



## DEVELOPMENT SERVICES DEPARTMENT

6015 Glenwood Street ■ Garden City, Idaho 83714  
Phone 208/472-2921 ■ Fax 208/472-2996 ■  
[www.gardencityidaho.govoffice](http://www.gardencityidaho.govoffice)

**To:** City Council  
**From:** Jenah Thornborrow, Development Services Director  
**Subject:** Updates to Comprehensive Plan  
**Date:** For July 8, 2019 Meeting

### **Requested Actions:**

1. Decision on application CPAFY2018-7, updates to the Garden City Comprehensive Plan and Future Land Use Map including Appendix F
2. Adoption of Resolution 1061-19 (provided approval of application, file CPAFY2018-7)

### **Background:**

In September 2018 the City Council initiated an update to the Garden City 2006 adopted Comprehensive Plan. The intent of the update is to:

- Identify significant changes in the community since the plan was adopted;
- Amend the plan to reflect the completion of implementation actions;
- Amend and add to the Goals, Policies and Strategic Actions to reflect changing priorities;
- Ensure compliance with state statutes; and
- Review the adopted land use map for possible changes.

In November 2018 a working group was established to review the Comprehensive Plan in detail. The group met nine times over five months. Their review resulted in a working draft with initial recommendations for changes. On March 18, 2019 there was a public meeting to receive public input on the working draft. Additionally, there was outreach with the Garden City Chamber of Commerce on March 26, 2019.

The Design Review Committee conducted two work sessions in March and April and made a recommendation on the draft on April 15, 2019 during a public hearing. The Planning and Zoning Commission also conducted a work session in March and made a recommendation during a public hearing on April 17, 2019. The draft reviewed by the Planning and Zoning Commission included a review of the recommended changes and all agency, stakeholder, and public comments received prior to April 17, 2019 including the Design Review Committee recommendation.

On May 9, 2019 City Council held a work session to review the recommended changes provided by the Planning and Zoning Commission. The project consultant, Diane Kushlan provided suggested changes to the Planning and Zoning Commission recommendation.

The scheduled hearing in front of the City Council for May 13, 2019 was canceled. The July 8, 2019 hearing has been noticed in accordance with Idaho Code Title 67, Chapter 65, Section 67-6509 and Garden City code and procedures.

**Potential Changes:**

The draft provided is the Planning and Zoning Commission recommendation. The draft also includes, in redline, the following responses to the recommended changes identified by Ms. Kushlan during the work session on May 9, 2019:

**Action Step 1.5.4:** Establish a program which would allow for trees, benches, street lamps, public art and gardens, to be dedicated in tribute to the historical, cultural, or artistic life of the city.

Note Ms. Kushlan had proposed “Establish a program for memorials which would allow for trees, benches, street lamps, public art and gardens to be dedicated to the memory of individuals who contributed to the historical, cultural or artistic life of the city.” However, the change honors the Planning and Zoning Commission’s recommendation that the program is not limited to a memorial program, but also addresses Ms. Kushlan’s concern that the action step is intended to support the action step to celebrate the historical, cultural, and artistic.

**Action Step 2.1.5** Explore an amendment to the Development Code to expand the boundaries of the Surel Mitchell Live-Work-Create District. ~~that would serve as a tool to promote the district.~~

**Action Step 3.1.3** Designate the area around the Expo Idaho site, ~~City Hall and the ITD property,~~ and the Ada County Highway District Maintenance Yard as a Future Planning Area on the land use map. This designation identifies the area for future study and adoption of a master plan prior to any redevelopment of the site.

**Action Step 4.1.1** amend the adopted Parks and Waterway Plan to include strategies for investment including the creation of a taxpayer supported park district and requirements for new development, ~~the creation of a park district~~ and/or the imposition of impact fees to fund new parks and green spaces.

**Added Action Step 4.1.10** Consider expanding the Bee City USA designation with additional pollinators and consideration of an Integrated Pest Management Plan.

**Added Action Step 5.3.4** Explore the feasibility of a comprehensive approach to storm water management that would restore the natural infiltration system balanced with existing conditions and flooding hazards.

**Objective 5.7** Objective 5.7 Maintain and Protect the Greenbelt Pathway. Objective 5.8 was updated to “Greenbelt Pathway” for consistency.

**Action Step 7.2.5 first bullet:** to improve the design of Chinden Boulevard emphasizing multi- modal facilities, including consideration for bus turnouts and stations at the transit nodes.

**Residential Low Density:** The areas designated for low density residential are north ~~and south~~ of the river, and south of the river west of Glenwood.

**Main Street Corridor:** Create a “Main Street” corridor as a principle street ~~through the City~~ with a mix and concentration of uses along Adams Street with a possible alignment through a re-developed Idaho Expo site and connecting with Marigold Street...

**Green Boulevard Corridor:** ... Existing uses, including commercial uses, are allowed in the corridors. New uses, including commercial uses, should be designed to encourage multi-modal over single occupancy vehicles. Uses which generate high volumes of single occupancy vehicular traffic should be restricted...

Additional changes to the plan include the alphabetization of the 2019 contributors and an amendment to the Future Land Use Map legend to read “Future Land Use Designations”.

### **Links**

- [Draft decision](#)
- [Recommended updates to the Comprehensive Plan and Future Land Use Map](#)
- [Appendix F](#)
- [Draft resolution 1061-19](#)
- [Consultant Recommended Changes](#) provided during May 6, 2019 work session
- Design Review Committee work session materials: [March 18, 2019](#) and [April 1, 2019](#) Design Review Committee Public Hearing materials: [April 15, 2019](#)
- Planning and Zoning Commission work session materials: [March 20, 2019](#)
- Planning and Zoning Commission Public Hearing materials: [April 17, 2019](#)
- City Council work session materials: [May 9, 2019](#)
- [Agency Comments, Public Comments, and Noticing Documentation](#)

All related documents have been on the Garden City website on or before June 27, 2019.

**Attachments**\* the below documents are linked above and provided as an attachment

- Recommended updates to the Comprehensive Plan and Future Land Use Map
- Appendix F
- Draft Decision
- Draft resolution 1061-19

BY THE COUNCIL: BEAUMONT, HIGGINS, MITCHELL, AND SOUZA

**A RESOLUTION OF THE GARDEN CITY COUNCIL OF ADOPTING AN AMENDED GARDEN CITY COMPREHENSIVE PLAN.**

**WHEREAS**, in July of 2006, the City adopted a new comprehensive plan; and

**WHEREAS**, in September of 2018 the City Council initiated a review and update to the Plan; and

**WHEREAS**, a ten-member Steering Committee of city residents and property owners, assistance programs, public services, and business interests was convened to guide the review of the amendments to the Comprehensive Plan; and

**WHEREAS**, over the course of five months the Steering Committee held nine public meetings a neighborhood meeting with over 60 persons in attendance; and

**WHEREAS**, a draft of the Comprehensive Plan was prepared and distributed to other public agencies and interested persons for their review and input; and

**WHEREAS**, the Garden City Design Review Committee held work sessions on March 18, 2019 and April 1, 2019 made a formal recommendation on April 15, 2019; and

**WHEREAS**, the Garden City Planning and Zoning Commission held a work session open to the public on March 20, 2019; and

**WHEREAS**, the Planning and Zoning Commission conducted a public hearing on April 17, 2019 in accordance public hearing procedures set forth in Idaho Code Title 67, Chapter 65, Section 67-6509 and Garden City policies and procedures.

**WHEREAS**, the Planning and Zoning Commission Planning and Zoning Commission recommend adoption of the Comprehensive Plan to the Garden City.

**WHEREAS**, the plan includes the required elements as established in Idaho Code Title 67, Chapter 65, Section 67-6508; and

**WHEREAS**, the Garden City Council conducted a public hearing on July 8, 2019 in accordance with the public hearing procedures set forth in Idaho Code Title 67, Chapter 65, Section 67-6509.

**WHEREAS**, the Garden City Council considered the written comments and testimony received on the plan in arriving at its decision to adopt the revisions to the plan and future land use map, and adopt an additional appendix, Appendix F.

**NOW THEREFORE BE IT RESOLVED BY THE CITY OF GARDEN CITY:**

1. That all resolutions, orders, or parts thereof in conflict herewith are hereby repealed.
2. This Resolution shall be in full force and effect from and after its adoption.

ADOPTED by the Council and APPROVED by the Mayor of the City of Garden City, Idaho, this 8<sup>th</sup> day of July, 2019.

ATTEST:

APPROVED:

\_\_\_\_\_  
Lisa Leiby, City Clerk

\_\_\_\_\_  
John G. Evans, Mayor

BEFORE THE CITY COUNCIL  
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 Council for consideration on July 8, 2019. The City Council reviewed the materials submitted. Based on the evidence presented, pursuant to Garden City Code Table 8-6A-1, the Council 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 March 20, 2019, with the Garden City Design Review Committee on March 18, 2019 and April 1, 2019 and with the City Council on May 9, 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 news organizations and Home Owners Associations of record within Garden City on March 22, 2019.

- c) The Garden City Chamber of Commerce was notified on March 26, 2019. Agency notice provided on March 22, 2019.
- d) Notice of the meeting was posted at the Garden City Hall lobby, Garden City Library, and Garden City Police Department on March 22, 2019.
- e) Public hearing notices for the proposed application noting the time, place, and summary of the plan were published in the Idaho Statesman, the official newspaper of circulation for Garden City, on March 29, 2019.
- f) City Council hearing for July 8, 2019 was noticed by the following actions:
  - 1. On June 17, 2019 A Public Service Announcement was provided to all media types, a public notice was posed in the Garden City Library, in the Garden City Police Department, and in Garden City Hall.
  - 2. Interested parties were noticed on June 18, 2019.
  - 3. A legal add was advertised in the Idaho Statesman, the official newspaper of circulation for Garden City, on June 21, 2019.
  - 4. Notice was provided to all utility accounts in Garden City in the utility statement. Sent to third party processor on July 1, 2019.

6. The following statute applies to this proposal:

Standards	Compliant	Conclusions
<b>Idaho Code § 67-6503 Local Land Use Planning</b>		
<b>Idaho Code § 67-6508 Local Land Use Planning</b>	Yes	<p><i>There has been a comprehensive planning process conducted.</i></p> <p><i>The plan includes all land within the jurisdiction.</i></p> <p><i>The amendment considers conditions, trends, compatibility of land uses, desirable goals and objectives, or desirable future situations for each planning component or specifies reasons why a particular component is unneeded. The elements considered include but are not limited to: property rights; population; School facilities and transport; economic development; land use; natural resources; hazardous areas; public services, facilities, and utilities; transportation; recreation; special areas or sites; housing; community design; agriculture;</i></p>

		<i>implementation; national interest electric transmission corridors; and public airport facilities.</i>
--	--	--

7. The Garden City Design Review Committee reviewed the proposal on April 15, 2019 and recommended approval as drafted with changes.
8. The record contains:
  - a. Noticing documents:
    - i. Agency Review Transmittal
    - ii. Public Service Announcement
    - iii. Public Notice
    - iv. Legal Advertisement in Idaho Statesman
    - v. Interested Parties Notice
    - vi. Notice in Utility Bill
  - b. Minutes from:
    - i. Ad Hoc Committee meetings
    - ii. Design Review Committee work sessions March 18, 2019, and April 1, 2019
    - iii. Design Review hearing April 15, 2019
    - iv. Planning and Zoning Commission work session, March 20, 2019.
    - v. Planning and Zoning Commission hearing April 17, 2019
    - vi. City Council Work Session May 9, 2019
    - vii. City Council hearing July 8, 2019
  - c. Staff reports, and referenced materials
  - d. Agency Comments
  - e. Public Comments
  - f. Signed Findings of Fact, Conclusions of Law, and Decisions
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 water systems and including BREN as specifically noted. 5.6.5 agrees with addressing wildlife.
  - i. Mary Jo Nyblad- Concurs with Mr. Quintana.
  - j. Tom Donahoe- Requests to maintain Plantation Country Club as is for future generations.
  - k. Bob Schmellick- Concurs with Mr. Quintana
  - l. Will Scott Moore- Concurs with Mr. Quintana and how the plan is written now. Asked how
  - m. Ken and Harriet Crist- agree
  - n. Bob Taunton, representing Glass Creek LLC- Explore opportunities for open space through master planning process; doesn't care what the designation is, but want to make sure that they can do a master plan for the golf course; State Street will cause some redevelopment of the property. Future Planning Areas include open space; it also includes a higher scrutiny by the City; the Land Use Designation is not open space on the proposal it is residential low density; could the public hearing be continued.
  - o. John Paulson- difference between the words modify and preservation. Do not rezone.
- iv. The Commission closed public testimony.
  - v. Commissioner Brown moved to recommend approval of the amended comprehensive plan including recommended changes identified by Design with the following amendment to the draft findings of fact, conclusions of law, and decision:
    - 1. Recommended wording “where feasible” on page 35 delete.
  - vi. Commissioner Brown Page seconded the motion.
  - vii. The motion passed 2/0.

10. (this is a placeholder for the proceedings and will be updated accordingly) The City Council held a public hearing on July 8, 2019 prior to making a recommendation to the governing board, City Council. During the public

hearing:

- i. Staff Jenah Thornborrow, presented the application and the staff report.
- ii. Public testimony was received from:
  - a. Name- Opposition, Neutral, In Favor, General points of testimony
  - b. .
- iii. The Council closed public testimony.
- iv. Council Member XX moved to Approve/Deny the amended comprehensive plan including recommended changes identified during the May 6, 2019 work session, with the following additional amendments:
  1. XXX
    - v. Council Member XXX seconded the motion.
    - vi. The motion passed X/X.

### CONCLUSIONS OF LAW

The City Council reviewed the application and concludes the proposal meet the standards of approval under Garden City Code Title 8 and Idaho Code § 67-65.

### DECISION

WHEREFORE, based upon the foregoing Findings of Fact and Conclusions of Law, the Garden City Council does hereby **APPROVE/DENY** of amendments to the 2006 Garden City Comprehensive Plan and Future Land Use Map; file CPAFY2018-7 **with the following additional changes:**

1. The 2019 acknowledgement page has been alphabetized.
2. The map legend reads 'Future Land Use Designations'
3. Action Step 1.5.4: Establish a program which would allow for trees, benches, street lamps, public art and gardens, to be dedicated in tribute to the historical, cultural, or artistic life of the city.
4. Action Step 2.1.5 Explore an amendment to the Development Code to expand the boundaries of the Surel Mitchell Live-Work-Create District. ~~that would serve as a tool to promote the district.~~
5. Action Step 4.1.1 amend the adopted Parks and Waterway Plan to include strategies for investment including the creation of a taxpayer supported park district and requirements for new development, ~~the creation of a park district~~ and/or the imposition of impact fees to fund new parks and green spaces.
6. Added Action Step 4.1.10 Consider expanding the Bee City USA designation with additional pollinators and consideration of an Integrated Pest Management Plan.
7. Added Action Step 5.3.4 Explore the feasibility of a comprehensive approach to storm water management that would restore the natural infiltration system balanced with existing conditions and flooding hazards.
8. Objective 5.7 Objective 5.7 Maintain and Protect the Greenbelt Pathway. Objective 5.8 was updated to "Greenbelt Pathway" for consistency.

9. Action Step 7.2.5 first bullet: to improve the design of Chinden Boulevard emphasizing multi- modal facilities, including consideration for bus turnouts and stations at the transit nodes.
10. Residential Low Density: The areas designated for low density residential are north ~~and south~~ of the river, and south of the river west of Glenwood.
11. Main Street Corridor: Create a “Main Street” corridor as a principle street ~~through the City~~ with a mix and concentration of uses along Adams Street with a possible alignment through a re-developed Idaho Expo site and connecting with Marigold Street...
12. Green Boulevard Corridor: ... Existing uses, including commercial uses, are allowed in the corridors. New uses, including commercial uses, should be designed to encourage multi-modal over single occupancy vehicles. Uses which generate high volumes of single occupancy vehicular traffic should be restricted...

---

John G. Evans, Mayor

Date

DRAFT

---

**Suggested Changes to the Recommended Comprehensive Plan Amendments  
adopted by the Planning and Zoning Commission on April 17, 2019.**

---

**FROM:** Diane T. Kushlan, Kushlan | Associates

**DATE:** April 24, 2019

The following are suggestions to the recommended Comprehensive Plan amendments that were adopted by the Planning and Zoning Commission on April 17, 2019. These are offered up for several reasons: as way of explanation to the proposals made by the working group, to maintain the organizational integrity of the adopted comprehensive plan, to correct omissions, to provide greater clarity and/or to ensure consistency between the Land Use Map and text. The format is sequential in the evolution of the proposed amendments, starting with the adopted plan text and followed by the various changes made over the review process. Also included are my recommendations.

#### Action Step 1.5.4

**Adopted:**

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

**Working Group Changes:**

No Change

**Design Review Committee and Planning and Zoning Commission Recommendation:**

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

**Response:** The action step is under the objective 1.5 “To Celebrate the historic, the cultural and the artistic”. The Design Committee and Planning and Zoning Commission recommendation would change the intent to open any dedication for any purposes. There is nothing to prevent that from happening. This action step was intended to focus on an action that would support the objective, not a broader purpose.

**Recommendation:**

1.5.4 Establish a program for memorials which would allow for trees, benches, street lamps, public art and gardens to be dedicated to the memory of individuals who contributed to the historical, cultural or artistic life of the city.

#### Action Step 2.1.5

**Working Group new action step:**

Explore an amendment to the Development Code to expand the boundaries of the Surel Mitchell

Live-Work-Create District to Veteran’s Memorial Parkway on the west.

