next Steps	All
■ Next meeting February 19, 11:30 AM- 1 PM	
■ Meeting Schedule	

Attachments:

- Meeting #5 Notes of January 17, 2019
- Land Use Map and land use designations
- Goal 10 Plan for the Future – Goal 11 Serve the City
- Parking Lot
- Meeting Schedule
- Boise City Areas of Change and Stability

Meeting #6 Notes

Comprehensive Plan Update Ad Hoc Working Group

January 29, 2019 | 3:15 – 5:00 pm

Members Present: Pam Beaumont, Rich Childress, Bud Compher, Heather Dennis, Louis Landry, Jerry Lowe, Monique Smith, Bob Sorvaag, Jenah Thornborrow and Diane Kushlan

Members Absent: none

Public Members Present: Jonathon Farrell, Mike Medberry, Craig Quintana, and Bob Taunton

Review of the Goals, Objectives and Action Steps: The Group continued discussion on the section, “Plan for the Future”. After relaying her comments on the section, Councilmember Pam Beaumont excused herself to avoid a conflict with a discussion on any specific property. The remainder of the discussion was on the land use map and designation descriptions.

The future meeting schedule was also reviewed, and a decision was made that the Community Open House-Neighborhood Meeting should be scheduled for Monday March 18th in the City Council Chambers.

Public Comments: none

Meeting Agenda #7

Comprehensive Plan Update Ad Hoc Working Group

Tuesday February 19, 2019

Time: 11:30 AM – 1:00 PM

Introductions	All
AARP Livability Index Metrics and Policies	Tom Trotter
Review of Goals, Objectives and Action Steps	All
■ Objective 10.1 Plan for the Future – Goal 11 Serve the City	
■ Goal 12 (new) – Evolve as a Destination	
■ Parking Lot	
Public Comments	Public
Next Steps	All
■ Next meeting March 7, 3:45-4:45 pm	
■ Meeting Schedule	

Attachments:

- Meeting #6 Notes of January 29, 2019
- Objective 10.2 Plan for the Future – Goal 11 Serve the City
- Parking Lot updated 02/02
- Meeting Schedule
- Draft 5

Meeting #7 Notes

Comprehensive Plan Update Ad Hoc Working Group

February 19, 2019 | 11:30 am – 1:00 pm

Members Present: Pam Beaumont, Lou Landry, Jerry Lowe, Monique Smith, Bob Sorvaag, Jenah Thornborrow and Diane Kushlan

Members Absent: Rich Childress, Bud Compher, Heather Dennis, and Louis Landry

Public Members Present: Mike Nero, Bob Taunton and Tom Trotter

Presentation from Tom Trotter, AARP: Tom reviewed the AARP’s Livability index and handed out a copy of the Garden City assessment. AARP with Boise State is interested in a refinement of the index, using Garden City as a model. The further research would include development and refinement of qualitative indicators, focus groups, community forums, and individual interviews. The work on the Comprehensive Plan update works very much in parallel with the AARP initiative. The hope is there can be some collaborative follow-up.

Review of the Goals, Objectives and Action Steps: The Group continued discussion on the section, “Plan for the Future” through “Serve the City”, and added a new Goal 12, “evolve as a Destination”.

The future meeting schedule was also reviewed, and a decision was made that the Community Open House-Neighborhood Meeting should be scheduled for Monday March 18th in the City Council Chambers.

Public Comments: none

Meeting Agenda #8

Comprehensive Plan Update Ad Hoc Working Group

Thursday March 7, 2019

Time: 3:15- 4:45 PM

Introductions

■ Review of Draft 5	All
■ Review of Draft1 for Goals 10-12	
■ Parking Lot	

Discussion and Planning for Community Workshop	All
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Public Comments	Public
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Next Steps	All
■ Public Workshop March 18, 5-7 pm	
■ Next Group Meeting March 28, 3:45 – 4:45 pm	

Attachments:

- Meeting Notes #7 of February 19, 2019
- Objective 10.2 Plan for the Future – Goal 12 Evolve as a Destination
- Parking Lot updated 02/25
- Neighborhood Meeting Community Workshop Outline and Assignments
- Draft 5 (previously sent out)

Meeting #8 Notes

Comprehensive Plan Update Ad Hoc Working Group

Thursday March 7, 2019 | Time: 3:15- 4:45 PM

Members Present: Pam Beaumont, Rich Childress, Bud Compher, Heather Dennis, Louis Landry, Jerry Lowe, Monique Smith, Bob Sorvaag, Jenah Thornborrow and Diane Kushlan

Members Absent: none

Public Members Present: Jonathon Farrell, Justin Johnson, Mike Nero, and Craig Quintana, and Bob Taunton

Review of the Goals, Objectives and Action Steps: The Group completed their review of the plan goals, objectives and action steps.

Planning for Community Workshop: Organization of the Community workshop and the role of the Working Group was reviewed.

Public Comments: none

Additional Comments: On behalf of the City Council, Pam extended thanks to all the members for their efforts and participation in the Working Group.

Meeting Agenda #9

Comprehensive Plan Update Ad Hoc Working Group

Thursday March 28, 2019

Time: 3:15- 4:45 PM

Review of Proposed Changes to the Action Steps based on the public comments	Lead Diane
Review of Proposed Changes to the Land Use Map	Lead Jenah
Input on any other changes to be made based on the public comments and remaining parking lot items	Working group
Input on the Action Steps Work Program	Working Group
Next Steps	All
Public Comments	Public

Attachments:

- Changes to the Action Steps based on the Public Comments
- Changes to the Land Use Map
- Action Steps Work Program
- Public Comments and Priorities through March 20, 2019
- Parking Lot updated 03/20

Meeting #9 Notes

Comprehensive Plan Update Ad Hoc Working Group

Thursday March 28, 2019 | Time: 3:15- 4:45 PM

Members Present: Rich Childress, Bud Compher, Louis Landry, Jerry Lowe, Monique Smith, Bob Sorvaag, Jenah Thornborrow, and Diane Kushlan

Members Absent: Pam Beaumont, Heather Dennis

Public Members Present: Mike Nero, Bob Taunton, and Stan Tharp

Review of Proposed Changes to the Land Use Map: The Working Group discussed the changes that they had previously recommended to the Land Use Map and proposed changes offered through the public comments. The group re-affirmed that the Plantation should not be identified as a future planning area, and that name designation was the best of several alternatives that had been suggested. It was also suggested that both existing and proposed open space be designated with the same symbol but with varying shades of green. Changes were also made to the activity nodes to delete Bogart and Collister and add Pierce Park Lane.

Review of Proposed Changes to the Action Steps based on the public comments. The Group reviewed a summary of changes suggested by the public comments, accepted most and made further refinements.

Input on the Action Steps Work Program: The group accepted the action program as drafted.

Public Comments: Mike Nero spoke of the needs to protect open space. Bob Taunton handed out on the background of the Plantation Country Club, suggested changes to the draft plan, and the properties planning guidelines.

This completed the work of the Ad Hoc Working Group.