

Taunton Group

Community Development

August 12, 2019

Comments on Boise River Corridor Draft Ordinance

General Comments:

- There is a mishmash of terms and dimensional standards that are confusing without diagrams to see how they work together. There is a need to simplify
 - a. River Zone corridor definition
 - b. 70' setback from the Ordinary High Water Mark
 - c. Transition Zone – with or without Greenbelt
 - d. Greenbelt path and clearance standards
 - e. Setback table – with or without Greenbelt
 - f. Base zone standards
- Reorganize the draft into 2 sections:
 - a. Resource Management – this section includes required provisions and standards to protect the functioning of the river and related ecosystem that are not already in existing codes or other regulations (reference other codes and regs in footnotes)
 - i. This section would potentially apply to the full corridor
 - b. Development Standards – this section includes standards for different conditions and land uses (existing and desired per the Comp Plan) along the corridor, rather than a one-size fits all approach. Overlay development standards should not adversely impact the legal right under the base zoning.
 - i. Map the parcels along the corridor identifying zones of stability and potential change such as proposed in the Comp Plan. See example section in Blueprint Boise. Apply appropriate standards to each zone. This needs to a fine-grained analysis. Areas that are stable such as recent residential/commercial development could be exempt from the overlay standards. Base zone standards would apply.
- Identify the reason for the 70' setback from the Ordinary High Water mark (6500 cfs)?
 - a. Is this setback a regulatory requirement from the State or Feds, a City ordinance, a policy, or just practice (e.g., we have always done it this way)?
 - b. Map the impact of the 70' setback on existing properties and land uses (existing or desired per the Comp Plan)
 - c. Is a 70' setback relevant if there is no Greenbelt path?
 - d. Does Public Works have a GIS map that identifies the Ordinary High Water Mark for all properties? This is critical. Explain how annual monitoring determines the 6500 cfs line.
- Move definitions to a section after 8-3E-1 Purpose. Capitalize all defined terms.

- Has IDFG or the Corp completed a study identifying and mapping Critical Habitat (freshwater emergent wetlands, freshwater forest/shrub wetlands, freshwater pond, lake or riverine)? How would a landowner address these physical features? What is the process? Who approves?

Specific Section Comments:

- 8-3E-1 Boise River Corridor Purpose: Section B should refer to very specific purposes that will be addressed by the ordinance and that are not addressed by other codes. Many items on the list are like comp plan policies
- 8-3E-2 Applicability:
 - Are there not existing codes that deal with these items?
 - How would this article apply to all properties in GC as stated?
 - Why would the overlay apply to wetlands if not adjacent the river?
- 8-3E-3 A River Zone Standards, Purpose
 - Is River Zone an existing term in the code?
 - Do other codes address these bullets?
 - Why mention sewer treatment costs?
 - c. How would the overlay reduce water velocity during inundation? Delete?
- 8-3E-3 B River Zone Standards
 - Are these new standards or elsewhere in the code?
 - c. – what plants can be removed and what plants can be used to replace? Can visual access to the river be a purpose? What is the permit process and requirements? Who reviews?
- 8-3E-4 Transition Zone Standards
 - Move to the Development Standards section
 - Does this section apply to both private and public property?
- 8-3E-4 Transition Zone Standards, A Purpose
 - “a” – define “building zone” and “public realm” or reword
 - “b’ - provide an exhibit to show the excluded locations
- 8-3E-4 Transition Zone Standards, B Standards
 - Map all of properties where these apply to test the various dimensional standards and screening and determine how they impact the base zoning standards
 - e.i. Do we really want to encourage lighting with motion detectors?
 - f. Landscaping
 - What is the purpose of the transition standards? What are we trying to achieve?
 - The words “soften” and “pleasing texture” are too subjective
 - Need to test the 50% tree canopy coverage provision on a range of existing lots sizes and configurations. Obtain input from landscape architects
 - g. Buildings fronting the Greenbelt
 - Are SF, SF attached, and THs excluded?

- Why are stand-alone building discouraged?
 - v. – define “texture”
 - viii – What “recreational and other equipment” is the concern?
 - ix. – Bike cleaning and maintenance facilities, showers, changing areas may not be appropriate for all buildings/uses?
- 8-3E-5 Natural Resource Protection Standards
 - Move to the Resource Management section
 - Are these new or do they exist in other codes?
 - b.- Waterways - delete this provision as mitigation may not be possible on the same property
 - c.1. Very restrictive provision. Can they be modified, i.e. removing invasive plants and for aesthetics (views of the river in activity areas)
 - d. Streambank stabilization – is this a new requirement
- 8-3E-6 Setbacks
 - A.b. – To preserve space for flood protection
 - What is the approved plan and what space is required?
 - Table 8-3E-1 Dimensional Standards
 - Standards are from the Boise Code. Are all needed?
 - No standards for lots that side on the Greenbelt.
 - How do standards apply to parcels between the Greenbelt and river as at the end of 52nd St. where the Greenbelt is in an easement?
 - Do existing Greenbelt easement documents contain provisions that supersede standards?
 - Discuss 15’ height limit. What type of building is contemplated?
 - * footnote – Clarify how the base zone provisions work with the 70’ setback. Reword?
 - Are the IDFG setbacks recommendations or State regulations?
- 8-3E-7 Greenbelt Standards
 - Are these new standards or do they already exist in other codes?
- 8-3E-8 Access Standards
 - A. a. Rewrite – words missing
 - d. What is meant by flood protection access?
 - B. 1. Is “substantial redevelopment” defined in the code?
 - C.2. Add “and south of the river” following “east of Glenwood.” ACHD standards require minimum section of 33’ from back of curb to allow parking both sides