**Design Review Committee first review and supported by the Working Group:**

Explore an amendment to the Development Code to expand the boundaries of the Surel Mitchell Live-Work-Create District. ~~to Veteran’s Memorial Parkway on the west.~~

**Design Review Committee and Planning and Zoning Commission Recommendation:**

Explore an amendment to the Development Code to expand the boundaries of the Surel Mitchell Live-Work-Create District. ~~to Veteran’s Memorial Parkway on the west~~ that would serve as a tool to promote the district.

**Response:** This action step is in support of the objective 2.1 “Encourage new and distinctive neighborhoods”. It is for this intent that the recommended action was drafted not to serve to promote the district, although that might also be an outcome.

**Recommendation:**

2.1.5 Explore an amendment to the Development Code to expand the boundaries of the Surel Mitchell Live-Work-Create District.

Action Step 3.1.3

**Design Review Committee and Planning and Zoning Commission Recommendation:**

Designate the area around the Expo Idaho site, City Hall and the ITD property as a Future Planning Area on the land use map. This designation identifies the area for future study and adoption of a master plan prior to any redevelopment of the site.

**Response:** The action step should reflect the locations shown on the Future Land Use Map and as identified in the description of the Future Planning Area designation on page 34.

**Recommendation:**

3.1.1 Designate the area around the Expo Idaho site, ~~City Hall and the ITD property,~~ and the Ada County Highway District Maintenance Yard as a Future Planning Area on the land use map. This designation identifies the area for future study and adoption of a master plan prior to any redevelopment of the site.

Action Step 4.1.1

**Working Group Add:**

- amend the adopted Parks and Waterway Plan to include strategies for investment including requirements for new development, the creation of a park district and/or the imposition of impact fees to fund new parks and green spaces.

**Design Review Committee and Planning and Zoning Commission Recommendation:**

- amend the adopted Parks and Waterway Plan to include strategies for investment in the parks including requirements for new development, ~~the creation of a park district~~ and/or the imposition of impact fees to fund new parks and green spaces.

**Response:** The working group felt that there should be financial strategies explored for all

greenspace included in the adopted master plan, not just for parks. The addition “in the parks” limits the working group’s purpose and is already stated at the end of the sentence. In addition, eliminating the strategy for the creation of a park district puts all the burden for financial support on future development. Public support for park districts is wide spread throughout the state and should not be eliminated from consideration as a viable alternative strategy. The wording could be clearer.

**Recommendation:**

- amend the adopted Parks and Waterway Plan to include strategies for investment including the creation of a tax payer supported park district and requirements for new development, ~~the creation of a park district~~ and/or the imposition of impact fees to fund new parks and green spaces.

Objective 5.7

**Adopted:**

Objective 5.7 Maintain and Protect the Greenbelt

**Working Group Changes:**

No Change

**Design Review Committee Comment:**

Define the greenbelt as either being the natural river corridor or the portion of the corridor with a pathway.

**Response:**

The definition of what is the greenbelt is more fully amplified by the action steps which follow, but could be clarified as follows:

**Recommendation:**

Objective 5.7 Maintain and Protect the Greenbelt Pathway.

Action Step 7.2.5 first bullet:

**Adopted:**

- to improve the design of Chinden Boulevard emphasizing multi- modal facilities, including consideration for bus turn-outs and stations at the transit nodes;

**Working Group Changes:**

No Change

**ITD Comments:** that the consideration of design turn-out supposes a design decision that has been yet to be decided. If they are not included in future design decisions, an amendment to the Comprehensive Plan would be required.

**Design Review Committee and Planning and Zoning Commission Recommendation:**

- to improve the design of Chinden Boulevard emphasizing multi- modal facilities, including consideration for bus ~~turn-outs and~~ stations at the transit nodes;

**Response:** The active word is “consideration”. If bus turn outs are found not be part of the corridor plan, no amendment to the plan would be required.

**Recommendation (no change):**

- to improve the design of Chinden Boulevard emphasizing multi- modal facilities, including consideration for bus turn-outs and stations at the transit nodes;

**Page 32 Residential Low density Land Use Designation:**

The text describing the Residential Low Density land use areas should be corrected to reflect the Land Use Map:

**RESIDENTIAL LOW DENSITY:** The areas designated for low density residential are north ~~and south~~ of the river, and south of the river west of Glenwood.

**Page 33 Main Street Commercial Corridor Land Use Designation:**

**Adopted:**

**MAIN STREET COMMERCIAL CENTERS:** Along Adams Street in both the Mixed Use Residential and Mixed-Use Commercial areas are opportunities to create “Main Street Commercial Centers”. The specific locations for these centers are not shown on the land use map but would be appropriate within a two-block area along both sides of Adams Street and at the intersection with a major north-south street. The development in these areas should be small scale retail, office, commercial and residential uses, integrated vertically in two stories with three stories at the corners.

**Working Group Changes:**

No Change

**Design Review Committee and Planning and Zoning Commission Recommendation:**

~~**MAIN STREET COMMERCIAL CENTERS CORRIDORS:** Along Adams Street in both the Mixed Use Residential and Mixed Use Commercial areas are opportunities to Create a “Main Street Commercial Centers”~~ corridor as a principle street through the City with a mix and concentration of uses. The corridor should have activity nodes along the street that connect the main street to the arterial roadways and/or the Boise River. The activity nodes should be limited so as to not dilute their function as a center. The specific locations for these centers are not shown on the land use map but would be appropriate within a two block area along both sides of Adams Street and at the intersection with a major north-south street. The development in these areas should be small scale retail, office, commercial and residential uses, integrated vertically in two stories with three stories at the corners.

**Response:** The Land Use Map shows the Main Street corridor along Adams Street with a possible alignment through a re-developed Idaho Expo site and connecting with Marigold. There needs to be consistency between the map and description, so that either the designation be removed from the map or the description be changed as follows:

~~Along Adams Street in both the Mixed Use Residential and Mixed Use Commercial areas are~~

~~opportunities to Create a “Main Street Commercial Centers” corridor as a principle street through the City along Adams Street with a possible alignment through a re-developed Idaho Expo site and connecting with Marigold Street with a mix and concentration of uses.~~ The corridor should have activity nodes along the street that connect the main street to the arterial roadways and/or the Boise River. The activity nodes should be limited so as to not dilute their function as a center.

#### Page 34 Green Boulevard Corridor Land Use Designation

**Design Review Committee Recommendation:**

Clarify that this is anticipated as a commercial corridor with an emphasis on new uses to be designed to encourage multi-modal over single occupancy vehicles. Currently it could be interpreted that new commercial is not envisioned.

**Recommendation:**

**GREEN BOULEVARD CORRIDOR:** The state highways and arterials are identified as green boulevard corridors. This is a bold statement that these corridors should be dramatically changed from the current single purpose function for moving vehicles. The intent of this designation is to create more multi-modal characteristics on these corridors, including sidewalks with parkways, bus stops, landscape medians with pedestrian refuges and channelized left-turn lanes. Mobility for vehicles should be maintained, but improvements to the safety and convenience for transit and pedestrians is needed that will influence changes in the adjacent land uses. Existing uses, including commercial uses, are allowed in the corridors, ~~but~~ New uses, including commercial should be designed to encourage multi-modal over single occupancy vehicles. Uses which generate high volumes of vehicular traffic should be restricted. Development regulations in the corridor should include access management including number and spacing of driveways, location of parking behind the buildings and maximum setback requirements from the street.

#### Page 34 Future Planning Area

**Adopted text:**

**SPECIAL OPPORTUNITY AREA:**

Special Opportunity Areas have been identified for (a) large parcels of vacant or un-developed land; (b) the area west of the City within the Area of City Impact; and (c) the area around the Idaho Expo Center, including the Idaho Department of Transportation District 3 Headquarters and extending east to Bradley.

**Working Group, Design Committee and Planning and Zoning Commission Recommendation:**

~~**SPECIAL OPPORTUNITY AREA: FUTURE PLANNING AREA**~~

~~Special Opportunity~~ Future Planning Areas have been identified for (a) large parcels of vacant or un-developed land; (b) including the area west of the City within the Area of City Impact; and (c) the area around the Idaho Expo Center, including the Idaho Department of Transportation District 3 Headquarters and extending east to Bradley. and the Ada County Highway District (ACHD) operations and maintenance property surrounding at 37<sup>th</sup> and Adams.

**Public Comment:** Changes that will be occurring to the Plantation Country Club property with the re-alignment of the State Street and Pierce Park Lane intersection changes and

the designation as an activity node on the Land Use Plan requires a comprehensive master planning for the property. The Plantation property should be designed as a Future Planning Area.

**Response:**

The original intent of the designation of the Future Opportunity Area (now proposed to be called Future Planning Area) was to undertake master plans for large parcels of land that have not yet been developed as in the case of the land in the area of city impact, or are in public ownership with the opportunity for re-development. Especially in the case of the ITD headquarters and the Idaho Expo site, where the city has little land use control, the intent was also to send a strong message to these agencies that it is in the public's best interest to see these properties re-developed following a comprehensive process.

The Working Group discussed at length the merits of designating the Plantation property as a Future Planning Area. It was their suggestion that it not be because of the existing residential development adjacent to the site which they did not see changing, the opportunities already present for master planning through the designation as an activity node and the requirements of the Boise Greenbelt Overlay district which also requires a master plan for any future re-development of land this size adjacent to the river.

[Additional Public Comment Overlooked](#)

**Public Comment:** Add an action step to expand the Bee City designation with additional pollinators and an Integrated Pest Management (IPM) plan.

**Response:** The Bee City USA designation was noted in the background section to the update, but the working group did not discuss the expansion of the program. It was unclear to the consultant what was intended by these remarks. Is the suggestion for additional pollinators for the existing garden or does expansion imply something else? Is an IPM plan just for the garden or for the broader community? Suggest the following be added to Goal 4 Emphasize the Garden Objective 4.1 Beautify and landscape:

4.1. 9 Expand the Bee City USA designation with additional pollinators and consideration of an Integrated Pest Management Plan.

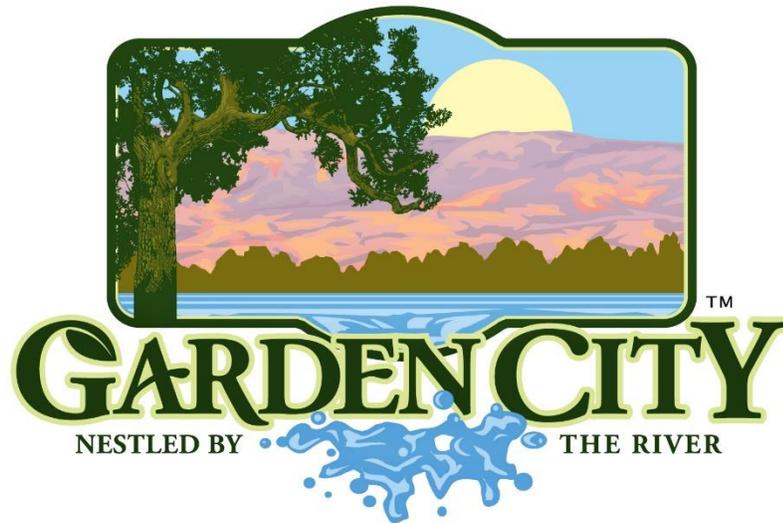
**Public Comment:** Add an action step to explore a comprehensive approach to storm water management.

[Additional Design Committee and Public Comment:](#)

Add an actional step to explore a comprehensive approach to storm water management.

**Response:** The Planning and Zoning Commission responded that this would be a substantial undertaking for the city. If the Council finds merit in the comment, the following could be added to Goal 4 Emphasize the Garden, Objective 5.3 Restore the Natural Water Systems:

5.3.4 Study the feasibility of a comprehensive approach to storm water management that would restore the natural infiltration system balanced with existing conditions and flooding hazards.



# Garden City Comprehensive Plan

Adopted July 24, 2006

Amended July 8, 2019

Garden City  
6015 Glenwood Street  
Garden City, ID 83714  
[www.gardencityidaho.org](http://www.gardencityidaho.org)

# **Garden City**

The Honorable John Evans, Mayor

## ***City Council***

Pam Beaumont Elfreda Higgins Jerry Nielson Jeff Souza

## ***Planning and Zoning Commission***

Wally Emory, Chairman  
Doyle Allen

Rich Childress  
Surel Mitchell  
Mathew Wilde

## ***Comprehensive Plan Steering Committee***

Mike Adams  
Bob Batista  
Donna & Steve Brown  
Donna Conn  
Irene Deely  
Wally Emory  
Goldy  
Elfreda Higgins

Monte Hobson  
Marlene & Bill Hoover  
Gail LeBow  
Surel Mitchell  
Jim Neill  
Ed Sangalli  
Rocky Towle  
Cornel Van Dam  
Scott Wilson

## ***City Staff***

Robert Ruhl, Public Works Director  
Delhie Block, Deputy Public Works Director  
Christy Richardson, Planning and Zoning Administrator  
Jenah Thornborrow, Planner I

## ***Consultant Team***

Planning & Management Services  
Armonía Resolutions  
Consulting McKibben + Cooper Architects

---

# 2019 Update

---

The Honorable John Evans, *Mayor*

***City Council***

Pam Beaumont, Council President

Elfreda Higgins

William Mitchell

Jeff Souza

***Planning and Zoning Commission***

L. Kent Brown

Chuck Kennedy

L. Joe Nunley

James Page

***Design Committee***

Maureen Gresham

Derek Hurd

Brett Labrie

***Comprehensive Plan Update Working Group***

Pam Beaumont

Jerry Lowe

Rich Childress

Monique Smith

Bud Compher

Bob Sorvaag

Heather Dennis

Jenah Thornborrow

Louis Landry

***City Staff***

Chief Rick Allen, Police Department

Betty Gumm, Assistant Planner

Mary Katayama, Data Manager Specialist

Lindsey Pettyjohn, Library Director

Colin Schmidt, Public Works Director

Christian Samples, AICP, Associate Planner

Susanna Smith, Assistant to the Mayor

Jenah Thornborrow, AICP, Development Services Director

Charles I. Wadams, City Attorney

***Consultant***

Diane T. Kushlan, AICP, Kushlan | Associates

**With thanks to the many community members that contributed to the process**

---

# Table of Contents

---

	Page
Vision Statement	1
Introduction	2
■ Executive Summary	
■ 2019 Comprehensive Plan Update Process:	
■ 2006 Plan Preparation	
■ Plan Organization	
Goals, Objectives and Action Steps	5
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	
Land Use Map and Designations	33
Implementation Work Program	37
■ Success Factors for Implementation	
■ Action Steps Work Program	
2019 Update to the Background Information	55
■ The evolving transformation of Garden City	
■ The Natural Environment	
■ The Built Environment	
■ Demographics	
■ Housing	
■ Economics	
■ Mobility	
■ Community Services, Facilities and Utilities	
Idaho State Local Land Use Planning Act Requirements for Comprehensive Plans	69
Plans Incorporated by Reference	69

## Appendices

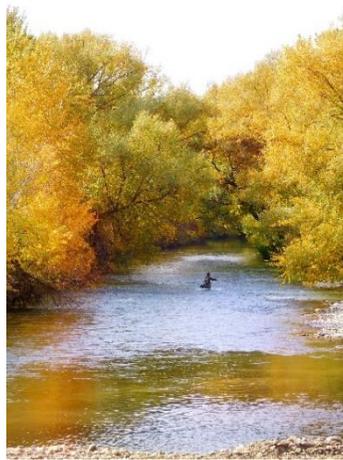
- Appendix A References
- Appendix B Glossary and Acronyms
- Appendix C Exhibits
- Appendix D Public Involvement
- Appendix E – 2006 Background Information
- Appendix F- 2019 Update Exhibits
  - References
  - Organizations serving the Garden City Community
  - Community Workshop
  - Public Comments received on the Draft Review Plan update
  - Working Group Agendas and meeting notes

---

# 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, serves its residents, visitors and businesses with quality public facilities and services.**

---



---

# Introduction

---

## Executive Summary of the 2019 Comprehensive Plan Update:

In the thirteen years since the Comprehensive Plan was originally adopted, the city has experienced remarkable changes, many of which have been guided by the implementation of the plan. (See the 2019 Update to the Background section) The vision and fundamental direction of the original plan remains intact, with this update providing contemporary and progressive refinement to the original plan intent.

The 2006 Garden City Comprehensive Plan was prepared as Garden City embarked on a new era. A community that has continually transformed itself, Garden City created a new vision for the future. Building upon the city's location, natural setting and social and economic resources, the adopted Comprehensive Plan set a framework for: (1) maintaining community assets, while (2) improving the city's appearance, and (3) providing more community amenities and development potential.

In 2019, Garden City is again seeing a new chapter in its evolution as a more urban city. No longer a community identified by the two state highways that run through it, the city has become a destination. There is a greater sense of place and community engagement. Planning and City investment has set the stage for private development. New residential and commercial neighborhood centers have been created. Entrepreneurial spirited and creative businesses have been attracted. City features once seen as liabilities are being transformed into assets. Actions have been taken to protect and preserve natural amenities and reduce hazards. The city is a safe and secure place, and supportive of the most vulnerable populations.

The 2019 Comprehensive Plan Update reflects these continuances and changes, as well as the contemporary values and issues of concern within the community. The plan amendments refine the original three framework principles of the 2006 Plan. Not only is there a desire to maintain community assets, but also preserving and enhancing those assets. This includes open space, the Boise River and greenbelt, historically significant places and community identity. The update continues, but with more detailed direction, the framework principle of improving community appearance. Initiatives to improve the appearance of streets and highways remain as in 2006, a high priority for the community. Also, a constant is the community desire to see the Idaho Expo site re-imagined, including the potential for a community core.

One new goal, "Evolve as a Destination", with supporting objective and action steps, has been added. This goal outlines the direction for the city as it takes on a new identity as a destination; a hub for recreation, entertainment and the arts. The Vision Statement has also been amended to add "visitors" as a constituency the City serves. These additions greatly expand the original ideal of building on community amenities and development potential.

