

BEFORE THE DESIGN REVIEW COMMITTEE  
GARDEN CITY, ADA COUNTY, IDAHO

In the Matter of:	)	CPAFY2018-7, Res. 1061-19
	)	
Garden City Comprehensive Plan	)	
Amendment	)	FINDINGS OF FACT,
	)	CONCLUSIONS OF LAW;
	)	AND DECISION
_____	)	

THIS MATTER came before the Garden City Planning and Zoning Commission for consideration on April 17, 2019. The Planning and Zoning Commission reviewed the materials submitted. Based on the evidence presented, pursuant to Garden City Code Table 8-6A-1, the Planning and Zoning Commission makes the following Findings of Fact, Conclusions of Law and Decision:

**FINDINGS OF FACT**

1. Between November 7, 2018 and March 28, 2019 a Working Group consisting of a wide representation from Garden City residents, commerce, non-profit, and public agencies met nine times to evaluate and make recommendations of changes to the Garden City Comprehensive Plan. All meetings were open to the public.
  2. A neighborhood meeting was noticed on February 11, 2019. The meeting was held on March 18, 2019 from 5:00 pm to 7:00 pm at Garden City Hall. There were 60 members of the public or affected public agencies in attendance.
  3. During the neighborhood meeting on March 18, 2019 there were 13 comment cards submitted, as well as 930 stickers noting importance on identified goals and objectives, and 120 comments related to specific components of the working draft plan. Additional comments were received from A. Fogleman, J. Jackson Heim, P. Beaumont, S. Vader, and B. Taunton.
  4. Work sessions were held with the Garden City Planning and Zoning Commission on April 17, 2019 and with the Garden City Design Review Committee on March 18, 2019 and April 1, 2019.
  5. The amendments were noticed in accordance with Garden City Code 8-6A and Idaho Code § 67-6507.
    - a) A copy of the draft proposal was transmitted to interested and affected public agencies on March 22, 2019 and written comments were not received from any agency.
    - b) A Public Service Announcement (PSA) noting the time, place, summary of the plan, and a copy of the proposed changes were provided to interested parties, local television news stations, the Idaho Statesman as well as other print
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- i. Agency Review Transmittal
    - ii. Public Service Announcement
    - iii. Public Notice
    - iv. Legal Advertisement in Idaho Statesman
  - b. Applicable minutes from:
    - i. Planning and Zoning Commission March 20, 2019, and April 17, 2019.
  - c. Staff reports, and referenced materials
  - d. Agency Comments
  - e. Public Comments
  - f. Signed Findings of Fact, Conclusions of Law, and Decision
- 9. The Planning and Zoning Commission held a public hearing on April 17, 2019 prior to making a recommendation to the governing board, City Council. During the public hearing:
  - i. Staff Jenah Thornborrow introduced the application.
  - ii. Diane Kushlan, consultant for Garden City, presented the application and the staff report. Centered on:
    - 1. 1.5.4 shouldn't be more general
    - 2. 4.1 keep parks district
    - 3. Future Planning Areas
    - 4. Definition of existing and green spaces- take out where feasible
  - iii. Public testimony was received from:
    - a. Jeanne Jackson-Heim- Greenbelt- 5.7.3, 5.7.4 taken out language priority for recreational uses and setbacks is important. The re-designation of the area north of Marigold Street is appropriate.
    - b. Wendy Carver-Herbert- Requested additions to respect existing neighborhoods in infill development; 5.1 neighborhoods bordering the river should be included in 5.1.2.; 5.4.1 systematic look at stormwater management; 5.7.4 licensure of bicycles would unduly tax Garden City residents.
    - c. Mike Jones- Maintain Plantation as open space.
    - d. Craig Quintana-asks that Plantation Golf Course be designated as open space to consider historic, wildlife, etc. The Future Planning Area is premature and would tip the scale to development.
    - e. Mike Nero-Concurs with Mr. Quintana.
    - f. Joanne Butler- Appreciates discussion from Ms. Kushlan that the Comprehensive Plan is an aspiration and a goal. Does not prevent a property owner from going through a master plan as identified in code. Reviewed written comments.
    - g. Don and Becky Petersen- Letters submitted.
    - h. Liz Paul- requests an amendment to text a "water trail" instead of a "safe rafting route". Should think long and hard before considering a tubing stretch. Take out for boating at Westmoreland Park. Agrees with 5.3 including the opening of