ARTICLE E. BOISE RIVER CORRIDOR

SECTIONS:

- 8-3E-1 Purpose
- 8-3E-2 Applicability
- 8-3E-3 River Zone Standards
- 8-3E-4 Transition Zone Standards
- 8-3E-5 Natural Resource Protection Standards
- 8-3E-6 Setbacks
- 8-3E-7 Greenbelt Improvements
- 8-3E-8 Access Standards

8-3E-1 Purpose:

A. The Boise River imparts the unique identity of the City with a river running through it. It is the City's most significant natural resource that is the source of many opportunities as well as threats for the City. The Boise River, with its adjacent pathways, green spaces, and fishery habitat is also significant to the recreational enjoyment, economic wellbeing, and health of city residents.

B. The Boise River Corridor (BRC) Overlay District is intended to preserve, protect and enhance the river, and the public's enjoyment and access to the Boise River and Greenbelt through carefully planned and designed development. Objectives of the provisions in this article:

1. To protect the Boise River as a public asset to the City.
2. To protect public access and enjoyment of the river, Greenbelt, and Nature Path.
3. To preserve space for potential flood protection measures.
4. To preserve, protect, and enhance critical wildlife and fisheries habitat and wetlands, and riparian along the river.
5. To minimize disruption and alteration of existing waterways.
6. To enhance the natural environment with requirements for appropriate native landscaping, planting and landscape maintenance techniques.
7. To protect and enhance connectivity along the greenbelt and linkages with other parks, paths and green spaces through incentives that encourages dedication or easements for public use.
8. To provide for emergency and maintenance services to the Boise River, Greenbelt, and Nature Path.
9. To reduce damages during times of flood inundation.
10. To control run off and pollution to protect water quality of the river and its tributaries.

Commented [W1]: Is "prevent" instead of minimize too strong of a word? If the goal is to protect our most precious resource a word stronger than minimize might make sense.

Commented [W2]: What's the definition of waterways? Just the river and it's channels and tributaries? Or, the above river and canals/ditches? Recommend defining for clarity

8-3E-2 Applicability:

- A. Provisions of this article apply to all property in Garden City:
 - a. Within seventy feet 70' of the Boise River; or
 - b. Containing a wetland, tributary of the Boise River, or critical habitat.
 - c. Existing legal structures may remain as regulated by Garden City Code 8-1B unless they are deemed to be unsafe or the property is substantially redeveloping.
- B. This Article is not intended to exclude other sections of Garden City Code or regulations. Where there are conflicts the standards identified in this Overlay shall be applied.

Commented [W3]: This may be addressed later, but will it apply to the entire property? Or only so far into the property? (i.e. the Plantation golf course property issue)

Commented [W4]: How would this be interpreted in areas where there's more than one overlay or district? Does this supersede all others?

8-3E-3 River Zone Standards

- A. Purpose
 - a. Provide riverbank stabilization that includes a strong plant root structure so that scouring will be reduced during times of inundation.
 - b. Encourage plant species capable living through times of inundation.

- c. Reduce water velocities during times of inundation.
- d. Provide ample shade to cool the river to protect against algae blooms, sewer treatment costs, and enhance fisheries habitat.
- e. Provide both aquatic and terrestrial habitat and food sources.
- f. Provide ample shade trees and vegetation to provide a cooling effect for Greenbelt and Nature Path users.

B. Standards

- a. Structures within the river zone shall be restricted to those which are required by public necessity (for example, bridges or water pumps), for public recreation (for example, the greenbelt), and wildlife habitat improvements (for example, vegetation, nesting structures); provided that the use/encroachment meets the approval of the federal emergency management agency and national flood insurance program and does not jeopardize the city's participation in the national flood insurance program. Nonpublic structures, including fencing, signage, benches, bike racks, etc. are not allowed.
 - i. No structure shall be allowed without approval granted through the conditional use permit process or as otherwise designated by the Garden City Council.

b. Application of chemicals

- i. No use of restricted use chemicals or soil sterilants regulated by Idaho Department of ~~Agruculture~~Agriculture will be allowed within the zone.
- ii. No use of pesticides, herbicides, fertilizers will be allowed unless approved by regulatory agencies that have jurisdiction over the Boise River.
- iii. All applications of pesticides, herbicides and fertilizers shall be done by a licensed applicator and applied at minimum application rates and shall be limited to two (2) times a calendar year unless otherwise approved by the Garden City Public Works Department.
- iv. The application of dormant oil sprays and insecticidal soap within the riparian zone may be used throughout the growing season as needed.

Commented [W5]: Reference to riparian zone is deleted below, do you mean river zone?

- c. No person shall damage, transplant or remove any tree or plant or injure the bark, or pick the flowers or seeds, of any tree or plant, nor shall any person attach any rope, wire or other contrivance to any tree or plant, nor shall any shall dig in or otherwise disturb grass areas, or in any other way injure or impair the river zone without an approved permit.