With the one exception of the new goal, the plan update includes no substantive changes to the original goals and objectives. The focus of the plan update has been in amendments to the action steps, including amendments to reflect changed conditions, and further defining the direction and priority for each action.

### 2019 Comprehensive Plan Update Process:

In the Fall of 2018, the City Council authorized an update to the Comprehensive Plan adopted by the City in 2006. The scope of the update was to:

- identify significant changes in the community since the Plan was adopted;
- amend the Plan to reflect the completion of implementation actions;
- amend and add to the Goals, Policies and Strategic Actions to reflect changing priorities;
- ensure compliance with state statutes; and
- review the adopted land use map for possible changes.

The intent of this work was not to fundamentally change the direction of the adopted plan, but to refresh and update.

To assist in the plan update, the City formed the “Comprehensive Plan Update Working Group” of community and neighborhood representatives, including residents, developers, architects, social service and school administrators. The Working Group met in an open meeting nine times over the course of five months. A community open house-neighborhood workshop was held in March 2019 with over sixty people in attendance. Comments received at and after the community workshop were considered by the Working Group in the draft plan transmitted to the Design Committee and Planning and Zoning Commission. A summary of the public comments is included in an appendix to the plan. The community workshop was followed by work sessions and public hearings with the Design Committee, Planning and Zoning Commission and City Council. The amended plan was adopted on July 8, 2019.

### 2006 Plan Preparation:

In August 2005, the city asked community and business members to help create the Comprehensive Plan. Twenty people were selected by the mayor and City Council to serve on the Comprehensive Plan Steering Committee. Working with the city staff and a consultant team, the Steering Committee:



- Refined the consultant’s scope of work.
- Advised on broader community involvement.
- Confirmed community vision.
- Helped define issues and strategies.
- Shared ideas and perspectives.
- Reviewed the plan document.
- Recommended strategies for implementation.

The Steering Committee met twelve times over seven months. All meetings were open to the public. A “Forum on the Future” was held in January 2006 with 135 people attending. At a follow-up workshop in May, the Steering Committee shared with the community its major findings and proposed goals, objectives and action steps for implementation. (A copy of the agenda and meeting notes from all Steering Committee meetings is included in the appendices). Public hearings before the Planning and Zoning Commission and City Council occurred during the summer of 2006 prior to the Plan adoption on July 24, 2008.

## Plan Organization:

The Garden City Comprehensive Plan Update consists of this document, the Land Use Map, and appendices. The Plan document contains a vision statement, and twelve goals with associated objectives, and action steps. **Action steps adopted in the 2006 Plan that have been already undertaken and/or completed are still included in the plan update to demonstrate implementation (see implemented action steps in shadow text).** Definitions and descriptions of the land uses designated on the Land Use Map follow in the document. An Action Step Work Program, with resources and priorities for the action steps and an update from 2006 of existing conditions is also included in the plan document. Two new elements of the Plan are a matrix of required comprehensive plan elements with identification of where these topics are addressed in the Plan, and a listing of other plans adopted by reference.

The 2006 Appendices contain resources; glossary of terms; exhibits; and records of the public involvement including the forums and Steering Committee meetings. The 2006 Background section has been relocated to the Appendices. The 2019 addition to the Appendices includes references, a listing of organizations serving the Community, a list of people who attended the Community Workshop, public comments received on the draft plan, and the proceedings of the Comprehensive Plan Update Working Group.

## Goals, Objectives and Action Steps

---

### 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 including neighborhood cleanups, celebrations of the city's history, seasonal holidays, tree decorating, sporting events, artisan events, and other significant city events.
- 1.1.2 Publicize community events broadly through a variety of communication tools that meet the diverse information needs of the community, including social media, newsletters, e-mails, sign kiosks, and city webpage.
- 1.1.3 Leverage other promotional resources and collaborate with other community organizations in promoting community events.

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

**Action Steps:**

- 1.2.1 Amend the Land Use Code to require neighborhood meetings prior to the submittal of development applications on large projects. Develop a guidebook with templates for noticing and explanation in the conduct of neighborhood meetings.
- 1.2.2 Amend the Land Use Code to require large site posting of the public hearing notice on large development applications. Expand the mailed public noticing requirements beyond the minimum required by state law for large scale or projects with broad impacts (such as cell towers).

ADOPTED BY RESOLUTION NO  
ACTIONS IMPLEMENTED SINCE THE 2006 PLAN ADOPTION ARE DEPICTED IN SHADOW

- 1.2.3 Maintain the city website as a constant source of information for city business.
- 1.2.4 Further develop the City's social media presence through utilization of Facebook, Twitter, Instagram and evolving mass communication innovations.
- 1.2.5 Create and maintain a data base of persons and groups interested in city affairs such as: neighborhood and homeowners' associations; property managers; non-profits; business associations; and civic groups.
- 1.2.6 Customize communication to the needs of the citizens whose voice is being solicited and use innovative tools in seeking public input.

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

***Action Steps:***

- 1.3.1 Use a variety of statistically valid survey techniques including quick issue-oriented surveys, 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 Continue to have City Officials accessible to community members through informal, personal interactions and maintain a comfortable atmosphere at public meetings.
- 1.3.3 Support as many special interest city commissions and boards as possible. Create ad hoc committees to address specific issues. Encourage broad representation from the community.
- 1.3.4 Explore new and innovative ways to assess the needs of all community members. For example, extend City Hall out to the neighborhoods using the model of the Bells for Books Library.

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

***Action Steps:***

- 1.4.1 Amend the Land Use Code to improve the quality of development design through new land-use districts; zoning standards; and design regulations and review process.
- 1.4.2 Amend the Land Use Code to prohibit any additional strip commercial development and expansion of existing commercial areas.
- 1.4.3 Amend the Land Use code to create more mixed-use and live-work uses.

ADOPTED BY RESOLUTION NO  
ACTIONS IMPLEMENTED SINCE THE 2006 PLAN ADOPTION ARE DEPICTED IN SHADOW

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

**Action Steps:**

- 1.5.1 Consider establishment of a commission whose responsibilities would be to: (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 Partner with ITD and ACHD to incorporate artistic works into the street and highway infrastructure.
- 1.5.3 Identify historic sites with markers, public art or monuments reflecting the "garden" in Garden City.
- 1.5.4 Establish a program which would allow for trees, benches, street lamps, public art and gardens, to be dedicated [in tribute to the historical, cultural, or artistic life of the city.](#)
- 1.5.5 Promote and support the artisan community as a defining character of Garden City.
- 1.5.6 Investigate and consider alternative funding strategies for promoting the arts within the community. (See also Action Step 12.3.1)

## Goal 2. Improve the City Image



2.1 Objective: Encourage new and distinctive neighborhoods.

### **Action Steps:**

- 2.1.1 Amend the Land Use Code to adopt new neighborhood provisions for development, including:
- requirements for parks, open space and other outdoor spaces with a sense of place;
  - pedestrian circulation, including sidewalks and trails, with inter and intra connectivity;
  - Efficient vehicular connections that do not compromise overall design; particularly pedestrian spaces and connections; and
  - Context and connectivity with the surrounding neighborhood including recognition of natural features, terminus to street ends, and recognition of street corners.
- 2.1.2 Encourage high quality design and landscaping, including the use of water features, in new development.
- 2.1.3 Amend the Land Use Code to expand planned unit development (PUD) requirements to all sizes of parcels through a design review process. Amend the PUD standards to encourage a variety of housing, including well-designed smaller units; flexibility in setbacks and parking requirements to meet the needs of specific dwellings; and requirements for pedestrian amenities, including parks, open spaces and pathways.
- 2.1.4 Explore the opportunities to create distinctive neighborhoods through defining the unique attributes of the individual neighborhood, the incentives needed to encourage those characteristics, and the design, architecture and development standards to guide future development.
- 2.1.5 Explore an amendment to the Development Code to expand the boundaries of the Surel Mitchell Live-Work-Create District ~~that would serve as a tool to promote the district.~~

2.2 Objective: Uphold standards for private property maintenance with a focus on non-residential properties.

### **Action Steps:**

ADOPTED BY RESOLUTION NO  
ACTIONS IMPLEMENTED SINCE THE 2006 PLAN ADOPTION ARE DEPICTED IN SHADOW

- 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. excessive accumulation outside structures of personal property;
  - 4. prohibited fences that are in a deteriorated condition, loose, hanging, partially enclosed or intruding in the public right of way; and
  - 5. noise that is a nuisance to surrounding properties.
  
- 2.2.2 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.
  
- 2.2.3 Support community-wide cleanup efforts, such as “SpringSweep.”

2.3 Objective: Promote quality design and architecturally interesting buildings.

**Action Steps:**

- 2.3.1 Amend the Land Use Code with improved design standards for all new and altered commercial development. Consideration should be given to:
  - site and building designs that create a sense of place and destination; and
  - support for buildings that can be easily converted into a variety of uses; and
  - a design review commission to administer the design standards.
  
- 2.3.2 Amend the Land Use Code to adopt additional standards for the design and siting of manufactured homes.
  
- 2.3.3 Amend the Land Use Code to prevent the replacement of mobile homes built prior to 1976 with mobile homes built prior to 1976 that have not received a Certificate of Compliance for Rehabilitation from the State Division of Building Safety and make all such existing mobile homes non-conforming uses.
  
- 2.3.4 Amend the Sign Code to limit off-premise signs, and the number and size of all commercial signs.
  
- 2.3.5 Continually review and evaluate the adopted design standards and the process for design review.
  
- 2.3.6 Promote good design through recognition programs and annual design awards.
  
- 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

ADOPTED BY RESOLUTION NO  
ACTIONS IMPLEMENTED SINCE THE 2006 PLAN ADOPTION ARE DEPICTED IN SHADOW

the Land Use Code to implement the requirements.

- 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 the Garden City built environment. The standards should apply to state highways, major arterials, collectors, local streets, and alleys. The standards should reflect the unique characteristics of the street, the neighborhood and adjacent land uses. Such planning should be in coordination with future development or redevelopment. The elements in the street standards should be as follows:
- adjacent land uses;
  - vehicular, pedestrian and bicycle needs;
  - lighting; and
  - landscaping and trees.
- Funding priority should be given to sidewalk improvements.
- 2.4.2 Encourage the transportation agencies (Ada County Highway District, Idaho Department of Transportation, and Valley Regional Transit) through meetings, presentations, and education to adopt and implement Garden City street standards as developed in Action Step 2.4.1
- 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 Street as grand boulevards lined with trees anchored in broad sidewalks and consistent with the standards developed in Action Step 2.4.1.
- 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.
- 2.4.5 Improve the city's gateways with consistent design treatment reflecting the "garden" in Garden City including signs, landscaping and public art. Consider gateway treatment at all entrances in to the city.
- 2.4.6 Seek and promote funding sources, such as beautification funds, matching grants, or low interest loans, for businesses to improve the appearance of their store fronts.
- 2.4.7 Include the pedestrian zone in the highway right-of-way to satisfy the City's Development Code requirements for open space.

### Goal 3. Create a Heart for the City



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

#### **Action Steps:**

- 3.1.1 With outreach to the community, develop a vision for a city center or multiple centers that include the Expo Idaho site.
- 3.1.2 Based on the accepted vision, partner with Ada County in exploring implementation of the vision. As appropriate, support opportunities for the sale and re-development of the Expo Idaho site.
- 3.1.3 Designate the area around the Expo Idaho site, ~~City Hall and~~ the ITD property, and the Ada County Highway District Maintenance Yard as a Future Planning Area on the land use map. This designation identifies the area for future study and adoption of a master plan prior to any redevelopment of the site.
- 3.1.4 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, 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, entertainment, education, 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).
- 3.1.5 Review the Area of City Impact agreement with Ada County and amend as needed to include the Expo Idaho site in Garden City's Area of City Impact.

ADOPTED BY RESOLUTION NO  
ACTIONS IMPLEMENTED SINCE THE 2006 PLAN ADOPTION ARE DEPICTED IN SHADOW

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

**Action Steps:**

- 3.2.1 Conduct an inventory of public and private property in locations that can become centers of neighborhood activity. These areas may be undeveloped or vacant property, parks, street ends, or plazas. Explore the purchase and secure easements for use of these areas as neighborhood gathering places.
- 3.2.2 Amend the Land Use Code to require public gathering spaces in all new developments.

## Goal 4. Emphasize the “Garden” in Garden City



4.1 Objective: Beautify and landscape.

### **Action Steps:**

- 4.1.1 Prepare and adopt a master plan for parks, green spaces and recreation. The plan should contain:
- standards for green space and park requirements;
  - identification of locations in the city that don't meet the standards; and
  - amend the adopted Parks and Waterway Plan to include strategies for investment in the parks including the creation of a tax payer supported parks district, requirements for new development, and/or the imposition of impact fees to fund new parks and green spaces.
- 4.1.2 Consider the creation of a parks commission that would provide policy direction for parks, green space and recreation improvements.
- 4.1.3 Adopt an ordinance that establishes minimum standards for tree requirements, and tree protection and maintenance on all property. Work to resolve conflicting objectives for tree protection with the street and storm drainage maintenance requirements of the ACHD.
- 4.1.4 Improve the landscaping standards for all new development. The standards should address minimum size, plant materials, maintenance requirements, irrigation, and landscape design that complement the urban environment.
- 4.1.5 Encourage the use of non-potable water sources that are available to new development, including the installation of pressurized irrigation systems where appropriate.
- 4.1.6 All new development throughout the city should be designed to protect existing wetlands. (See also Action Steps 5.6.5)
- 4.1.7 Purchase tree and plant material for re-sale to residents and businesses at a reduced cost.

ADOPTED BY RESOLUTION NO  
ACTIONS IMPLEMENTED SINCE THE 2006 PLAN ADOPTION ARE DEPICTED IN SHADOW

4.1.8 Explore if the Development Code should be amended to include an Open Space zoning district.

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

4.1.10 Consider expanding the Bee City USA designation with additional pollinators and consideration of an Integrated Pest Management Plan.

4.2 Objective: Promote community gardens.

**Action Steps:**

4.2.1 Amend the Land Use Code to allow for development of community gardens in all land-use districts and allow community gardens to be used as a means for meeting landscape and open space standards.

4.2.2 Promote the establishment of a seasonal farmers market on vacant Expo Idaho property, Ladybird Park, or another appropriate location.

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

4.2.4 Collaborate with other groups in promoting the health, social and economic benefits of community gardens within the city.

4.2.5 Work with the appropriate agencies to create a functional irrigation system that is accessible and reliable for property owners use for landscaping and community gardens.

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

**Action Steps:**

4.3.1 Continue to require sidewalks and landscaping in all new development, and in major alterations and re-use of existing commercial sites.

4.3.2 Amend the Land Use Code to create incentives for new development to provide detached sidewalks with parkways.

4.3.3 Adopt an ordinance to implement the Green Boulevard Corridor as designated on the Land Use Map.

## 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) committee.
- 5.1.2 Understand the trade-off and responsibilities for additional river usage before endorsing the proposal for a rafting route. Solicit cost information from Boise City on river channel maintenance, policing, and parking/traffic issues for a safe rafting route. Evaluate potential impacts to riparian area and wildlife habitat.

5.2 Objective: Landscape along the river.

**Action Steps:**

- 5.2.1 Identify appropriate native plants and landscaping techniques for landscaping along the river. Require that new developments have landscaping consistent with those guidelines.
- 5.2.2 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.
- 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.

5.3 Objective: Restore and naturalize water systems, including canals, ditches, drains, river channels and creeks.

ADOPTED BY RESOLUTION NO  
ACTIONS IMPLEMENTED SINCE THE 2006 PLAN ADOPTION ARE DEPICTED IN SHADOW

**5.3 Action Steps:**

- 5.3.1 Amend the Land Use Code to create incentives for opening closed water systems. Discourage the covering and/or tiling of any water systems. Allow relocation of canals and drains where appropriate. Require mitigation of the impacts that closing water systems have on the ground water and habitat.
- 5.3.2 Respect the historic nature of manmade water systems as a source of water and an amenity to the city. Work to identify ownership of the irrigation canals, ditches and drains rights-of-way. Work with the Irrigation Districts to restore, undertake weed abatement and better maintain the banks of the canals, ditches and drains. Protect existing easements.
- 5.3.3 Support community organizations such as Boise River Enhancement Network (BREN), surf and paddle clubs, etc. that promote the health, clean up, and maintenance of the Boise River and water systems.
- 5.3.4 Explore the feasibility of a comprehensive approach to storm water management that would restore the natural infiltration system balanced with existing conditions and flooding hazards.

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. Identify areas that are the most appropriate with respect to other Comprehensive Plan goals for protection of the natural environment (See also Objective 5.3).
- 5.4.2 Amend the Land Use Code to allow for certain types of urban uses in limited locations along the river with setbacks and buffers that protect the greenbelt, wetlands, and river.

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

**Action Steps:**

- 5.5.1 Update the 1990 Boise River Greenbelt Plan. In the plan identify:
  - opportunities for more accessibility to the west river corridor;
  - development of new non-motorized river crossings;
  - satellite parking areas;
  - visual accessibility to the river;
  - nodes for fishing;
  - appropriate locations for memorials;
  - links to other paths;
  - protection from trespassing on private property; and

ADOPTED BY RESOLUTION NO  
ACTIONS IMPLEMENTED SINCE THE 2006 PLAN ADOPTION ARE DEPICTED IN SHADOW

- staging areas.

5.5.2 Develop a city-wide pathway and sidewalk plan with links to the Boise River Greenbelt. Consider linear pathways adjacent to existing waterways such as the Thurman Mill Ditch and waterways to the Settler's Canal that can link to the river and provide alternative locations for parking and river activity staging.

