



**Patrick Boel**  
**Director of Construction**  
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April 10, 2019

Jenah Thornborrow  
Design Review Committee  
6015 Glenwood Street  
Garden City, Idaho 83714

**GCC 8-3E-4 General Provisions: E. Landscape Standards**

Dear Ms. Thornborrow,

We represent a land owner in Garden City whose property is impacted by the 50% tree canopy coverage provision in Garden City Code section 8-3E-4.

We fully support the potential change you have suggested to the Design Review Committee below:

*Landscaping shall include a minimum of 50% tree canopy coverage in the required setback bordering the river. The calculation of tree canopy is calculated by the anticipated diameter of the crown spread of the tree species at maturity.*

We wanted to thank you for clarifying the intent of this provision.

Regards,

Patrick Boel



April 13, 2019

Jenah Thornborrow  
Development Services Director  
6015 Glenwood St.  
Garden City, Idaho 83714

via email: [jthorn@gardencityidaho.org](mailto:jthorn@gardencityidaho.org)

**RE: CPAFY2019-3 | Potential changes to GCC 8-3E**

Dear Ms. Thornborrow:

Please accept this letter regarding potential changes currently being considered by Garden City to GCC 8-3E, the Boise River and Greenbelt ordinance. I am writing in response to the memo from Ms. Thornborrow to the Planning & Zoning Commission dated April 17, 2019. Understanding that the City is contemplating other changes to the BRG Ordinance, I wanted to focus this letter of support on the specific topic of tree canopy coverage.

In Ms. Thornborrow's discussion of the issue, she notes that I have verbally expressed concern with the ordinance as currently adopted. I do believe that the current standard of "a minimum of 50% tree canopy coverage achieved within a period of ten years over the entire site" is unachievable in nearly all instances. A detailed explanation of this concern was provided in a letter associated with file DSRFY2019-1.

I support staff's recommended revision to GCC 8-3E-4, Item 5 which would clarify the tree canopy standards desired by the City to be:

5. Landscaping shall include a minimum of 50% tree canopy coverage in the required setback bordering the river. The tree canopy shall be calculated by the anticipated diameter of the crown spread of the tree species at maturity.

The clarified requirement sets a standard that is achievable for most types of development. I would still encourage the City to consider a mechanism to grant exemptions from this standard, which may be appropriate for some land uses like parkland, open space or similar uses that are suitable in BRG overlay areas but are generally not contemplated as thoroughly in the ordinance.

Thank you for the opportunity to provide comment and contribute to Garden City.

Sincerely,

  
Jason Densmer, PE, Principal  
The Land Group, Inc.