Commented [W6]: person

- i. No work shall be done without property owner consent unless no ownership can be determined.
- ii. Native trees, shrubs, or other plants adapted for survival and growth in the river environment shall be the predominant landscaping material. The City will maintain a reference document identifying appropriate landscape materials.
- iii. The work to be done has been certified by a biologist, botanist, engineer, or equivalent with at least a master's degree in the field that the purpose of this section is being met.

Commented [JT7]: Who is appropriate to review this?

- iv. Minor pruning above the ordinary high-water mark, including trimming to maintain views, that does not remove, damage or otherwise harm any plant, habitat or cause bank destabilization is allowed without a permit.

8-3E-4 Transition Zone Standards

- A. Purpose
 - a. Provide an intermediary area between the building zone and the public realm.
 - b. The Transition Zone does not apply to areas where there is no Greenbelt or Nature Path adjacent to the Edgewater Estates Subdivision and Plantation Subdivisions including Investors Plantation on the River.
 - c. Provide safe and comfortable space for Greenbelt and Nature Path users.

- B. Standards
 - a. No structures including fences shall be allowed within 5' of the greenbelt or Nature Path travel way unless it is a structure, such as a bench, bike rack, water station, bike fix-it station, art, etc. intended to be used by the public from the greenbelt. These structures shall be placed in a way that users are completely clear of the travel way and can be utilized safely.
 - b. The design of fences and walls within 5' to 15' of the greenbelt travel way shall have the following characteristics:
 - i. Be a maximum height of 3.5' from grade.
 - ii. Visually separate but not hide semi-private spaces.
 - iii. Provide separation while encouraging interaction between private property and greenbelt users.
 - iv. Be designed, fabricated with materials or setback so as not be a safety hazard to greenbelt users.
 - c. No parking areas shall be allowed within the Transition Zone except at the termination of public streets
 - d. Utility equipment, parking areas, opaque fences and walls taller than 3.5', and trash enclosures shall be screened from view from the Greenbelt, Nature Path, and the Boise River, preferably by landscaping.
 - e. Exterior Lighting: All nonessential exterior commercial, recreational, and residential lighting shall be turned off after business hours and/or when not in use.
 - i. Lights on a timer and sensor-activated lights are encouraged. Lighting shall activate only when motion on the property is detected.
 - ii. Lighting shall be located to prevent lighting into adjacent properties or onto the greenbelt.
 - iii. All building lighting fixtures shall be full cutoff fixtures with the light source fully shielded.
 - iv. All area lights shall be a minimum eighty-five degree (85°) full cutoff type luminaries.
 - v. The maximum lumen output shall be 260 lumens.
 - f. Landscaping
 - i. Landscaping should be used to provide transitions between uses, soften and buffer utility and loading areas, and provide pleasing textures and variety particularly next to buildings, along walkways, and within pedestrian plazas.

Commented [W8]: I'm not familiar with any of these properties. The golf course is not one of them is it?

Commented [W9]: Does structures need to be defined? I think of a structure as a building or accessory unit or something of substance, but perhaps the definition is somewhere that I'm not aware of or this is a standard building & planning term that I'm not familiar with. Also, would this included retaining walls of rock, concrete or other material?

Commented [W10]: Doesn't this conflict with the direction given under setbacks?

Commented [W11]: Should there be a minimum setback

Commented [W12]: How does this compare to lighting requirements in other areas of GC code?

- ii. Landscaping must be trimmed so as to not interfere with the travel way of the Greenbelt or nature Path.
- iii. The area measured fifteen feet (15') from the greenbelt landward shall include a minimum of 50% tree canopy coverage achieved measured by the anticipated diameter of the tree at maturity. Should any tree utilized to achieve this standard be removed it shall be replaced by a tree that is equal or greater in size.
- iv. Landscaping materials requiring a substantial application of chemicals and fertilizer for survival is discouraged.
- g. Buildings fronting the Greenbelt
 - i. Structures shall not front onto the Nature Path.
 - ii. Buildings fronting the Greenbelt may have double frontage onto a public street.
 - iii. Buildings fronting the Greenbelt must have at least 50% of the first-floor façade dedicated to surfaces such as windows, showcases, displays, or pedestrian access elements.
 - iv. The configuration and scale of buildings fronting on the Greenbelt shall be designed to interact with the greenbelt, open spaces and gathering places to create a dynamic and interesting environment.
 - v. The scale, arrangement and texture of buildings, and open space shall vary throughout the development to reflect function, interest and significance.
 - vi. Stand-alone building styles shall be discouraged.
 - vii. Buildings should present an undulating front to the greenbelt so that a large expanse of a building does not dominate the greenbelt and river. This should be accomplished through the use of form changes with setbacks/stepbacks. Additional building design components can contribute to the undulation such as balconies, canopies, awnings, change of materials or colors, porches and outdoor spaces.
 - viii. All residential uses shall provide space in addition to enclosed garages (may be achieved as additional space within the garage) for the storage of recreational and other equipment.
 - ix. Building design for all uses are encouraged to include spaces that support bicycle use including: enclosed bicycle storage with easy connection to the greenbelt and other bicycle trails; cleaning and maintenance facilities; and showers and changing area for uses with employees. Parking requirements may be reduced accordingly.