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

5.5.4 In evaluating the location of any new access points, boat put-in spaces or parking areas consider the impacts such uses have on the surrounding neighborhoods.

5.6 Objective: Protect wildlife habitat associated with the river.

**Action Steps:**

5.6.1 Maintain portions of the greenbelt as gravel paths for walkers only.

5.6.2 Enforce leash laws and pet waste regulations.

5.6.3 Continue to provide informational signs about wildlife and the need for habitat protection.

5.6.4 Continue educational programs, such as those provided by the library, on the value of wildlife along the river.

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 on lands in and along the Boise River. The 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 Objective: Maintain and protect the ~~greenbelt~~Greenbelt Pathway

**Action Steps:**

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

5.7.2 Solicit and support community volunteer efforts for maintaining the greenbelt.

5.7.3 Protect the greenbelt from private development. Enforce codes for private property maintenance, and control of runoff, litter and debris. Adopt minimum setback requirements for new development.

ADOPTED BY RESOLUTION NO  
ACTIONS IMPLEMENTED SINCE THE 2006 PLAN ADOPTION ARE DEPICTED IN SHADOW

5.7.4 Support efforts to encourage courtesy and respect among greenbelt users, with the needs of recreational users taking priority over commuter cyclists. Consider licensure of bicycles, more volunteers and police presence on the greenbelt.

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

**Action Steps:**

5.8.1 Acknowledge the increasing attraction of the Greenbelt and potential conflicts for all types of users: river-related activities, maintenance, recreation bicyclists and walkers, other wheeled device users, and commuters. Plan for the future to maintain compatibility among users through signage, shielded lighting, wider greenbelt sections at congestion points, delineation lines, and enforcement, including off-hour use.

5.8.2 Based on the findings of the best available data related to the floodplain, identify the areas and facilities of highest vulnerability to future flooding and work toward mitigating the impacts of flooding to the extent possible.

5.8.3 Ensure that the goals and objectives of this Comprehensive Plan are integrated into any future regulations involving the Boise River Floodplain with a priority placed on natural solutions to flood mitigation.

## 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 and monitor their effectiveness in improving conditions. Among the considerations are:

- technical and design assistance;
- workshop on property maintenance for landlords;
- coordination with providers of low costs loans;
- expedited permitting;
- additional density; and
- opportunities for mixed income housing.

6.1.2 Create disincentives for the continuance of substandard housing units by:

- continue the aggressive enforcement of health and safety violations of the building and fire code; and
- amend the Land Use Code to restrict the replacement of mobile homes with units built prior to 1976.

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

**Action Steps:**

6.2.1 Participate in and support a regional dialogue on affordable housing. Better understand the future housing challenges and need for affordable housing.

6.2.2 Partner with private developers and other agencies in maintaining a supply of affordable housing. Use the city's positive experiences as examples for other communities to follow.

6.2.3 Consider the formation of a city commission on housing. The mission of the commission would be to look to the future needs of housing within the city, exploring options researched from around the county. The commission would recommend policy direction, and an implementation plan including funding

ADOPTED BY RESOLUTION NO  
ACTIONS IMPLEMENTED SINCE THE 2006 PLAN ADOPTION ARE DEPICTED IN SHADOW

strategies to the City Council and provide city representation on regional housing initiatives.

6.3 Objective: Maintain the diversity of housing.

***Action Steps:***

- 6.3.1 Provide for a variety of housing types in the Land Use Code including smaller cottage and second housing units. Allow for housing that attract niche markets such as senior housing, live-work structures, and cooperative housing.
- 6.3.2 Continue to explore opportunities that encourage mixed income housing in new developments.

## Goal 7. Connect the City



7.1. Objective: Create pedestrian and bicycle friendly connections.

### **Action Steps:**



7.1.1 Develop a master plan for pedestrian and bicycle pathways. The plan should include the locations and design for various types of pathways including:

- separated bike paths and on-street bike lanes;
- sidewalk sections of various width and design depending on location;
- pathways that connect with the green belt, schools, parks and other major activity areas;
- pathways along ditch, drains and canals; and
- crosswalks.

7.1.2 Reinforce responsible bicycling through signage, speed limits and education programs provided by youth-oriented agencies such as the Boys and Girls Club, schools and the Library.

7.1.3 Explore the opportunities for funding a “Safe Routes to School” coordinator that would work with the schools and transportation agencies and undertake research and procure funding for improving safety along pedestrian and bicycle routes to the schools.

7.1.4 Complete a Garden City specific plan including street design and designations, prioritized projects, potential funding, and responsibilities for implementation.

7.1.5 Re-develop Osage and Stockton streets as shared mobility corridors that are attractive for pedestrians and bicyclists while maintaining access to local businesses. Consider the opportunities for an art pathway and one-way direction for each street. (See also Action Steps 2.4.1 and 2.4.2)

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 including schools.

### **Action Steps:**

7.2.1 Participate in discussions on regional transit including the evaluation of alternative public transportation modes for the future.

ADOPTED BY RESOLUTION NO  
ACTIONS IMPLEMENTED SINCE THE 2006 PLAN ADOPTION ARE DEPICTED IN SHADOW

- 7.2.2 Working with other local jurisdictions, secure funding for providing and maintaining public transit within the region.
- 7.2.3 Support efforts of Valley Regional Transit for fixed transit stops, bus turn-outs, and more frequent service as financially feasible.
- 7.2.4 Promote public awareness of the value of public transit.
- 7.2.5 Partner with ITD, ACHD and Valley Regional Transit on a corridor plan for Chinden Boulevard with these objectives:
  - to improve the design of Chinden Boulevard emphasizing multi-modal facilities, including consideration for bus stations **and bus turn-outs** 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 connectivity;
  - to improve the appearance of the corridor; and
  - to improve multi-modal access from streets intersecting with Chinden.
- 7.2.6 Explore creative solutions to providing intra-city public transportation to support the increasing urban environment and evolving destinations within the city.
- 7.2.7 Evaluate the increasingly important destination Garden City is becoming within the region and the changing demand that places on public transportation.
- 7.2.8 Develop standards for the integration of bus stops in new development along transit routes.

7.3 Objective: Protect neighborhoods from through traffic.

**Action Steps:**

- 7.3.1 Encourage a grid pattern of local streets over cul-de-sacs and dead-end streets without non-motorized connections through maximum block lengths, connecting stub streets, and reducing the number of cul-de-sacs.
- 7.3.2 Increase interconnectivity within neighborhoods to reduce the concentration of traffic on a few streets. Consider the creation of new street sections such as lanes that provide access through-blocks but discourage through traffic.
- 7.3.3 Update a local street plan which provides for additional street connections, especially east and west in the neighborhoods east of Veterans Memorial Parkway.

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

ADOPTED BY RESOLUTION NO  
ACTIONS IMPLEMENTED SINCE THE 2006 PLAN ADOPTION ARE DEPICTED IN SHADOW

***Action Steps:***

- 7.4.1 Amend the Land Use Code to create incentives for wider and detached sidewalks. Coordinate with ACHD to allow for sidewalks in easements within the property setback.
- 7.4.2 Work with Idaho Transportation Department in developing standards for sidewalk improvements along state highways.
- 7.4.3 Work with the Fire District and Ada County Highway District to develop alternative design and development standards to create safer and neighborly local streets appropriate for the use.
- 7.4.4 Develop alternative design and development standards to create safer and neighborly internal streets appropriate for the use.

## 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 for safe and healthy housing.
- 8.1.2 Create safety zones around parks, schools and public gathering places to limit locations where sex offenders can reside. Work to expand the legislation to increase the areas around other uses that attract children, like the Boys and Girls Club.
- 8.1.3 Monitor progress in the enforcement of city nuisance codes with the addition in 2019 of additional resources and personnel.
- 8.1.4 Continue to support community policing by the Public Safety Department.
- 8.1.5 Continue to update and maintain the city's emergency management plan for natural and man-made disasters. Plan for flooding events.

8.2 Objective: Support community involvement in public safety.

### **Action Steps:**

- 8.2.1 Continue support of the "One City-One Team" approach that brings together City Officials, and staff in partnership with the public.
- 8.2.2 Maximize community partnerships through public safety departments involvement in community events such as Shop with a COP, Trick or Treat, White Water Rafting and Experience Garden City.
- 8.2.3 Continue to use the city website in communicating public safety information and consider the use of social media and a newsletter.
- 8.2.4 Explore the feasibility of operating an op-in emergency text messaging system.

## Goal 9. Develop a Sustainable City



9.1 Objective: Protect the aquifer.

**Action Steps:**

- 9.1.1 Continue to enforce city codes for regulating or eliminating discharges from spills, dumping or disposal of waste materials, and reducing pollutants in storm water discharges.
- 9.1.2 Develop a public education program on the importance of the aquifer to the quality of life in Garden City with practical suggestions for the public to follow to do their part in its protection. **(See also Action Step 4.1.5.)**

9.2 Objective: Protect riparian and flood way areas.

**Action Steps:**

- 9.2.1 Continue to administer Federal Emergency Management Agency regulations for development in flood hazard areas.
- 9.2.2 Continue to work with other responsible agencies in efforts to protect water resources including the Irrigation Districts, Flood Control District #10, Ada County, Boise City, Idaho State Department of Environmental Quality and the Federal Environmental Protection Agency. (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 successful programs that encourage and recognize best practices in green building construction and provide examples to the public and developers interested in green buildings.
- 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.
- 9.3.3 Investigate how existing green building elements, such as solar panels, can be protected and maintained.

## Goal 10. Plan for the Future



10.1 Objective: The Expo Idaho site is redeveloped. (See Actions Steps 3.1.1-3.1.4)

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

### **Action Steps:**

10.2.1 Amend the Land Use Code to create a new zoning district to allow for live-work activities in the Old Town Site. The new zoning district would have the following objectives:

- to direct future development through form and design, not separation of uses;
- to maintain the fine grain lot size and development pattern by controlling building footprint or square footage of building to lot size; and
- to control large scale industrial or commercial uses.

10.2.2 Provide incentives for housing and buildings within the district where artists and crafts persons can live, work or exhibit their art. (See also Action Step 2.1.5.)

10.3 Objective: Areas are identified for future planning.

### **Action Steps:**

10.3.1 Develop master plans for the areas shown on the Land Use Map as “Future Planning Areas”. These designated areas are: 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; and the Ada County Highway District operations and maintenance property.

10.3.2 Recognize the stability of many areas within the city and focus future planning efforts on neighborhoods of rapid change and regeneration, especially east of Glenwood Street on both sides of Chinden Boulevard.

ADOPTED BY RESOLUTION NO  
ACTIONS IMPLEMENTED SINCE THE 2006 PLAN ADOPTION ARE DEPICTED IN SHADOW

10.4 Objective: Designate locations in proximity to existing and future transit stops throughout the city that serve as activity centers.

**Action Steps:**

- 10.4.1 Amend the Development Code to facilitate transit-oriented development nodes along the arterial roadways as designated on the Land Use Map and described in the Land Use Designation, and also follow the the State Street Corridor Study recommendations.
- 10.4.2 Amend the Development Code to facilitate destination and neighborhood centers that draw people to the location and are supported by transit as designated on the Land Use Map and described in the Land Use Designation for activity nodes
- 10.4.3 Provide a transition in the height and scale of development that is compatible with the existing surrounding neighborhoods.

10.5. Objective: Create a “Main Street” corridor with commercial nodes as designated on the Land Use Map and described in the Land Use Designation.

**Action Steps:**

- 10.5.1 Amend the Land Use Code to create a new commercial zoning district for small-scale retail, office, commercial and residential uses. The requirements of the district should consider:
  - site design that supports pedestrian-scale development;
  - allow for a mix of uses;
  - maximum two-story buildings with three stories at corner locations;
  - maximum front yard setback standard;
  - on-street and off-street parking behind buildings;
  - pedestrian amenities such as wide sidewalks, benches, public art and decorative paving.
- 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 in size to the location, and that can provide transition and buffering to any adjoining residential land uses.

10.6 Objective: Participate in regional planning.

**Action Steps:**

- 10.6.1 Support the city’s representation and leadership on regional planning efforts. (See Also Action Steps 6.2.1, 6.2.2, and 7.2.2)

## Goal 11. Serve the City



11.1 Objective: Support additional education facilities.

### **Action Steps:**

- 11.1.1 Support 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.
- 11.1.2 Explore opportunities to work with Boise and West Ada School Districts to support public schools that serve Garden City children.
- 11.1.3 In planning for the future of the Idaho Expo area, consider opportunities for the creation of a distance learning community college. (See also Objective 3.1)

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 Support 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 the feasibility and community support for creating a cultural center, museum, theater and a community center for all ages.
- 11.2.3 On a periodic basis, evaluate the effectiveness of all community services and facilities in meeting the needs of the community. [See also Action Step 1.3.1]
- 11.2.4 Work in partnership with groups such as AARP, the Looking Glass Academy, and the Garden City Community Collaborative in continually assessing the physical, social, health, mobility, educational and cultural needs of the city.

11.3 Objective: Upgrade and maintain water services.

ADOPTED BY RESOLUTION NO  
ACTIONS IMPLEMENTED SINCE THE 2006 PLAN ADOPTION ARE DEPICTED IN SHADOW

**Action Steps:**

- 11.3.1 Continue efforts to inventory and identify needs for future improvements and expansion in water and sewer infrastructure. Obtain new water entitlements needed for future development.
- 11.3.2 Develop programs and incentives to encourage water conservation.
- 11.3.3 Educate the public on the value and contribution to their quality of life that public ownership in the water system has for the city.
- 11.3.4 Continue the use of urban renewal funding for water infrastructure needs.

11.4 Objective: Maintain the high standards of fiscal responsibility.

**Action Steps:**

- 11.4.1 Adopt a long-range strategic and financial plan that addresses capital investment, operation, and maintenance.
- 11.4.2 Maintain a five-year capital improvement program.
- 11.4.3 Explore additional sources of revenue including Development Impact fees, grants, and voter approved bond issues.

## Goal 12. Evolve as a Destination



12.1 Objective: Support a positive business environment

### **Action Steps:**

- 12.1.1 Continue to support the Garden City Chamber of Commerce and other business associations and consider establishment of and financial support for a Garden City Visitors Bureau.
- 12.1.2 Adopt a customer-oriented permit process that provides professionally competent and effective service delivery to applicants.
- 12.1.3 Continue to support funding for an information brochure on doing business in Garden City to assist new business owners in understanding the city requirements.

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

### **Action Steps:**

- 12.2.1 Consider the creation of a “Bradley Technology District” around 50th and Bradley streets. Exclude non-commercial uses from the district to encourage the area as center for industry and technology.
- 12.2.1 Partner with the Chamber of Commerce and other business associations to increase the attractiveness of businesses along Chinden Boulevard to pedestrian, as well as vehicular customers.
- 12.2.3 Continue planning for and funding the city’s infrastructure, acknowledging the valuable contribution that public investment has in supporting private commercial development in the city.

ADOPTED BY RESOLUTION NO  
ACTIONS IMPLEMENTED SINCE THE 2006 PLAN ADOPTION ARE DEPICTED IN SHADOW

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

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

***Action Steps:***

12.3.1 Fund and develop marketing programs that promote the city's attractions and activities. Work in concert with the Garden City Artisans™ community to develop marketing program that increase local and tourists visits to the city.

12.3.2 Recognize the economic value of the arts and culture. Explore additional ways to brand and promote the existing and attract additional arts and culture venues to the community.

12.3.3 Support the evolving east end of the city as a gateway destination for resort accommodations; recreation-oriented businesses; arts, entertainment and cultural venues; and craft beverage hub. Encourage non-residential uses that 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)

12.3.5 Market the city to smaller businesses and support a positive environment for entrepreneurial businesses.

---

# Land Use Map

---

## Introduction:

The land use map provides direction for the future and is a required element of the Comprehensive Plan. The map is a generalized depiction of future land use actions, graphically representing the goals, objectives, and action steps. The scope of the map includes the city and all areas within the Area of City Impact.

The value of a land use map is that it allows for orderly and efficient development patterns that save tax dollars; it can avoid conflicts that occur with piecemeal development decisions; and the map can save time for applicants by providing more certainty in what the city's desires are for development. A land use map does not control current land uses and **is not a zoning map**. However, the map does guide development decisions regarding future zoning, rezoning and development applications.

Changes to the map's land use designation or additions to designated areas can be made. A process for amending the land use map is established by City Code Title 8-6A.

## Land Use Designations:

The land use map shows generalized designations for future land uses. The map also identifies unique possibilities for land use and areas for future studies. The following is an explanation for the designations shown in the legend on the land use map.

**RESIDENTIAL LOW DENSITY:** The areas designated for low density residential are north ~~and south~~ of the river, and south of the river west of Glenwood. These areas are predominately single family detached housing, although some areas of attached housing may be appropriate near major arterials and public facilities.

**RESIDENTIAL MEDIUM DENSITY:** The residential medium density designation is shown for the areas north of Chinden and west of Glenwood. This designation allows for detached and attached dwelling units including duplexes and townhouses.

**MIXED USE RESIDENTIAL:** The mixed-use residential area is north of Adams Street. This designation allows for residential and commercial uses in a form and scale that is residential in character and design. A mix of residential; small scale office and retail; and public and semi-public uses are appropriate in this district. Regulations for this area should focus on form more than use, with a maximum height of two stories.

**MIXED USE COMMERCIAL:** The mixed-use commercial designation is for the area south of Adams Street. The intent of this designation is to create an area for mixed uses, including residential, office, retail, and small scale industrial, that are more urban in character than in the mixed-use residential area. Three story buildings and 40%- 60% lot coverage, with aggregated open spaces for pocket

## ADOPTED BY RESOLUTION NO

parks should guide the development pattern in this area.

