
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 designs 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.

- *What? No!*

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 creation 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**
- 12.3.5 **Market the City to smaller businesses/support a positive entrepreneurial environment. 15**

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".*