Commented [W13]: How would this apply if the building was a residential units?

Commented [W14]: What does this mean?

Commented [W15]: Should accessory units/buildings/sheds be addressed?

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Commented [W16]: Should buildings along the river only be allowed to front or rear to the greenbelt? What about developments that might have buildings with sides fronting the greenbelt?

Commented [W17]: Should this be more specific by stating that "drainage from all properties shall not drain directly into the Boise River".

8-3E-5 Natural Resource Protection Standards

- A. Purpose
 - a. Protect the natural resources and critical habitats.

- B. Standards
 - a. Drainage. All drainage from buildings, parking/loading areas, and other impervious surfaces shall be retained on the development site or directed to a drainage facility as part of an overall drainage master plan using dry wells or other City-approved methods such as landscaping, retention basin, swale, or similar bio-filtration systems that are not directly connected to the Boise River.

- b. Waterways: any waterway that is tiled must be mitigated by opening or enhancing another waterway in Garden City equal in size to that which is tiled.
- c. Wetlands and critical habitat.
 - 1. No wetlands, Black cottonwood riparian plant community, riparian forests, scrub-shrub wetlands, emergent wetlands within the floodplain, trout spawning waters, or other critical wildlife habitat areas shall be reduced in size.
 - 2. Exterior lighting shall not trespass on critical habitat that may be sensitive to light.
 - 3. Relocation may occur on site to enhance the natural resource.
- d. Streambank Stabilization. Where streambank stabilization is required, fifteen feet (15') wide strip of vegetation to cover a minimum of 70% of the river frontage shall be required. In situations where structural stabilization measures (such as riprap, gabbing) are deemed necessary, the design of the structure shall include overplanting with vegetation and the deliberate enhancement of fish habitat.

Commented [W18]: I LOVE this requirement! However, what waterways does the city have access to that a property owner can open and/or mitigate? I see how this can work if a property owner has a large enough parcel with a water way that they want to move to another part of their lot to make it more buildable, but what if that's not the case? A property like Plantation and Strawberry Glenn are good examples that can be relocated on site, and maybe if a developer consolidates parcels, but what about smaller parcels?

Commented [W19]: What does this mean?

8-3E-6 Setbacks

- A. Purpose
 - a. To protect public comfort, safety, and enjoyment of the Greenbelt, and nature path.
 - b. To preserve space for flood protection.
- B. Standards
 - a. The dimensional standards within the Boise River Corridor are defined in Table 8-3E-1 Dimensional Standards:

Table 8-3E-1 Dimensional Standards	
Setbacks	
Minimum setback from the Ordinary High-Water Mark (see 8-5C-4B-5)	70'
Minimum setback from Wetlands Areas	50'
Minimum front setback greenbelt*	15'
Minimum rear setback greenbelt/ nature path*	30'
Critical Habitat: Great Blue Heron Rookeries**	300'
Critical Habitat: Eagle nesting, feeding, and loafing**	200'
A side channel with a width of less than 15' in width or flow of less than 5 c.s.f.	20'
A side channel at least 15' in width with a flow of 5-150 c.f.s.	25'
Maximum Height	
Within 5-15' from the greenbelt	15'

Commented [W20]: Just food for thought...Isn't front setback 20' in low and medium density base districts? If so, how does this comport with that? If the river is the city's greatest asset, shouldn't we want to protect that as much as street frontage? This is especially important as some developers have the freedom to submit PUDs or other types of plans that allow them to reduce minimum front, rear and side setbacks and reduce footprint requirements. Shouldn't the city be willing to draw a line at encroaching closer to the river?

Commented [W21]: Should public spaces such as patios, terraces, plazas be addressed and perhaps allowed?

Commented [W22]: What's the distinction? Is this to allow for patio/plaza coverings?

Commented [W23]: Considering most base district zoning has no maximum height requirements, is the city and it's citizens comfortable with the possibility that buildings along the river could be multi-story taller than 5, 6, 7 stories? What is the zoning tool that could help guide this if it is not addressed here?

Commented [W24]: Where is the concept of transition in heights addressed? Should it be?

Commented [W25]: Is this measured from existing grade or the grade that needs to be established to bring structures above floodplain?

- b. Minimum setback from the Ordinary High-Water Mark 6,500 cfs and designated wetlands/critical habitat areas shall take priority over any other setback provisions.

* Measured from the land side of the greenbelt or nature path right of way. The setback must also be at least 70' from the ordinary high-water mark. Where there is no greenbelt or nature path the base zone provisions shall apply.