**MAIN STREET CORRIDOR:** Create a “Main Street” corridor as a principle street ~~through the City~~ with a mix and concentration of uses along Adams Street with a possible alignment through a re-developed Idaho Expo site and connecting with Marigold Street. The corridor should have activity nodes along the street that connect the main street to the arterial roadways and/or the Boise River. The activity nodes should be limited so as to not dilute their function as a center.

The focus of development should be on minimum front yard setbacks, parking on the street and behind buildings, and pedestrian amenities. The center of the activity nodes on the Main Street corridor should be integrated vertically with more height at the principle main street intersection of the node.

**LIVE-WORK-CREATE:** The live-work-create district is in the Old Town Site generally between 32<sup>nd</sup> to 37<sup>th</sup> Streets with a possible expansion, based on further study. This designation reflects an opportunity to create an Arts District within the city where artists, crafts persons, or others can live, work, exhibit and operate a business. A mix of uses, including residential, retail, office and small-scale industrial are appropriate for this area. Regulation should be primarily through form not uses, including maintaining the existing subdivision pattern of small lots, and limiting the maximum building footprint or square footage of a building in relation to lot size. Large scale development that consolidates lots and allows for larger scale industrial or commercial uses should be restricted.

**ACTIVITY NODE:** Activity nodes are identified on the Land Use Map for neighborhood centers, local and regional destinations, and locations in proximity to existing and future transit stations and stops. Activity centers range in size depending on their function and location. Some nodes may be centered around the intersection of major streets or extend down a street to connect major community facilities. The common characteristics of the activity nodes are a mix of uses, public spaces, compatible transition to the uses surrounding the nodes and non-motorized connections to within a quarter mile walkable area of the node center. Some nodes, especially around transit stations, would have higher density (at least 14-20 units per acre) and multi-story development (three or more stories). It is not intended that all nodes could be developed within the twenty-year period of the plan.

Activity Nodes by type shown on the Land Use Map are as follows:

Neighborhood and Destination Centers: The centers should be focused on uses that facilitate making the location a destination. Uses may include small scale retail, art, office, and higher density residential. Identified centers are:

- Adams and 50<sup>th</sup> Streets intersection to the Boise River
- Adams and 42<sup>nd</sup> street intersection to the Boise River.
- East city boundary to 36<sup>th</sup> street between the Boise River and Chinden Boulevard
- Glenwood and Marigold Streets intersection
- Chinden Boulevard and Garrett Street intersection
- Chinden Boulevard and 50<sup>th</sup> Street intersection
- State Street and Pierce Park

Transit Oriented Development Nodes

ADOPTED BY RESOLUTION NO

- Chinden Boulevard and Glenwood Street intersection
- Chinden Boulevard and Veterans Parkway intersection
- State Street and Horseshoe Bend Road
- State Street and Glenwood Street

**GREEN BOULEVARD CORRIDOR:** The state highways and arterials are identified as green boulevard corridors. This is a bold statement that these corridors should be dramatically changed from the current single purpose function for moving vehicles. The intent of this designation is to create more multi-modal characteristics on these corridors, including sidewalks with parkways, bus stops, landscape medians with pedestrian refuges and channelized left-turn lanes. Mobility for vehicles should be maintained, but improvements to the safety and convenience for transit and pedestrians is needed that will influence changes in the adjacent land uses. Existing uses, including commercial uses, are allowed in the corridors, ~~but~~ new ~~New~~ uses, including commercial uses, should be designed to encourage multi-modal over single occupancy vehicles. Uses which generate high volumes of single occupancy vehicular traffic should be restricted. Development regulations in the corridor should include access management including number and spacing of driveways, location of parking behind the buildings and maximum setback requirements from the street.

**LIGHT INDUSTRIAL BRADLEY TECHNOLOGY DISTRICT:** The light industrial designation reflects an intent to maintain the area of existing industrial uses, around Bradley Street and north of Chinden. Industrial development includes: materials processing and assembly, product manufacturing, storage of finished products, and truck terminals. Manufacturing support facilities such as offices and research related activities should also be allowed in this area, but other non-industrial uses should be limited. Major consideration in regulating industrial uses should be setbacks, buffering and landscaping from adjacent residential uses. Standards should also be directed toward control of light, glare, noise, vibration, water and air pollution; use and storage of toxic, hazardous or explosive materials; and outdoor storage and waste disposal.

**FUTURE PLANNING AREA:** Future Planning Areas have been identified for large parcels of vacant or under-developed land including 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; and the Ada County Highway District (ACHD) operations and maintenance property surrounding at 37<sup>th</sup> and Adams.

This designation is intended to identify these areas for further master plan or site-specific planning efforts. The large size of these areas provides a unique opportunity for master planning with consideration for a mix of uses and residential housing types; street, sidewalk and bicycle networks and connectivity; spaces for public uses including parks, open spaces, plazas; and infrastructure improvements including water and sewer.

Each of the designated Future Planning Areas present unique opportunities and challenges that should be considered in the master planning for the area.

Area of City Impact West:

- Access from Chinden Boulevard and through the site with connections to the city.
- Mitigation of the industrial impacts of noise, dust and truck traffic from the existing gravel operations.

## ADOPTED BY RESOLUTION NO

- The opportunity for renovation of the gravel operation site for future flood protection, park and recreation uses.

### Idaho Expo and ITD District 3 Headquarters:

- Connections through the site including extension of Adams Street to Marigold, and between Glenwood and Coffey Streets.
- Opportunity for creating a town center for the city.
- More efficiency in the use of land through eliminating large parcels of currently underutilized parking with year-round, community benefitting uses such as schools, hospitals, and performance space.
- Improved access and utilization of the Boise River for park land in exchange for highest and best commercial uses at the Glenwood/Chinden Intersection.

### ACHD Site:

- Opportunity to open additional access and river frontage to the public.
- Regeneration of the existing operations and maintenance yard along the river to the highest and best use.
- Challenge in creating higher intensity use of the site that transitions and is compatible with the surrounding neighborhood.

**EXISTING PARKS AND PROPOSED GREEN SPACE AND/OR PARKS:** Areas that are devoted to green spaces including golf courses, open spaces and park uses, or are proposed for green spaces are shown on the Land Use Map. Green spaces contribute to the health and well-being of the community and should be preserved. The location shown on the map of future green spaces is just an approximation, and the design of future spaces should be well integrated into the surrounding context, with maximum opportunity for pedestrian and bicycle access.



---

## Implementation Work program

---

### Success Factors for Implementation:

There are three key factors in the successful implementation of the Comprehensive Plan. The first factor is making implementation someone or a group's responsibility. The City Council is ultimately responsible for implementation of the plan, but the Council will depend on the work of the Planning and Zoning Commission, staff and citizens to make the plan a reality.

To make sure there is accountability to planning and implementation, some communities have transferred responsibilities of the Planning and Zoning Commission to other bodies, so that the commission can focus on planning. Alternatives to a Planning and Zoning Commission are a hearings examiner or a board of adjustment who are responsible for the administration of the zoning and development codes. Re-directing development regulations toward a design review process may result in a Design Commission which would also give the Planning and Zoning Commission more time to focus on the Comprehensive Plan implementation.

Expanding opportunities for citizen involvement in city government is yet another way to make the implementation someone's job. Creating special ad hoc committees to work on specific issues, or creating new standing boards and commissions to be responsible for specific action areas in the plan are two ideas that have been used successfully in other communities. To be successful, committees and boards will require staffing and resources.

Finally, is the suggestion to create a new entity whose mission is to monitor success of the plan implementation. This could be a re-organization of the current steering committee or a new citizen and stakeholder group.

The second factor for successful implementation of the plan is having the right tools and resources to support the implementation actions. The work program that follows identifies eight resources:

1. City Council leadership –  The Council's leadership, direction and support is critical for the plan's implementation. The Council should consider the plan and be consistent with the plan in all their actions. If not, the plan should be amended to reflect current council policy.
2. Community support  –A caring and involved citizenry supporting the Council in implementing the plan has no substitute. Individuals or groups, as described above, can become the champion of all or individual actions outlined in the action program.
3. Partners–  No City operates in a vacuum and partnering with other public agencies, business and community groups is essential for many of the implementation actions.

## ADOPTED BY RESOLUTION NO

4. Public information  – Communication, education and training are necessary for understanding and gathering support for many of the implementing steps.
5. Studies or plans  – For some issues, the comprehensive plan has established the framework for additional and more specific studies and plans.
6. City Code Changes  - There are a number of actions that require changes or additions to the City Code, primarily the City’s development regulations.
7. Enforcement -  Actions to maintain, improve or expand the enforcement of city code provisions is a necessary resource for some action steps.
8. Dedicated funding source–  Most actions outlined in the implementation program requires a funding support. Some actions require a new or dedicated funding source to be successfully implemented.

A third key success factor is having systems in place to monitor progress on the plan implementation. The most beneficial are strategic and financial systems that are directly tied to the direction in the Comprehensive Plan. Most frequently used is a Five Year Capital Improvement Plan (CIP) where capital expenditures are identified related to the direction in the plan. Budget policies that provide direction for operational expenses and strategic planning by the City Council are other examples of systems that can support the plan’s implementation.

The plan should also be monitored on an on-going basis; it should be amended and expanded to reflect changing conditions, values and issues. One recommendation is that an annual review of the plan be undertaken. The Planning and Zoning Commission, as the body primarily responsible for the plan, should make an annual report on the plan to the City Council, where the Commission reports on implementation progress and recommends changes to the plan, as needed.

### Implementation Work Program

The action steps identified in the preceding section of this plan are identified in the Work Program that follows. After each action step is an icon identifying the **important** resources as identified above, for support of the action step. (Implicit in most action steps is the need for city council leadership, public support and funding, so those icons are not identified for each action entry.)

Also identified for each action step is a priority: **1 2 3**.

- 1** = priority actions for the first eighteen months of the plan;
- 2** = priority for actions that should take place within the first five years of the plan;
- 3** = priority for implementation five years after plan adoption.
- = current activities of the city that should be on-going.

## Action Steps Work Program

 =City Council Leadership	 =Studies or Plans	 =Enforcement	Priority = <b>1 2 3</b>
 =Community Support	 =City Code Changes	 =Public Information	On-going = <input checked="" type="checkbox"/>
 =Partners	 =Dedicated funding		
Action Steps		Resources	Priority
1.1.1 Support community events.		 	<input checked="" type="checkbox"/>
1.1.2 Publicize community events.			<input checked="" type="checkbox"/>
1.1.3 Leverage and collaborate with other community organizations.			<b>2</b>
1.2.1 Develop a guidebook for neighborhood meetings.			<b>3</b>
1.2.2 Expand the mailed public noticing requirements for large scale projects.		 	<b>1</b>
1.2.3 Maintain the city website.			<input checked="" type="checkbox"/>
1.2.4 Further develop the City's social media presence.			<input checked="" type="checkbox"/>
1.2.5 Create and maintain a data base of those interested in city affairs.			<b>1</b>
1.2.6 Customize communication and use innovative tools in seeking public input.		 	<b>3</b>

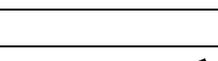
ADOPTED BY RESOLUTION NO

 =City Council Leadership	 =Studies or Plans	 =Enforcement	Priority = <b>1 2 3</b>
 =Community Support	 =City Code Changes	 =Public Information	On-going = <input checked="" type="checkbox"/>
 =Partners	 =Dedicated funding		
Action Steps		Resources	Priority
1.3.1 Use surveys to set measurable goals.		 	<b>3</b>
1.3.2 Keep communications between city officials and the public informal.		  	<input checked="" type="checkbox"/>
1.3.3 Support special interests and ad hoc committees with broad representation.		 	<b>2</b>
1.3.4 Explore ways to assess the needs of all community members.		  	<b>3</b>
1.4.1 Implemented			
1.4.2 Implemented			
1.4.3 Implemented			
1.5.1 Consider a commission for historical, cultural and the arts .		  	<b>1</b>
1.5.2 Partner with ITD and ACHD to incorporate artistic works.		  	<b>2</b>
1.5.3 Identify historic sites with markers or monuments.		  	<b>2</b>
1.5.4 Establish a program for memorial dedications.			<b>3</b>
1.5.5 Promote the artisan community as a defining character of the City.		  	<b>1</b>

ADOPTED BY RESOLUTION NO

 =City Council Leadership	 =Studies or Plans	 =Enforcement	Priority = <b>1 2 3</b>
 =Community Support	 =City Code Changes	 =Public Information	On-going = <input checked="" type="checkbox"/>
 =Partners	 =Dedicated funding		
Action Steps		Resources	Priority
1.5.6 Alternative funding strategies for arts promotion.			<b>2</b>
2.1.1 Implemented			
2.1.2 Implemented			
2.1.3 Implemented			
2.1.4 Explore the opportunities to create distinctive neighborhoods.			<b>2</b>
2.1.5 Explore expanding the boundaries of the LWC District.			<b>1</b>
2.2.1 Enforce city codes for abate nuisances, and unhealthy and unsafe conditions.			<input checked="" type="checkbox"/>
2.2.2 Work to ensure compliance with property maintenance standards.			<b>2</b>
2.2.3 Support community-wide cleanup efforts, such as “SpringSweep.”			<input checked="" type="checkbox"/>
2.3.1 Implemented			
2.3.2 Implemented			
2.3.3 Implemented			
2.3.4 Implemented			
2.3.5 Continually improve the adopted design review process and standards.			<input checked="" type="checkbox"/>

ADOPTED BY RESOLUTION NO

 =City Council Leadership	 =Studies or Plans	 =Enforcement	Priority = ① ② ③
 =Community Support	 =City Code Changes	 =Public Information	On-going = <input checked="" type="checkbox"/>
 =Partners	 =Dedicated funding		
Action Steps		Resources	Priority
2.3.6 Promote good design.			①
2.3.7 Underground utility feasibility.			
2.4.1 Proactively develop new and distinctive streetscape standards.			②
2.4.2 Promote the Garden City street standards with transportation agencies.			③
2.4.3 Re-develop Chinden and Glenwood as grand boulevards.			①
2.4.4 Implemented			
2.4.5 Improve the city's gateways.			①
2.4.6 Seek funding sources to improve the appearance of their store fronts.			②
2.4.7 Include the pedestrian zone to satisfy requirements for open space.			②
3.1.1 Develop a vision for a city center or multiple centers including the Expo Idaho site.			①
3.1.2 Partner with Ada County to implement the vision for the Expo Idaho site.			②

ADOPTED BY RESOLUTION NO

 =City Council Leadership	 =Studies or Plans	 =Enforcement	Priority = ① ② ③
 =Community Support	 =City Code Changes	 =Public Information	On-going = <input checked="" type="checkbox"/>
 =Partners	 =Dedicated funding		
Action Steps		Resources	Priority
3.1.3 Designate Future Planning Areas on the land use map.			①
3.1.4 Transform the Expo Idaho site to an urban center for the city.		  	①
3.1.5 Implemented			
3.2.1 Inventory property that can become centers of neighborhood activity.		  	①
3.2.2 Implemented			
4.1.1 Amend the Parks and waterways plan to include strategies for investment.		  	①
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.		  	②
4.1.6 Require mitigation for all wetlands eliminated by new development.		  	③
4.1.7 Purchase tree and plant material for re-sale at a reduced cost.		  	③

ADOPTED BY RESOLUTION NO

 =City Council Leadership	 =Studies or Plans	 =Enforcement	Priority = ① ② ③
 =Community Support	 =City Code Changes	 =Public Information	On-going = <input checked="" type="checkbox"/>
 =Partners	 =Dedicated funding		
Action Steps		Resources	Priority
4.1.8 Explore an open space zone.		 	①
4.1.9 Provide education on the tree canopy.		 	
4.2.1 Amend the Land Use Code for community gardens.		 	①
4.2.2 Promote a seasonal farmers market.		 	①
4.2.3 Consider the creation of a compost and re-cycling center.			①
4.2.4 Collaborate with in promoting the benefits of community gardens.			③
4.2.5 Create irrigation systems for landscaping and community gardens.		 	③
4.3.1 Continue to require sidewalks and landscaping in all development.		 	<input checked="" type="checkbox"/>
4.3.2 Implemented			
4.3.3 Implement the Green Boulevard Corridor as designated on the Land Use Map.		  	③
5.1.1 Maintain city representation on FACTS (Friends of Ada County Trail System).			<input checked="" type="checkbox"/>

ADOPTED BY RESOLUTION NO

 =City Council Leadership	 =Studies or Plans	 =Enforcement	Priority = ① ② ③
 =Community Support	 =City Code Changes	 =Public Information	On-going = <input checked="" type="checkbox"/>
 =Partners	 =Dedicated funding		
Action Steps		Resources	Priority
5.1.2 Understand the trade-off and responsibilities for additional river usage.			③
5.2.1 Implemented			
5.2.2 Encourage appropriate landscaping along the river.			②
5.2.3 Provide maintenance of the greenbelt landscaping.			<input checked="" type="checkbox"/>
5.2.4 Education on landscaping along the river			
5.3.1 Amend the Land Use Code to address opening closed water systems.			②
5.3.2 Respect the historic nature of the ditches as a source of water and an amenity.			②
5.3.3 Support clean up and maintenance of the open water systems.			②
5.4.1 Evaluate creating a more urban setting along portions of the Boise River.			②
5.4.2 Implemented			
5.5.1 Implemented			