** Designated by Idaho Fish and Game Department

8-3E-7 Greenbelt Standards

- A. Purpose
 - a. To protect public comfort, safety, and enjoyment of the Greenbelt, and nature path.
- B. Applicability
 - a. This section applies to all new subdivisions including minor land divisions and all new or substantial redevelopment of more than two residential units and all nonresidential uses adjacent to the Greenbelt or identified future greenbelt location.
- C. Standards
 - a. No public access to the Greenbelt or Nature Path shall be gated from public streets.
 - b. The path should be a minimum of 25' from the Ordinary High-Water Mark (6,500 cfs).
 - c. The path shall provide a 25-foot minimum horizontal clearance for emergency and maintenance vehicle access.
 - d. The paved section of the path shall be a minimum of 15' in width. The paved section of the intersection of the greenbelt with a street end shall provide adequate access for emergency and maintenance vehicles.
 - e. The underlying base should be 4 inches of compacted crushed gravel (not required on Nature Path).
 - f. Pavement thickness should be 2 inches of asphaltic concrete or an equivalent as determined by the Public Works Director (not required on Nature Path).
 - g. Appropriate treatments should be undertaken to inhibit root growth from coming up through the pavement, including a minimum depth of 24" and a 36" perimeter of a root barrier.
 - h. The path should be sloped to provide proper drainage. Low spots should be avoided where water may accumulate.
 - i. Conduit a minimum of 2" wide and buried 36" deep and with pull boxes every 500' located on the landward side of the Greenbelt and Nature Path shall be provided.
 - j. The greenbelt may be improved with a minimum pavement width of 22' to meet the requirements for a secondary access for emergency vehicles.
 - k. In areas of high activity, such as Neighborhood or Destination Centers a secondary separated parallel pathway of 5' in width or increased pathway width of 20' may be required to reduce bicycle and pedestrian conflicts.

8-3E-8 Access Standards

- A. Purpose
 - a. Direct access to the Boise River so as to protect the banks of the river.
 - b. Maximize public access to the Greenbelt.
 - c. Reduce the need for large parking lots servicing the Greenbelt and Nature Path.

Commented [W26]: What's the expectation of how this is accomplished? Is the assumption that development be done in a way that disperses parking throughout the neighborhoods that border the river the on-street parking?

- d. Provide adequate emergency, flood protection, and maintenance access to Greenbelt, Nature Path, and Boise River.

B. Applicability

- 1. New and substantial redevelopment shall provide access in accordance with section.

C. Standards

- 1. Improved access to the Boise River shall be prohibited in all areas that are not approved through a conditional use permit with approval of city council or otherwise designated by the city council. Access shall not be permitted for private use of individuals or subdivisions. No improved access shall be gated from the public unless the access is for emergency services, maintenance of public facilities or natural resources, or flood control or irrigation maintenance only.
- 2. The existing street grid pattern east of Glenwood shall be extended to the Greenbelt to provide public, emergency, and maintenance access that is minimum of thirty feet (30') in width. On-street parking shall be provided on both sides of the street.
- 3. Public corridors to the greenbelt that are at least fifteen feet (15') in width shall be provided approximately and at least every 300' feet (measured parallel to the greenbelt). Extension of the existing street grid can satisfy this requirement, or the space can also serve as landscaping, emergency equipment access, water retention zones, or utility easements.
- 4. Where the public right-of-way is not extended to the Greenbelt and Nature Path, pathway and river users' parking shall be provided approximately and at least every 600' feet (measured parallel to the greenbelt).

GARDEN CITY CODE 8-7A-2 DEFINITIONS OF TERMS

Critical Habitat: Those areas categorized by the US Fish and Wildlife Service or United States Army Corps of Engineers as: fresh water emergent wetlands, freshwater forest/shrub wetlands, freshwater pond, lake or riverine.

Greenbelt- Asphalt pathway for non motorized use running generally adjacent to the Boise River Garden City the entire length of Garden City south of the Boise River and in sections north of the Boise River.

Nature Path- Pedestrian pathway generally located north of the Boise River West of Glenwood along the Boise River from the Garden City West Bridge to Strawberry Glenn Road.

Ordinary High Water Mark- 6500 c.f.s. line, as determined by the Public Works Department based on their monitoring of annual flows

River Zone- All land ~~riverside between of~~ the Greenbelt or Nature Path ~~and the Boise River~~; or 25' ~~from the or~~ from the ordinary high-water mark, whichever is greater; or where there is no Greenbelt or Nature Path such as in the area of the City north of the River west of Glenwood or through the Edgewater Estates Subdivision ~~or north of the River through XXX~~ the River Zone shall be considered the floodway as designated by the affective Flood Insurance Rate Map (FIRM) and 25' from the ordinary high-water mark (6500 cfs).

Commented [W27]: Should all of these definitions be added or deleted from the definitions 8-7A, and make sure they are consistent?

Commented [W28]: Do we know where these areas are and are they identified on a map?

Commented [W29]: What about e-bikes and scooters? Perhaps could say: Asphalt pathway for pedestrian, electric and human powered transport device use...

Commented [W30]: Name all the relevant Plantation neighborhoods, including the golf course.

Transition Zone- The transition zone applies to all property directly adjacent to the Greenbelt and Nature Path 15' landward.