ADOPTED BY RESOLUTION NO

 =City Council Leadership	 =Studies or Plans	 =Enforcement	Priority = <b>1 2 3</b>
 =Community Support	 =City Code Changes	 =Public Information	On-going = <input checked="" type="checkbox"/>
 =Partners	 =Dedicated funding		
Action Steps		Resources	Priority
5.5.2 Develop a city-wide pathway and sidewalk plan.			<b>3</b>
5.5.3 Continue efforts to complete the greenbelt.		 	<b>3</b>
5.5.4 Consider the impacts on neighbors of any new access points.		 	<b>2</b>
5.6.1 Maintain portions of the greenbelt as gravel paths for walkers only.		 	<input checked="" type="checkbox"/>
5.6.2 Enforce leash laws and pet waste regulations.		 	<input checked="" type="checkbox"/>
5.6.3 Continue to provide informational signs about wildlife and habitat protection.			<input checked="" type="checkbox"/>
5.6.4 Continue educational programs on the value of wildlife along the river.			<input checked="" type="checkbox"/>
5.6.5 Continue to protect and enhance habitat for all wildlife on all lands.		  	<input checked="" type="checkbox"/>
5.7.1 Explore options for a dedicated funding source for maintaining the greenbelt.		 	<b>3</b>
5.7.2 Solicit and support community volunteer efforts for maintaining the greenbelt.		 	<b>2</b>
5.7.3 Protect the greenbelt from private development.			<b>1</b>

ADOPTED BY RESOLUTION NO

 =City Council Leadership	 =Studies or Plans	 =Enforcement	Priority = <b>1 2 3</b>
 =Community Support	 =City Code Changes	 =Public Information	On-going = <input checked="" type="checkbox"/>
 =Partners	 =Dedicated funding		
Action Steps		Resources	Priority
5.7.4 Support efforts to encourage courtesy and respect among greenbelt users.		 	<b>2</b>
5.8.1 Plan for potential conflicts from multiple users along the Greenbelt.		  	<b>2</b>
5.8.2 Identify the areas of highest vulnerability to future flooding and mitigate the impacts.			<b>1</b>
5.8.3 Ensure that the goals/objectives of this Plan are integrated into floodplain regulations.		  	<b>1</b>
6.1.1 Create incentives for improving the conditions of substandard housing.		 	<b>1</b>
6.1.2 Create disincentives for the continuance of substandard housing units.			<b>2</b>
6.2.1 Initiate and support a regional dialogue on affordable housing.		 	<b>1</b>
6.2.2 Partner with others in maintaining a supply of affordable housing.			<b>1</b>
6.2.3 Consider the formation of a city commission on housing.		  	<b>2</b>
6.3.1 Implemented			
6.3.2 Encourage mixed income housing in new developments.			<input checked="" type="checkbox"/>
7.1.1 Develop a master plan for pedestrian and bicycle pathways.		 	<b>1</b>

ADOPTED BY RESOLUTION NO

 =City Council Leadership	 =Studies or Plans	 =Enforcement	Priority = ① ② ③
 =Community Support	 =City Code Changes	 =Public Information	On-going = <input checked="" type="checkbox"/>
 =Partners	 =Dedicated funding		
Action Steps		Resources	Priority
7.1.2 Reinforce and educate for responsible bicycling.		 	②
7.1.3 Explore the opportunities for funding a “Safe Routes to School” coordinator.		 	②
7.1.4 Complete a Garden City specific street plan.		 	②
7.1.5 Re-develop Osage and Stockton streets as shared mobility corridors.		   	①
7.2.1 Participate in discussions on regional transit.		 	<input checked="" type="checkbox"/>
7.2.2 Secure funding for public transit within the region.		  	<input checked="" type="checkbox"/>
7.2.3 Support Valley Regional Transit for fixed stops and more frequent service.		 	②
7.2.4 Promote public awareness of the value of public transit.			②
7.2.5 Partner on a corridor study for Chinden Boulevard.		  	③
7.2.6 Explore creative solutions to providing intra-city public transportation.		  	③
7.2.7 Evaluate changing demands on public transportation.		  	③

ADOPTED BY RESOLUTION NO

 =City Council Leadership	 =Studies or Plans	 =Enforcement	Priority = <b>1 2 3</b>
 =Community Support	 =City Code Changes	 =Public Information	On-going = <input checked="" type="checkbox"/>
 =Partners	 =Dedicated funding		
Action Steps		Resources	Priority
7.2.8 Develop standards for the integration of bus stops in new development.		 	<b>3</b>
7.3.1 Encourage a grid pattern of street development.		 	<b>2</b>
7.3.2 Increase interconnectivity within neighborhoods.		  	<b>2</b>
7.3.3 Update a local street plan.		 	<b>2</b>
7.4.1 Implemented			
7.4.2 Develop standards for sidewalk improvements along state highways.		 	<b>2</b>
7.4.3 Develop alternative local street design and development standards.		 	<b>2</b>
7.4.4 Develop internal street design and standards.		 	
8.1.1 Continue to reduce by enforcing nuisance codes and standards.			<input checked="" type="checkbox"/>
8.1.2 Implemented			
8.1.3 Monitor progress in the enforcement of city nuisance codes.			<b>2</b>
8.1.4 Continue to support community policing by the Public Safety Department.		 	<input checked="" type="checkbox"/>

ADOPTED BY RESOLUTION NO

 =City Council Leadership	 =Studies or Plans	 =Enforcement	Priority = <b>1 2 3</b>
 =Community Support	 =City Code Changes	 =Public Information	On-going = <input checked="" type="checkbox"/>
 =Partners	 =Dedicated funding		
Action Steps		Resources	Priority
8.1.5 Continue to update and maintain the city's emergency management plan.	 	<input checked="" type="checkbox"/>	
8.2.1 Continue support of the "One City-One Team" approach in public safety.	 	<input checked="" type="checkbox"/>	
8.2.2 Maximize community partnerships through involvement in community events.	 	<b>1</b>	
8.2.3 Continue to use the city website in communicating public safety information.		<input checked="" type="checkbox"/>	
8.2.4 Explore the feasibility of an op-in emergency text messaging.	   	<b>3</b>	
9.1.1 Continue to enforce city codes for protecting the aquifer.		<input checked="" type="checkbox"/>	
9.1.2 Educate the public on the importance of the aquifer to the city's quality of life.			
9.2.1 Continue to administer Federal Emergency Management Agency regulations.	 	<input checked="" type="checkbox"/>	
9.2.2 Continue to work with others responsible to protect water resources.		<input checked="" type="checkbox"/>	
9.3.1 Identify programs and examples that encourage green building construction.	 	<b>2</b>	
9.3.2 Be a resource on green building construction/water wise landscaping.	 	<b>1</b>	

ADOPTED BY RESOLUTION NO

 =City Council Leadership	 =Studies or Plans	 =Enforcement	Priority = ① ② ③
 =Community Support	 =City Code Changes	 =Public Information	On-going = <input checked="" type="checkbox"/>
 =Partners	 =Dedicated funding		
Action Steps		Resources	Priority
9.3.3 Investigate protection of green building construction features,			②
10.2.1 Implemented			
10.2.2 Provide incentives for artists and crafts persons.		  	①
10.3.1 Develop master plans.		 	①
10.3.2 Focus on neighborhoods of rapid change and regeneration.		 	③
10.4.1 Amend the Development Code for TOD's.		  	<input checked="" type="checkbox"/>
10.4.2 Amend the Development Code for destination and neighborhood centers.		 	③
10.4.3 Transition development to be compatible with the existing surroundings.			①
10.5.1 Implemented			
10.5.2 Limit the new neighborhood commercial districts.			①
10.6.1 Support the city's representation and leadership on regional planning efforts.			<input checked="" type="checkbox"/>
11.1.1 Continue to support educational institutions.		 	<input checked="" type="checkbox"/>
11.1.2 Support schools in cooperation with the school districts.			<input checked="" type="checkbox"/>

ADOPTED BY RESOLUTION NO

 =City Council Leadership	 =Studies or Plans	 =Enforcement	Priority = <b>1 2 3</b>
 =Community Support	 =City Code Changes	 =Public Information	On-going = <input checked="" type="checkbox"/>
 =Partners	 =Dedicated funding		
Action Steps		Resources	Priority
11.1.3 Consider a distance learning community college at the Expo Idaho site.			<b>3</b>
11.2.1 Continue support of social service organizations.			<input checked="" type="checkbox"/>
11.2.2 Investigate a cultural center, museum, theater and a community center.			<b>1</b>
11.2.3 Evaluate the effectiveness in meeting the needs of the community.			<b>3</b>
11.2.4 Work in partnership with groups in continually assessing community needs.			<b>2</b>
11.3.1 Identify needs for water/sewer infrastructure.			<input checked="" type="checkbox"/>
11.3.2 Develop programs and incentives to encourage water conservation.			<b>2</b>
11.3.3 Educate on the value of public ownership in the water system.			<b>2</b>
11.3.4 Continue the use of urban renewal funding for infrastructure needs.			<input checked="" type="checkbox"/>
11.4.1 Adopt a long-range strategic and financial plan.			<b>1</b>
11.4.2 Maintain a five-year capital improvement program.			<b>1</b>

ADOPTED BY RESOLUTION NO

 =City Council Leadership	 =Studies or Plans	 =Enforcement	Priority = ① ② ③
 =Community Support	 =City Code Changes	 =Public Information	On-going = <input checked="" type="checkbox"/>
 =Partners	 =Dedicated funding		
Action Steps		Resources	Priority
11.4.3 Explore additional sources of revenue.		 	<input checked="" type="checkbox"/>
12.1.1 Continue to support business associations.		 	<input checked="" type="checkbox"/>
12.1.2 Adopt a customer-oriented permit process.		 	②
12.1.3 Continue funding for an information brochure on doing business.			<input checked="" type="checkbox"/>
12.2.1 Consider the creation of a “Bradley Technology District”.			⑤
12.2.2 Increase the attractiveness of businesses along Chinden Boulevard.		 	①
12.2.3 Continue planning for and funding the city’s infrastructure.			<input checked="" type="checkbox"/>
12.2.4 Recognize that public agencies support private businesses and services.		 	⑤
12.3.1 Fund and develop marketing to increase local and tourists visits to the City.		 	⑤
12.3.2 Recognize the economic value of the arts and culture.		  	①
12.3.3 Support the evolving east end as a gateway destination.		  	②

ADOPTED BY RESOLUTION NO

 =City Council Leadership	 =Studies or Plans	 =Enforcement	Priority = ❶ ❷ ❸
 =Community Support	 =City Code Changes	 =Public Information	On-going = <input checked="" type="checkbox"/>
 =Partners	 =Dedicated funding		
Action Steps		Resources	Priority
12.3.4 Plan for the future of the expanded Whitewater Park.		 	❶
12.3.5 Market the City to smaller businesses/support a positive entrepreneurial environment.		 	❶

---

## 2019 Update to the Background Information

---

### The evolving transformation of Garden City

Garden City has made great gains in achieving its goals and aspirations as set forth in the 2006 Comprehensive Plan. Committed dedication to the implementation of the Plan has contributed to this progress. Informed and engaged citizenry, civic leadership, and a professional and financially sound City organization have been imperative to this commitment. An improved economy and growth in the region have also been contributing factors.

An evolving sense of community identity and sense of place has been positively reinforced by community events, organizations, and regeneration of places. Planning for the future community needs and City investment in infrastructure has set the stage for private development. New residential and commercial neighborhood centers have been created. Entrepreneurial spirited and creative businesses have been attracted to the area which has transformed the city into an evolving destination. City features once seen as liabilities are being transformed into assets. Actions have been taken to protect and preserve the natural amenities of the city. Citizens and businesses continue to see the city as safe and secure, and supportive of the most vulnerable populations.

Among the most significant events, changes and policies since 2006 are as follows:

- Parks and Boise River Greenbelt improvements including improved connections, the new pedestrian bridge linking the new Esther Simplot Park with Garden City, preservation of the nature path, recreation improvements to Mystic Cove Park, added amenities at Waterfront Park, and redevelopment of Heron Park. The improved connections along and across the Boise River has created a core of river related businesses and seamless activities across both sides of the river.
- The Surel Mitchel Live-Work-Create District has attracted artists, artist-related businesses and investments creating a renaissance in arts in the city. Utility expansion and improvements, ACHD and City investment in 36<sup>th</sup> Street, the greenbelt development and adoption of the zoning overlay code were contributing factors to success of this district. Installation of wayfinding provides identity and connections to and within the district. A City Arts Commission to further arts within the city has recently been created that will further support the evolution of this district.
- The emergence of a craft food and beverage industry within the city including businesses producing and selling beer, wine, cider, and bakery goods. These businesses have attracted a broader demographic and visitors from outside the city.
- Expansion of the Boys and Girls Club, and the addition of two charter schools, filling an education void and providing needed amenities to support and attract families to the community.
- Utility and street improvements, financed in part through urban renewal, to accommodate new development.
- The evolution of the library living up to its motto as, “not a quiet library”, with a full range of community programs from toddlers to seniors.

## ADOPTED BY RESOLUTION NO

- A positive community policing policy partnering with all City departments and the public.
- Adoption of new development regulations that implement the comprehensive plan, protect health, safety and property rights, and establish minimum standards for design and development.
- Residential infill development including innovative designed, affordable, mixed use and higher density.
- Recognition as a leader in innovative solutions and problem-solving as evidence by awards from:



- - National Association of Clean Water Agencies– Environmental Achievement Award 2016
  - Idaho Business Review- Idaho’s Top Projects 2014 - 46<sup>th</sup> St Booster Station
  - Idaho Library Association -Idaho Library of the Year 2015
  - Idaho Smart Growth Public Policy/ Plan- 2006 Comprehensive Plan
  - Idaho Smart Growth Public Policy/ Plan- Development Code
  - Idaho Smart Growth Transportation- West Bridge
  - Idaho Smart Growth -Wayfinding Signage
  - American Planning Association (APA) Idaho Chapter Leadership-Design

### Review Process

- APA Gem- Minor PUD process
- State of Idaho Information Technology Resource Management Council- building plan review process

## The Natural Environment

*Goal 4: Emphasize the “Garden” in Garden City*

*Goal 5: Focus on the River*

*Goal 9: Develop a Sustainable City*

The City has worked diligently to protect the defining natural resource of the city: the Boise River. A Parks and Waterways Commission was formed whose purpose is to preserve the natural assets such as the river, other waterways and wetlands, and to guide the development of public parkland. In 2010, the Commission drafted, and the City Council adopted a *Master Plan for Parks and Waterways*. The Parks and Waterways Plan is incorporated by reference to this 2019 Comprehensive Plan update.

In addition to the Master Plan, in 2018 a Boise River and Greenbelt Overlay district was adopted as part of the City’s Development Code to further ensure the sustainability of this valued natural resource.

Garden City currently utilizes the 2003 Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). These maps assume levees in Garden City. FEMA has conducted a new flood model that does not identify these levees as they are not certified, and there is no assurance that they are constructed or maintained in a manner that would afford protection in a flood event. In the updated FEMA model 74% of Garden City is predicted to be in the 100-year flood plain. This means that in a given year there is a 1% chance of flooding; or in a 70-year time frame there is a 76% chance of flooding. It is anticipated that in 2019 the new maps will be adopted, and FEMA will allow for Garden City to be in seclusion, which means that Garden City will utilize the 2003 maps until the levee system can be further investigated. Currently Garden City is working with the United States Army Corps of Engineers to further develop and implement a strategy to protect Garden City from its

mapped and actual flood risk.

In 2015, Garden City became the first “Bee City USA” in Idaho to raise awareness of bees and other pollinators and adopt practices to support healthy pollinator communities. As part of this effort, a pollinator habitat has been developed behind City Hall

## The Built Environment

*Goal 1: Nurture the City*

*Goal 2: Improve the City Image*

*Goal 4: Emphasize the “Garden” in Garden City*

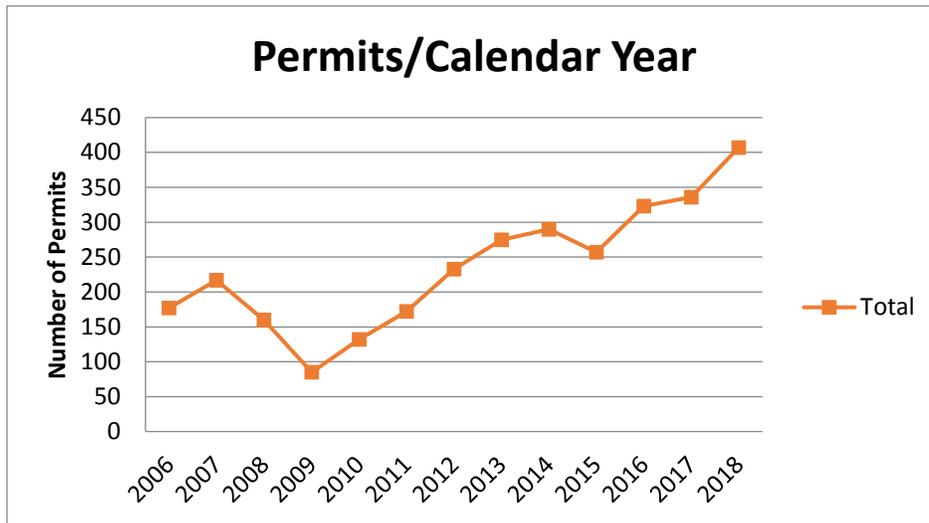
*Goal 6: Diversity in Housing*

## Changes Since 2006

The City has made steady gains in realizing its aspirations for the built environment. Except during the recession of 2008-12, there has been a growing momentum in the amount of new construction and re-development throughout the city. New zoning, sign, development and design standards have guided the development and has been critical in meeting the City’s Comprehensive Plan goals for the built environment. In addition, infrastructure improvements have been undertaken to support new development.