~~GREENBELT, Land within seventy feet (70') of the six thousand five hundred
BOISE RIVER: (6,500) cfs flow line of the Boise River which may be owned by
the city or over which the city may have a right of possession
or use and: (A) which is designated by the city council to be
retained in perpetuity for public use for purposes compatible
with aesthetic, wildlife, education and recreational values of the
Boise River; (B) which will provide for unrestricted,
noncommercial access to the river; and (C) which will be
developed and used to minimize water pollution, provide
continuity of the public parks system, and create a buffer
where necessary between conflicting land uses.~~

8-3B-5-7: RIPARIAN ZONE:

~~The riparian zone is to be left natural. Uses within the riparian zone shall be restricted to those
which are required by public necessity (for example, bridges or water pumps), for public recreation
(for example, the greenbelt), and wildlife habitat improvements (for example, vegetation, nesting
structures); provided that the use/encroachment meets the approval of the federal emergency
management agency and national flood insurance program and does not jeopardize the city's
participation in the national flood insurance program.~~

~~A. Improved access to the Boise River shall be prohibited in all areas that are not approved
through a conditional use permit with approval of city council or otherwise designated by the city
council; and~~

~~B. Approved accesses to the Boise River must be designed in such a way so as to not destabilize
the banks of the river.~~

- ~~1. No use of restricted use chemicals or soil sterilants will be allowed within the riparian area.~~
- ~~2. No use of pesticides, herbicides, fertilizers will be allowed unless approved by regulatory
agencies that have jurisdiction over the Boise River.~~

~~3. All applications of pesticides, herbicides and fertilizers shall be done by a licensed applicator and applied at minimum application rates and shall be limited to two (2) times a calendar year unless otherwise approved.~~

~~4. The application of dormant oil sprays and insecticidal soap within the riparian zone may be used throughout the growing season as needed.~~

~~G.—No person shall damage, transplant or remove any tree or plant or injure the bark, or pick the flowers or seeds, of any tree or plant. Nor shall any person attach any rope, wire or other contrivance to any tree or plant. A person shall not dig in or otherwise disturb grass areas, or in any other way injure or impair the riparian zone without an approved permit. Minor pruning above the ordinary high water mark that does not remove, damage or otherwise harm any plant, habitat or cause bank destabilization is allowed without a permit.~~

~~D.—A permit may be granted for:~~

~~1. Removal of downed trees or trees identified by the city arborist to pose a danger to life, limb or property may be removed.~~

~~2. Replacement of nonnative plants with native plants to provide habitat or bank stabilization.
(Ord. 944-12, 5-14-2012)~~

Chapter 6-20

NOISE

Sections:

- 6-20-01 PURPOSE**
- 6-20-02 DEFINITIONS**
- 6-20-03 NOISE PROHIBITIONS**
- 6-20-04 ENFORCEMENT**
- 6-20-05 ORDINANCE ADDITIONAL TO OTHER LAW**
- 6-20-06 EXEMPTIONS**
- 6-20-07 PENALTY**
- 6-20-08 SEVERABILITY**

Section 6-20-01 PURPOSE

The purpose of this Ordinance is the protection of the health, safety, and welfare of the citizens of Boise. It is determined that sound can and does constitute a hazard to the health, safety, welfare, and quality of life of residents of the city. The Mayor and Council, by way of Idaho Code Section 50-308 are empowered to impose reasonable limitations and regulations upon the production of sound to reduce the harmful effects thereof. Now, therefore, it is hereafter the policy of this city to prevent and regulate sound generated by loud amplification devices wherever it is deemed to be harmful to the health, safety, welfare, or quality of life of the citizens of the city, and this Ordinance shall be liberally construed to effectuate that purpose.

(5788, Added, 03/18/1997)

Section 6-20-02 DEFINITIONS

For the purposes of this Ordinance, the following definitions shall apply:

CITY:

Boise City, Idaho, or the area within the city limits of Boise City, Idaho.

COMMON AREA(S):

The area(s) of a facility, complex, apartment unit, hotel, motel or the like that are open either to the general public or persons with the permission of the owner or agent of the owner of the area. This definition would include but not be limited to the following: swimming pools, restaurants, patios, hot tubs, saunas, laundry rooms, meeting rooms, lobbies, lounges, bars and other areas within the facility that are either constructed or designed for use in this manner.

EMERGENCY:

Any occurrence or set of circumstances involving actual or imminent physical trauma or property damage demanding immediate attention.

EMERGENCY VEHICLE:

A motor vehicle belonging to a fire department, fire-fighting association, or fire district, an ambulance, or a motor vehicle belonging to a federal, state, county, or municipal law enforcement agency.

LOUD AMPLIFICATION DEVICE:

Any equipment designed or used for sound production, reproduction, or amplification, including,

Boise Municipal Code

but not limited to any radio, television, phonograph, musical instrument, stereo, tape player, compact disc player, loud speaker, public address (P.A.) system, sound amplifier, or comparable sound broadcasting device.

PERSON:

Any individual, association, organization, or entity having a legally recognized existence, whether public or private.

PLACE OF RESIDENCE:

Any building or portion thereof adapted or used and intended for the overnight accommodation of persons. In the event the building is used for multiple individual units (i.e. apartment, condominium, hotel, motel, duplex, triplex, etc.) each individual unit shall be considered a separate residence for the purposes of this ordinance.

PLAINLY AUDIBLE:

Sound for which the information content is clearly communicated to the listener, including, but not limited to understandable spoken speech, comprehension of whether a voice is raised or normal, comprehensible musical rhythms, melody, or instrumentation, and the source of which is identifiable to the listener.

(5788, Added, 03/18/1997)

Section 6-20-03 NOISE PROHIBITIONS

It shall be unlawful for any person to operate or permit the operation of any loud amplification device in such a manner that the sound therefrom:

A. is plainly audible within any place of residence not the source of the sound, or,

B. is plainly audible upon a public right-of-way or street at a distance of one hundred (100) feet or more from the source of such sound.