Some examples to the changes in the built environment are as follows:

- Facelift and parking lot improvements to the Plantation Commercial Center and on-going upgrade and expansion of the Riverside Hotel with new entertainment venues.
- New commercial construction: Some examples are: Ashland subdivisions, including offices, restaurants, retail, day care, and professional services; KM buildings offices and professional services; Nelson’s RV; Telaya Winery; Powderhaus Brewery; Wildflour Bakery; Mattress Firm; Discount Tire; Advanced Auto; flex spaces on 38<sup>th</sup> and 45<sup>th</sup>; Distillery; Luciano’s Restaurant; Service Provider; Glass Doctor; several coffee shops including Black Rock, Coffee Box, and Human Bean; West Vet; Bowman Funeral; and Primary Health clinic and offices.
- Near completion of development plans in the northwestern sector of the city, including Carlton Bay and Edgewater Estates.
- Single lot infill development along Adams Street and throughout the eastern portion of the city.
- Larger higher density infill residential developments such as Kayak Crossing, Creation Row, Garden Phoenix, Legacy apartments, Coffey multi-family units, and Eaton Cottages.
- Innovatively designed, affordable and for sale housing in “pocket neighborhoods” developed by NeighborWorks including 36 Oak, 40<sup>th</sup> Street cottages and Adams Street Cottages.
- Near completion of the pioneering development, the Waterfront District, at the end of 36<sup>th</sup> Street; and additional residential development along 36<sup>th</sup> have been built or are in the planning stages.
- The four-acre, 41 residential units with neighborhood commercial center, Parkway Station development at Adams and 42<sup>nd</sup>/43<sup>rd</sup>. This project, in conjunction with the Tailwinds apartments, the Boys and Girl Club and Future Charter School has created a neighborhood hub at a scale not anticipated in the 2006 Comprehensive Plan.



Future Development

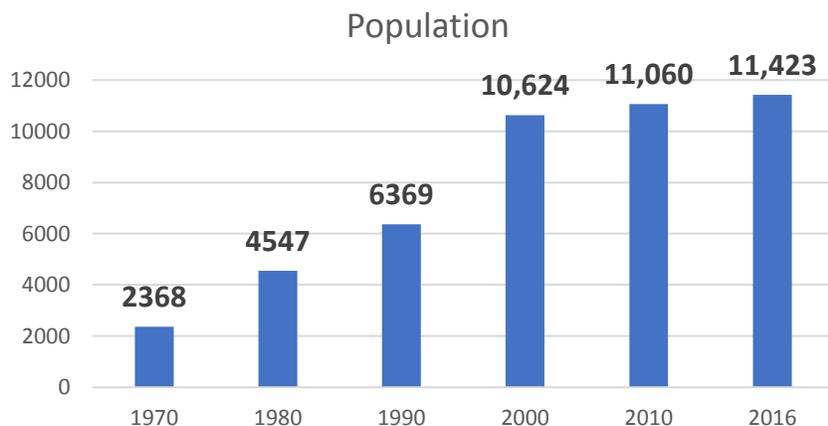
Development potential in the future is as described in the 2006 Comprehensive Plan with the following additions and updates:

- In 2018, the 121-acre Plantation Country Club was purchased by a new owner. Future development plans for the property will be affected by the ACHD programmed project to reconfigure the Peirce Park Lane and Sate Street intersection and the Activity Node designation on the Land Use Map.
- The 120-acre property west of Branstetter Street in the Garden City Area of City Impact remains in agricultural land use.
- Changes at the Ada County owned 240-acre Expo Idaho site have included the termination of horse racing and vacation of the racetrack and stables except during the two weeks of the fair. Other future changes include the potential closure of the North Ada County Fire and Rescue District (NAFRD) Station #16 on Glenwood, and the desire of the Boise Hawks minor league team to relocate from the existing stadium. All these changes suggest alternative future uses for the site.
- The future of the east end of the city will see increasing pressure for re-development not only from the momentum already started within the district but from increased development from the westside of Boise, including additional park development, a potential stadium and College of Western Idaho campus.
- There is the potential for substantial in-fill development along and adjacent to the Boise River. A review of the assessor roles conducted in early 2018 determined that 28 parcels that adjoin the Boise River had land valuation greater than assessed value of improvements, and that there are 410 acres of vacant land along or near the river in parcels greater than one acre.
- The southside of Chinden Boulevard from the eastern city limits to approximately N Curtis Road is an area of mixed industrial, retail and residential uses that may benefit from identification as a unique district within the city.

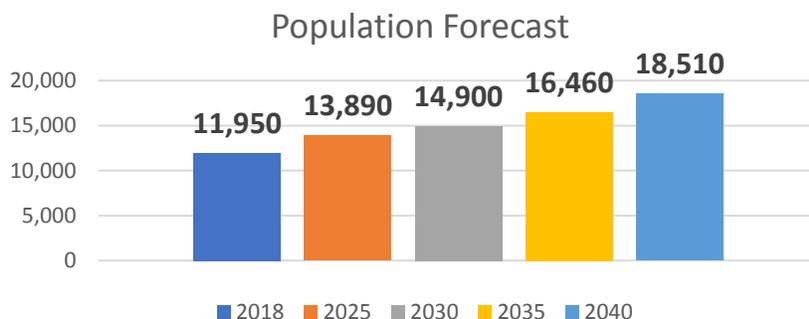
## Demographics

*Goal 7: Connect the City*  
*Goal 10: Plan for the Future*  
*Goal 11: Serve the City*

Since the 2000 census, Garden City has grown in population by 7.5% to 11,423 people. The population continues to be predominately white (84%). The median age of the population has continued to increase reflecting a national trend in a proportionately older population. Historically, this is a dramatic change for the city which had a median age of 24.8 years in 1980 to an estimated 46.1 years in 2016. Persons over 65 represent 22% of the population compared to 13% in the 2000 census, and 15% of all households are persons over 65 living alone. The implication of this trend for the city is in thinking about the way services are provided to an increasingly elderly population. This trend may be slowed by the infusion of a greater percentage of multi-family housing, the increasing attractiveness of the city’s recreation and leisure amenities to younger people and the addition of two new charter schools within the city limits.



The Community Planning Association of Southwest Idaho (COMPASS) provides projections of future community growth to analyze future travel demand and transportation deficiencies as part of their *Communities in Motion*. Their forecast for future population growth in Garden City over the next twenty-two years is as follows:

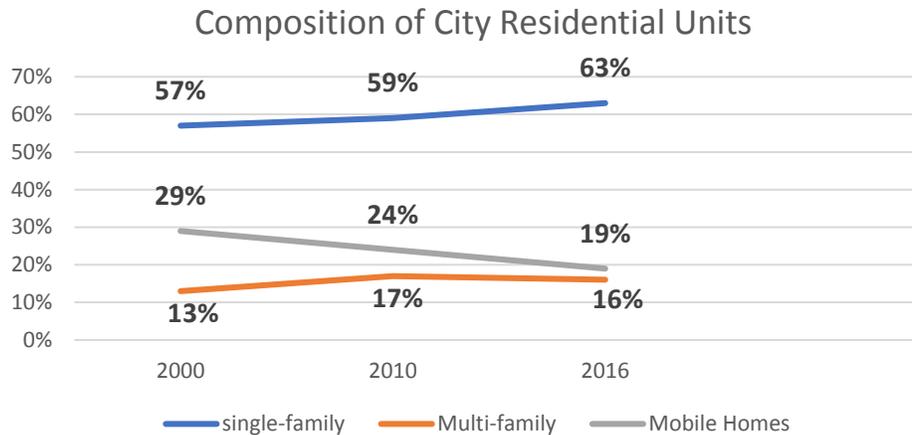


Median household income has risen since 2000 from \$38,400 to \$41,400. The number of families living below the poverty level rose 1% since 2000 to 11% in 2016. However, families living below the poverty level with only a woman head of household and with children under the age of five has risen from 42% to 80% in the same period.

## Housing

### *Goal 6: Diversity in Housing*

COMPASS estimates the number of city households in 2018 at 5,300. The composition of housing units has changed over the last few years characterized by a steady increase in single family units, multifamily units becoming slightly more of the market and a decline in mobile home units, a major source of the city’s affordable housing stock.



The number of owner-occupied units is estimated in 2016 at 53%, a decrease from 66% in 2010. The median value of a home has increased to an estimated value of \$188,000 in 2016. Median rent has increased 49% since 2000 to \$767/month in 2016. The number of households paying more than 35% of their income on housing is estimated at 47%. At the time of this writing a number of additional multi-family units are under construction or permitting that for the future will represent a greater percentage of the city’s housing stock.

## Economics

### *Goal 2: Improve the City Image*

### *Goal 10: Plan for the Future*

### *Goal 12: Evolve as a Destination*

Garden City continues as a magnet for small scaled entrepreneurial businesses with prices generally more affordable than other nearby cities for industrial and small business enterprises, although this trend is changing. Tenant spaces continue to be utilized for creative outlets. One of the most significant new commercial developments over the past twelve years is in the expansion of food and beverage manufacturing or “taste” businesses including bakery, coffee, sodas, beer, cider and wine. No longer a drive-through city, it has become a destination. In 2018, Garden City was home to 16 “taste” businesses: 7 wines, 2 bakeries, 6 breweries, 1 soft beverage and 1 cider manufacturer.

No commercial agricultural activities exist within the city, but arable farming is practiced just outside the city limits to the west in the Area of City Impact.

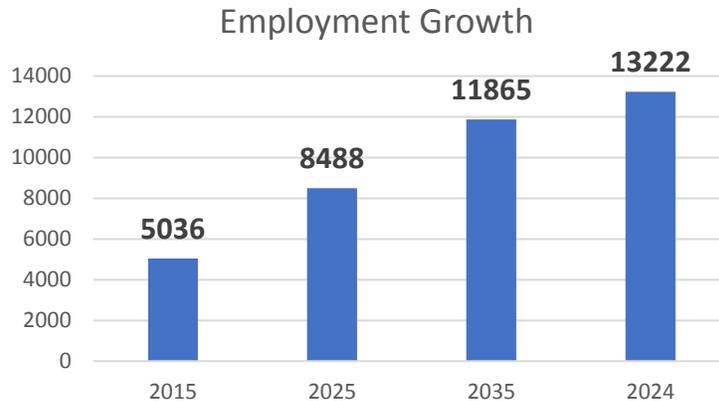
ADOPTED BY RESOLUTION NO

The Sarel Mitchell Live – Work-Create District has lived up to its expectation in attracting arts related businesses, non-profits and entertainment venues to that area. The arts focus, in conjunction with the Whitewater and Esther Simplot Parks, and the river focused commercial uses, has made this district a destination for people from throughout the city and region. The attraction of this District is having an impact on pricing, making the area less affordable to the traditional small scaled industrial (and residential) uses that historically existed in the District.

Several businesses have relocated from adjacent communities to Garden City because of the relative affordability of the city. Conversely, other businesses who incubated in Garden City have moved or opened second locations in downtown Boise. Resourced based uses, such as the former gravel operation at the Boise River and 41<sup>st</sup>, and other non-river oriented, large scale industrial uses, such as the ACHD operation yard, are slowly becoming obsolete. Land prices are exceeding the value of the operations, making way for investments in uses with higher economic returns. The Community’s choice to fulfill the goal to “Improve the City Image” with new design and development standards may be adding to the costs of new construction discouraging new flex and industrial spaces.

The total number of businesses located in Garden City is difficult to ascertain. The Idaho State Department of Commerce estimates the number at 800. The number of city utility connections for commercial uses is estimated between 1200-1400, and Idaho Power identifies 2,000 business customers in the city.

COMPASS estimates that in 2015 there were 5036 jobs in Garden City. Their forecast over the next 25 year is for a 160% increase in employment in the city.



Mobility

- Goal 7: Connect the City*
- Goal 9: Develop a Sustainable City*
- Goal 11: Serve the City*

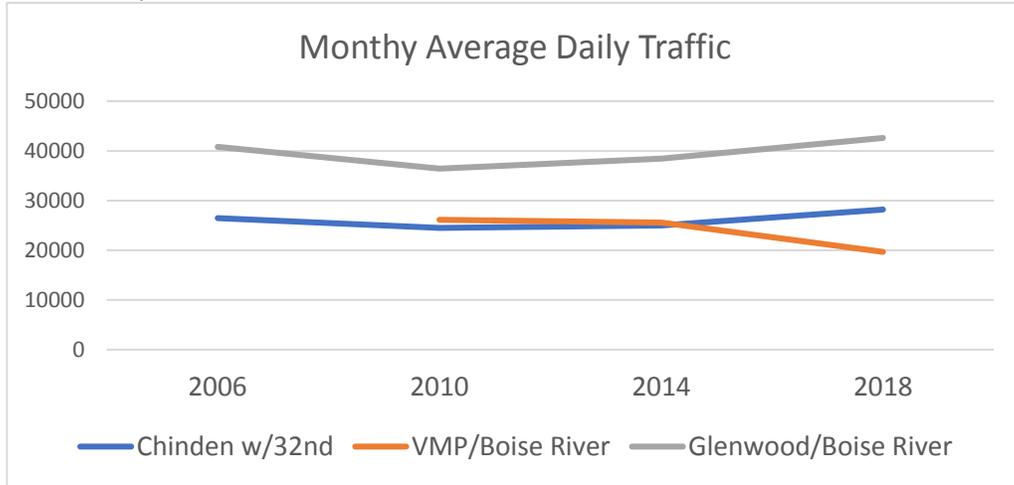
Streets and Highways

The framework of streets and highways as described in 2006 remain the same in 2019. Several street improvements have been completed: In 2013, 36<sup>th</sup> Street north of Chinden Boulevard was improved with reconstructed travel lanes, adding curb, gutter and sidewalks; construction of pocket parking; and installation of street lighting and landscaping. The aggregation of properties in one ownership along 34<sup>th</sup> Street provides an opportunity for a similar effort as was completed on 36<sup>th</sup>

ADOPTED BY RESOLUTION NO

Street to master plan a streetscape. There have been other minor street improvements such as completing missing sidewalk on Garrett Street and paving on the greenbelt.

Following a downturn during the recession, traffic volumes continue to increase at major arterials throughout the city:



Source: Idaho Transportation Department Monthly Bulletins for June 2006-2018

\*Counts for June 2018 at VMP/Boise River were impacted by construction at SH 44 and VMP

Street	Date	Daily Traffic Counts
Chinden		
west of Glenwood	2014	34,226
east of Glenwood	2014	36,869
west of Veterans Memorial	2014	35,418
east of Veterans Memorial	2014	32,266
Glenwood south of Chinden	2015	22,794
State west of Veterans Memorial	2015	38,298

Source: Ada County Highway District

Since 2002, Garden City has been a party with other agencies in developing strategies responding to the multi-modal needs, land use connections and traffic demands for the State Street Corridor. Several transportation options and land use opportunities for transit-oriented development and increased densities have been analyzed. In addition, transit service and ridership have increased, and new sidewalks and pathways have been constructed. In 2018, major intersection improvements were completed at the intersection of Veterans Memorial Parkway and State Street, a major gateway intersection into Garden City.

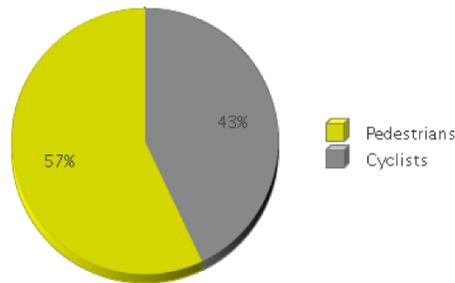
Cut through traffic has become a problem for the residential neighborhood along N Garrett and W Marigold streets since the completion of the Maple Grove connection with Chinden Boulevard. Vehicles are also observed using the undersized Osage and Stockton streets parallel to Chinden Boulevard to by-pass the boulevard or to find intersecting streets with signalization.

Non-motorized Mobility

While the city continues to be a vehicle-oriented community, improvements and studies have been completed that portend a more multi-modal future environment. The Greenbelt has evolved as not just a recreational asset, but a very important commuter link between Garden City and communities to the west with downtown Boise. Pedestrian and cyclists count taken by COMPASS at Glenwood and the Greenbelt from the period of September 2017 to October 2018, provides a snapshot of the level of use:

	Total Traffic for the Analyzed Period	Daily Average	Busiest Day of the Week	Busiest Month of the Year	Distribution	
					IN	OUT
Pedestrians	107,163	286	Sunday	July 18: 14,271	63	37
Cyclists	80,541	215	Sunday	July 18: 13,373	51	49

IN: East  
OUT: West



The data also shows only a 2.4% variation in the weekday compared to weekend use, and hourly use during the commute periods, indicating a level of commuter use.

The Ada County Highway District (ACHD) has adopted a *Roadways to Bikeways Plan* addended in 2018 that show the location of existing and future bikeway network in Garden City. Included are existing bike lanes along Garrett, Marigold, Riverside Drive, with future planned along Adams from Glenwood to Alworth. Sharrows or shared streets are designated on several local streets. What is lacking is consistent connections to the Boise River Greenbelt.

Opportunities for improving pedestrian and bicycle safety and connectivity was also examined as part of a 2015 study, *Bike and Pedestrian Assessment Report for Chinden Boulevard*, prepared by a team of experts led by the Federal Highway Administration (FHWA). The report described the many uses located along the corridor that attract pedestrian and bicycle users and assessed the level of safety along corridor for such users. The report made the following recommendations for improving conditions along the corridor for bicyclist and pedestrians:

- Restripe Chinden Boulevard and narrow travel lanes to 11 feet.
- Use additional space to add bike lanes along both sides of Chinden Boulevard.
- Construct crossings near 31st - 33rd, near 38th - 39th and near 43rd Streets.
- Explore:
  - Mid-block crossings with concrete pad and fences, Rectangular Rapid Flashing Beacons, pavement markings and signs.