(5788, Added, 03/18/1997)

Section 6-20-04 ENFORCEMENT

A. Peace officer citation. Any Boise City peace officer or person empowered to enforce this provision of the Boise City Code is authorized to issue a uniform citation upon his own observation of a violation without the necessity of a citizen complainant's signature on said citation. By signing the citation officer or person is certifying that he has reasonable grounds to believe that the person cited committed the offense contrary to law.

B. Citizen citation. A uniform citation may also be signed by any citizen or person in whose presence an alleged violation of this Ordinance occurred and be witnessed by a Boise City peace officer or person empowered to enforce this provision of the Boise City Code whose name shall be endorsed on the citation.

(5788, Added, 03/18/1997)

Section 6-20-05 ORDINANCE ADDITIONAL TO OTHER LAW

The provisions of this Ordinance shall be cumulative and nonexclusive and shall not affect any other claim, cause of action, or remedy; nor, unless specifically provided, shall it be deemed to repeal,

Boise Municipal Code

amend, or modify any law, ordinance, or regulation relating to noise or sound, but shall be deemed additional to existing legislation and common law on such subject.
(5788, Added, 03/18/1997)

Section 6-20-06 EXEMPTIONS

The following sounds are exempted from the provisions of this Ordinance:

- A. Sounds caused by any emergency vehicle or personnel when responding to an emergency call or acting in time of emergency.
- B. Sounds caused by activities upon any outdoor municipal, school, religious, or publicly owned property or facility, provided that such activities has been authorized by the owner of such property or facility or its agent.
- C. Sounds caused by parades, fireworks displays, or any other event for which a permit for that type of activity is required and has been obtained from the authorized governmental entity within such hours as may be imposed as a condition for the issuance of said permit.
- D. Sounds caused by locomotives or other railroad equipment.
- E. Sounds caused by burglar alarms that are not in violation of Boise City Code.
- F. Sounds caused by safety warning devices required by law.
- G. Sounds caused by devices approved for use within the confines of the particular zoning designation that the device is located or pursuant to a conditional use permit (i.e. drive-thru window speakers, car lot p.a. systems).
- H. Sounds emanating from devices used within the common areas of a multi-unit facility whose use has been approved by the owners or management of the facility. Said use must be in compliance with any regulations imposed by the owners or management of the facility to be exempt under this ordinance. This exemption only applies in relation to other units within the same facility.

(5788, Added, 03/18/1997)

Section 6-20-07 PENALTY

Any person who shall violate any of the terms or provisions of this Ordinance shall be guilty of an infraction and shall be punishable by a fine of One Hundred Dollars (\$100.00) excluding court costs and fees. There is no right to a trial by jury of a citation or complaint for an infraction and such trials shall be held before the court without a jury.

(5788, Added, 03/18/1997)

Section 6-20-08 SEVERABILITY

If any provision or section of this Ordinance shall be held to be invalid by a court of competent jurisdiction, then such provision or section shall be considered separately and apart from the remaining provisions or sections of this Ordinance, which shall remain in full force and effect.

(5788, Added, 03/18/1997)

Boise Municipal Code

From: Karl Gebhardt <kgebhardt@resourcesystemsinc.net>
Sent: Tuesday, August 20, 2019 4:25 PM
To: Jenah Thornborrow <jthorn@GARDENCITYIDAHO.ORG>
Subject: Re: Historical Question

Setbacks are a very curious issue. When we did our river study back in 1983 we recommended a 200 foot setback for the bald eagle in the upper river by Harris Ranch and Park Center. We also made a brief statement about setbacks being needed to help wildlife. The setbacks were generally building setbacks. The various communities established different setback requirements and a lot followed the lead of the City of Boise and Ada County. Ada County has a greenway setback. I commented on this setback a few years ago to point out the troubles with using the floodway as the setback (see attached). Overall, setbacks can be a great tool if they are done in cooperation with landowners and are administered consistently so land owners don't have a moving target. The distance of the setback is and issue. In some places, depending on the purpose, the setback might be really large (e.g. to protect high quality habitat or where there is some question about flood protection, etc.). In other places, the setback might be a lot smaller. So, the thing is to figure out what the purposes and in what situations the setback are for and figure out where they would apply. Purposes include: wildlife habitat, flood protection, privacy protection, future pathways, and so on. The floodway provides a really good start but should not be tied to the floodway since the floodway is subject to change.

Hope this helps.

Thanks!

Karl

--

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kgebhardt@resourcesystemsinc.net

Ada County Greenway Overlay District Issue Paper

Prepared by: Karl Gebhardt, P.E., P.H., Hydrologist/Environmental Engineer

The purpose of this issue paper is to present my opinion and recommendations for changes in the Ada County Greenway Overlay District section 8-3G of the Ada County code.

Qualifications of preparer: I was the team leader for the Boise River Fish and Wildlife Study conducted under contract for Ada County and the City of Boise in 1983. The purpose of that study was to provide recommendations for protecting important Boise River fish and wildlife resources. I have also been involved in extensive habitat restoration and creation project along the river for more than 30 years. I have also conducted numerous technical flood studies on the Boise River including developing 2-dimensional modeling for use by the Ada County engineer during the 2017 flood, specifically, for the Sunroc pit. I believe I am qualified to provide opinions and recommendations on the current code regarding the Ada County Greenway Overlay district.