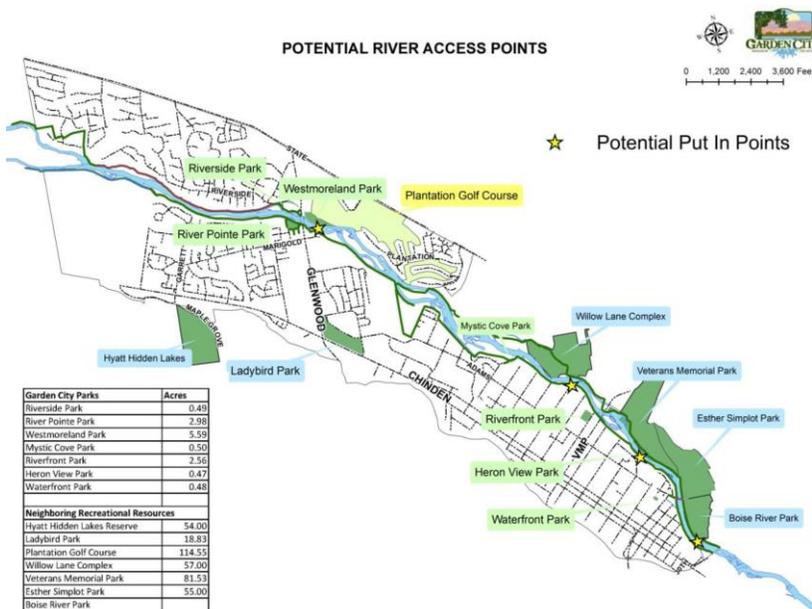
ADOPTED BY RESOLUTION NO

- HAWK (High-Intensity Activated crossWalk beacon) signals with ramps pavement markings and signage.
- Full traffic signal providing vehicle access.
- Explore implementing lower speed limits traveling from VMP to the east.
- Explore traffic calming for Chinden Boulevard to encourage safe 35 MPH travel.
- Construct continuation of pathway on the East side of Glenwood Street as a shoulder pathway or sidewalk.
- Construction of sidewalk along the North and South sides of Chinden Blvd. from Glenwood past Kent Lane connecting to the bus stops. Adjust the light/pedestrian crossing at Kent Lane/Fred Meyer as a safety project.
- Adjust/lengthen signal cycle for pedestrians along full corridor to improve their level of service.
- Align pedestrian crossing signals, curb ramps and crosswalks so that they are accessible and logical.
- Improve and add wayfinding signage along entire corridor and adjacent.
- Create a safer north side walking space from 44th Street to the west. Explore possibility of adding a combination of extruded curb, shoulder, sidewalk walkway from 44th Street west to Glenwood Street on the north side of Chinden Boulevard.
- Add six-foot bicycle and pedestrian easements.
- Consider installing medians on Chinden Boulevard with turn lanes in the median where necessary.
- Review value of all free rights and remove unnecessary ones.

The intersection at Garrett Street and Chinden Boulevard is another important crossing for bicyclists that lacks safe intersection improvements.

Connectivity

Connectivity throughout the city is a concern. Not only are the two state highways a major barrier



for pedestrian and bicycle crossings, but also for vehicles attempting to make turns at uncontrolled intersections. The lack of connection because of the large blocks in the Old Town Site was noted in the 2006 Comprehensive Plan and is still a concern today. Few connections to the regional bike network are planned within the City by the Ada County Highway District. As the Greenbelt becomes an increasingly important recreation and commuter route, improved regional

## ADOPTED BY RESOLUTION NO

connections to it coming from outside the city limits, such as Cloverdale, will be essential. Access and parking for vehicles of people using the Greenbelt will also be needed, such as the one developed by the City at the intersection of 36<sup>th</sup> and N Carr streets. The Greenbelt also has insufficient connections for public safety and maintenance vehicles. With higher volume use along and adjacent to the Greenbelt, more connections for public safety and maintenance vehicles is critical. The adjacent map from the *City's Master Parks and Waterways Plan* shows the location of existing and potential access points along the greenbelt.

### Public Transportation

Four Public transit routes operated by Valley Regional Transit provide service within and adjacent to Garden City:

Route 11-within Garden City from Chinden Boulevard to 50<sup>th</sup> Street, to Adams Street to 27<sup>th</sup> Street.

Route 8 – along State Street

Route 9 – along Chinden Boulevard

Route 12 – along Glenwood Street



### Community Services, Facilities and Utilities

*Goal 1: Nurture the City*

*Goal 10: Plan for the Future*

*Goal 11: Serve the City*

### Police

Since 2006, the Garden City Police Department has undergone some significant changes.

- In response to the economic down turn staffing was reduced from 29 full time officers to 26 full time police officers and three part time police officers.
- In 2018-2019 the department was approved for an additional fulltime detective, who will serve as a juvenile detective/liaison to the two charter schools and the Ada County Boys and Girls Club.
- In 2018 the Garden City Police Department accounts for 58% of the city's overall budget, a reduction from 60% in 2006.
- In an attempt to better address the needs of crime victims; in 2018 the Garden City Police Department eliminating Part Time Criminal Investigations Assistant to include lower priority tasks and hired a fulltime Victim Witness Coordinator who also assists Criminal Investigators.

The Police Department embraces a community policing policy that was expanded city-wide in 2016. The multi-department approach, "One City-One Team", brings together all City Officials and staff in partnership with the public. This approach works to improve the city quality of life, builds trust, community identity and sense of safety. The Department strives to maximize community partnerships through active involvement in community events such as Shop with a COP, Trick or

## ADOPTED BY RESOLUTION NO

Treat, White Water Rafting and Experience Garden City.

In 2017, the Department responded to 14,834 crime reports, generated 3,114 police reports for a total of 1,194 criminal charges resulting in 713 arrests.

### Fire

The city continues to be served by the North Ada County Fire and Rescue District (NAFRD). In 2010 NAFRD entered into an agreement with the City of Boise for the operations staff to become employees of Boise City. Stations previously known as Station #1 and #2 are now Station #16 located on Glenwood Street, and Station #18 on Chinden Boulevard, respectively. Station #18 was closed for a period but in 2018 had re-opened and is intended to remain so in the future. Station #16 most likely will be closed with the opening of the rebuilt Fire Station #9. Emergency medical services have already been discontinued at Station 16#. With the change in service of NAFRD, an aerial truck is now available which will allow for higher building construction in Garden City.

At the time of this writing, the NAFRD Board of Commissions intends to impose development impact fees for new residential development within their jurisdiction of Garden City. The City and the District will enter into an agreement for the City to adopt an ordinance for assessing and collecting the fees to support the District's needed improvements for new development.

### Library

The library provides its traditional services, as well as being a community hub for all ages of the city population. Its mission is to serve as a community center for life-long learning. In 2017, the library had 140,410 visits. Fifty percent of the patrons are non-residents of the city. On any given day, the library hosts 3-5 programs. The library is also responding to a changing demographic of increasingly older residents. The Strategic Plan for the library looks to in the future with new and expanded services, such as summer camps, and programs such as STEM and VolunTEEN. Increasing technological literacy is also a priority.



### Public Works



Since 2006, the City has invested in utility improvements, replacements and upgrades. The focus has been on improving not only the aesthetics of well sites but also replacing sites that have outlived their useful lives. Preventive maintenance on collection lift stations has allowed the expected life span of the station to be extended. Since the last comprehensive plan, the City has replaced a 380 gallons per minute (gpm) well on 43<sup>rd</sup> St with a new 2,100 gpm system and updated all well interiors and exteriors. A new 750,000- gallon water reservoir on 46<sup>th</sup> Street was installed that significantly increased fire flow and potable water availability and sustainability. Also, 12,000 linear feet of new water main was replaced or added throughout the city.

Infrastructure standards have been modified as materials and needs have changed. The east side of Garden City is in the process of replacing current, insufficient piping with higher volume material

## ADOPTED BY RESOLUTION NO

thus providing much needed fire flow, domestic water and sewer capacity. New lines and gravity connection to the treatment plant are needed to serve new development west of Glenwood. More development will require bigger wells and larger lines. Any development of the Ada County Fairgrounds or the Plantation Golf course will significantly impact utility services.

Garden City is also served by the Settlers Irrigation District which has value as a source of irrigation and surface water amenity, where it exists. In some cases, it has been challenging for property owners to establish water rights with the District.

### Boise River Greenbelt

The use of the Greenbelt has substantially increased since 2006 changing the way the City approaches maintenance of the Greenbelt surface. The focus has shifted from constant repair to focused replacement. The City has also transitioned from asphalt repair/replacement to concrete replacement with root barrier to prolong the life of the new path and provide a smoother surface. Development standards for the Greenbelt have also been similarly modified.

In the future as the popularity of the Greenbelt increases, there is a need to plan for additional widening. In addition, the high water and flooding during the Spring of 2017 also pointed out vulnerabilities that should be documented and plans developed to reduce damage to the Greenbelt in the future. As an example, erosion from the Boise River at flood stage in 2017 forced the removal of the south bridge leading to Plantation Island, a major link across the river.

With the increase in users, additional mile markers are needed on the Greenbelt to assist with dispatch in cases of emergencies.

### Garden City Urban Renewal Agency

The Urban Renewal Agency continues to focus on improving infrastructure in the urban renewal district, including water and sewer lines and facilities and in partnership with ACHD, improving streets, adding curbs, gutters and sidewalks. The District has also supported improvement to public spaces including parks and the greenbelt.

The Agency's first district, River Front District was closed out in 2013 and final projects in the district were completed in 2014. A second district, River Front East was adopted in 2012. The district boundaries include the area east of 42<sup>nd</sup> Street to Garden Street and from the Osage Street right of way to the Boise River. Major expenditures have been for park and greenbelt improvements including Heron and Riverfront Parks; concrete replacement for the Greenbelt path; various public works improvements; and in partnership with others, wayfinding signs for the Live-Work-Create District.

### Schools

Garden City is now the location for two charter schools, a significant change since 2006. Anser Public Charter School relocated to 42nd street in 2009. With 375 students, the school offers education in grades kindergarten through eighth grades. Future Public School opened in 2018 for grades Kindergarten through third grade with expansion expected to grade eight. The school is also located on 42<sup>nd</sup> street next to and sharing facilities with the Boys and Girls Club. The service area for both

## ADOPTED BY RESOLUTION NO

schools extend beyond the corporate boundaries of Garden City. Transportation to the Anser Charter School is by carpooling and free bus transportation is provided Future Public School.

### Community Services

Increasingly communities cannot meet the needs of their citizenry alone and rely on many community partners to achieve their goals and objectives. Garden City benefits from the number of civic, faith-based, health care, educational, housing and other social service organizations. A list of 2019 community service organization is included in Appendix E.

---

**Comprehensive Plan Elements Required By The Local Land Use Planning Act (Section 67-6508 Of The Idaho State Code)**

---

<b>Required Components</b>	<b>Comprehensive Plan Reference</b>
Property Rights	Objectives 2.2 and 5.7; 2006 Plan Background, Built Environment, Property Rights
Population	2019 Background Update, Demographics
School Facilities and Transportation	Action Steps 7.1.3, 8.12, 11.1.1; Land Use Designations; 2019 Background Update, Schools
Economic Development	Objectives 5.4, 10.1; Goal 12; Background Update, Economics
Land Use	Goal 3 and 10; Objectives 2.4, 5.4, 5.8, 6.3. 12.2; 2019 Background Update, Built Environment
Natural Resources	Objective 5.2, 5.3, 5.6, 5.8, 9.1, 9.2 Hazardous; 2019 Background Update, The Natural Environment
Hazardous Areas	Objective 5.8, 8.1, 9.2; Background Update, The Natural Environment
Public Services, Facilities, Utilities	Goal 11; Objective 1.1, 1.2, 1.3, 5.1, 9.2; 2019 Background Update, Community Services, Facilities and Utilities
Transportation	Goal 7; Objective 2.4, 5.5, 5.7; 2019 Background Update, Mobility
Recreation	Objective 3.2, 4.1, 5.5, 5.7, 5.8, 12.3; 2019 Background, The Natural Environment, Connectivity and Community Services, Facilities and Utilities
Special Areas or Sites	Objective 1.4, 5.8, 10.3, 12.3
	2019 Background Update, The Natural Environment, 2019 Background Update, Built Environment, Future Development
Housing	Goal 6; 2019 Background Update, Housing
Community Design	Goal 2; Objective 3.1, 3.2, 4.1, 4.3, 5.2; 2019 Background Update, Built Environment
Agriculture	Objective 4.2; 2019 Background Update, Economics
Airport	Not applicable
Implementation	Implementation Work Program

---

**Plans Incorporated by Reference to this Comprehensive Plan**

---

*Garden City Master Parks and Waterways Plan Amended (2016)*  
*Ada County Hazard Mitigation Plan Amended (2018)*

---

# 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](mailto: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](mailto: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](http://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**

**EI-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](mailto: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](mailto: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](mailto: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 20<sup>th</sup>, 6:30 pm - Work session with the **Planning and Zoning Commission**

Thursday March 28<sup>th</sup>, 3:15 pm – **Working Group meeting**

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

Monday May 13<sup>th</sup>, 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\*

---

Sharm Hayworth  
Charles Leffler  
Sybil Leffler  
JoAnn Butler  
Jason Jones  
Chuck and Barb Keenan  
Evelyn Hadden  
George Hadden  
Larry Hausin  
Rafaela Morillas  
Stephan Brescia  
Geneva Ayarra  
Bob Schmellick  
Dick Knapp  
William Mitchell  
Sherry McKibben  
Mike Nero  
Dave Sagehorn  
Hannah Ball  
Dwight E. Wilson  
Margie Rosenberg  
JoAnn Musholt  
Sarah Cox  
Winnie Morton  
Melody Arsenantt  
Don Petersen  
Kim David  
Dale Herbert

Betty Gumm  
Todor Azuratza  
Judy Snow  
Terri Nero  
Dan Hollow  
Beth Peshman  
Wendy Carver-Herbert  
Ann Finley  
Miguel Gaddi  
G. Jones  
Vince D. Lorenzo  
Parker Massman  
Derek Hurd  
Kike Medberry  
Brandan Laura  
Ida Wittenberger  
Terry Dean  
Cathy Mueller  
Bill Wisness  
Pierce Roan  
Gayle Williamson  
Terry Hodder  
Mary Jo Nyblad  
Gretchen Masman  
C. T. Ferrall  
John M. Searr  
Louis Landry

\*As signed in

---

## 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. 36<sup>th</sup> 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 1<sup>st</sup>.*

**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. <b>3</b>	
	• <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>	
	<b>Response: Amend 7.2.5 to one additional bullet: ● to improve access from major arterial streets intersecting with Chinden.</b>	
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>	
	<b>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 <del>Discourage the use of cul-de-sacs and dead-end streets without non-motorized connections. for controlling traffic through neighborhoods.</del></b>	
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, 34/36/50<sup>th</sup> 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 34<sup>th</sup> St. development, will 33<sup>rd</sup> 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 42<sup>nd</sup> 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 36<sup>th</sup>? Should the center be at 34<sup>th</sup>? 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 37<sup>th</sup> is already highly used and the VAC participates. Should it be expanded just to 38<sup>th</sup> 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 37<sup>th</sup> is already highly used and the VAC participates. Should it be expanded just to 38<sup>th</sup> Street now?
7. Activity Node: a) what is the difference between the three types? B) second neighborhood center should have the corridor on 42<sup>nd</sup> 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 36<sup>th</sup>? Should the center be at 34<sup>th</sup>? 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 35<sup>th</sup> to the Greenbelt.
    - Work with applicable agencies to connect Adams between Thurman Mill and 37<sup>th</sup>.
- 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](mailto:susievader@gmail.com)

---

## 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. 36<sup>th</sup> 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 36<sup>th</sup> Street in connecting the two cities along the Boise River.
- Describe the renaissance in the arts.
- Describe the opportunity to plan a streetscape along 34<sup>th</sup> 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 36<sup>th</sup>/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 26<sup>th</sup>.

## 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"><li>■ Nurture the City</li><li>■ Improve the City Image</li><li>■ Create a Heart for the City</li></ul>	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
<hr/>	
Review of Previous Meeting Work	All
■ Nurture the City	
■ Improve the City Image	
■ Parking Lot	
<hr/>	
Review of the Goals, Objectives and Action Steps	Diane
■ Create a Heart for the City	
■ Emphasize the Garden	
■ Focus on the River	
<hr/>	
Public Comments	Public
<hr/>	
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

December 13, 2018 | 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, Hannah Ball, Josh Campbell, and Mike Medberry.

**Review of Draft #2 Goals, Objectives and Action Steps** for the sections “Nurture the City” through “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 “Create a Heart for the City”, “Emphasize the Garden” and “Focus on the River”. The consensus of the discussion is reflected in the document Draft #2. Other topics discussed were recorded on the document entitled, “Parking Lot” dated December 21, 2018.

**Public Comments:** Jonathon Farrell and Josh Campbell expressed support for the Group’s recommendations related to public involvement, and reaching out to the entire community. Mike Medberry suggested direction for improving the environment including the river wetlands and dark skies. Hannah Ball asked about the public responsibility for maintenance of public gathering places.

## 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 #5

### Comprehensive Plan Update Ad Hoc Working Group

Tuesday January 17, 2019

Time: 11:30 AM – 1:00 PM

Introductions	All
<hr/>	
Review of Goals, Objectives and Action Steps	All
■ Goal 7 (7.2.6) Connect the City – Goal 11 Serve the City	
■ Parking Lot	
<hr/>	
Public Comments	Public
<hr/>	
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
<hr/>	
AARP Livability Index Metrics and Policies	Tom Trotter
<hr/>	
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	
<hr/>	
Public Comments	Public
<hr/>	
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 18<sup>th</sup> 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 18<sup>th</sup> 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
--	-----

---

Public Comments	Public
-----------------	--------

---

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.**