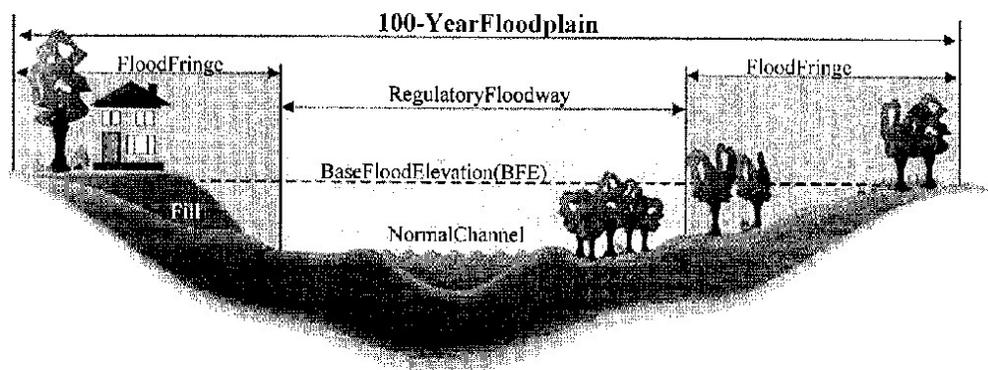
The purpose set forth in 8-3G-3 states: "The purpose of this article is to protect and enhance the important environmental features of the Boise River, and to protect fish, wildlife, and recreation resources consistent with the purpose of the "Local Land Use Planning Act", Idaho Code section 67-6501 et seq., as amended. (Ord. 389, 6-14-2000)."

Sections 8-3G-2 and 3 of the code provide the applicability and standards:

"APPLICABILITY: The requirements of this article shall be applicable to those lands situated between the Boise River and a line one hundred feet (100') outside of, and parallel to, the boundary of the Boise River "floodway" as defined in article F of this chapter. All terms are as defined in section 8-3F-5 of this chapter. (Ord. 389, 6-14-2000)"

The floodway is defined as: "REGULATORY FLOODWAY: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation (see section 8-1A-2, figure 18 of this title)".

Figure 18: Special Flood Hazard Area Diagram



Source: FEMA region 10, NFIP guidebook 5 (5th ed. 2009).

“STANDARDS:

- A. Structures and fences shall have a setback of one hundred feet (100') from the floodway boundary.
- B. Development shall minimize the disturbance of natural vegetation within the Boise River greenway.
- C. Development within the Boise River greenway shall incorporate landscaping in all unpaved areas where the natural vegetation has been disturbed or removed.
- D. In addition to the requirements of article F of this chapter, and of section 8-4F-7 of this title, parking areas shall have a minimum five foot (5') screen between the parking area and the Boise River. Screening materials shall be as set forth in section 8-4F-5 of this title.
- E. Additional screening of uses as viewed from the Boise River greenway may be required consistent with the purpose of this article. (Ord. 389, 6-14-2000)”

Discussion:

The purpose of the greenway ordinance is consistent with the recommendation made in our Boise River Fish and Wildlife Study and certainly consistent with the Boise River Plan that was developed based on the study. What is not necessarily consistent is the use of the regulatory floodway for the purpose of defining the setback limit. It is important to understand what the regulatory floodway is and what it is not.

The regulatory floodway is developed from hydraulic modeling within FEMA Flood Insurance Studies and subsequent changes through the LOMR process and provides the boundary for which communities are supposed to reserve for flood events by restricting certain types of development. The floodway boundary does not consider the protection of fish, wildlife, and recreation and often is placed within areas that have none of these characteristics. The regulatory floodway is also subject to change through the federal National Flood Insurance Program, therefore the floodway lines often changes every few years when flood studies are updated or modified through the FEMA process.

The floodway shown in Figure 18 of the ordinance is a reasonable example of the what the greenway ordinance applicability is based on, however many floodways areas are not represented very well by Figure 18. Some examples are provided later in this issue paper.

I suggest that the floodway boundary is not a very good boundary for use in greenway protection, mainly because it is not fixed in time, is arbitrary in context of fish, wildlife, and recreation enhancement and protection, and to some degree is arbitrary and often inaccurate for flood protection. In addition, it is unclear if the setback applies to the floodway line at the passage of the ordinance or if it applies to the currently effective floodway.

Alternative

I believe a better alternative for greenway protection would be to establish a boundary that is based on the resources that the greenway overlay district is supposed to protect, fish, wildlife, and recreation.

A boundary should be permanent and not subjected to changes unrelated to fish, wildlife and recreation resources. A permanent boundary gives the opportunity for land owners to provide input. In many cases a boundary based on resource protection would coincide with the regulatory floodway line or would be within the regulatory floodway boundary.

In several of the communities along the Boise River, the setback line is defined as the 6,500 cfs river which more or less defines the boundary of the river at or near flood stage.

A reasonable permanent boundary established for the protection of and enhancement of fish, wildlife, and recreation is a good idea because it could be established using thoughtful positioning for those resources.

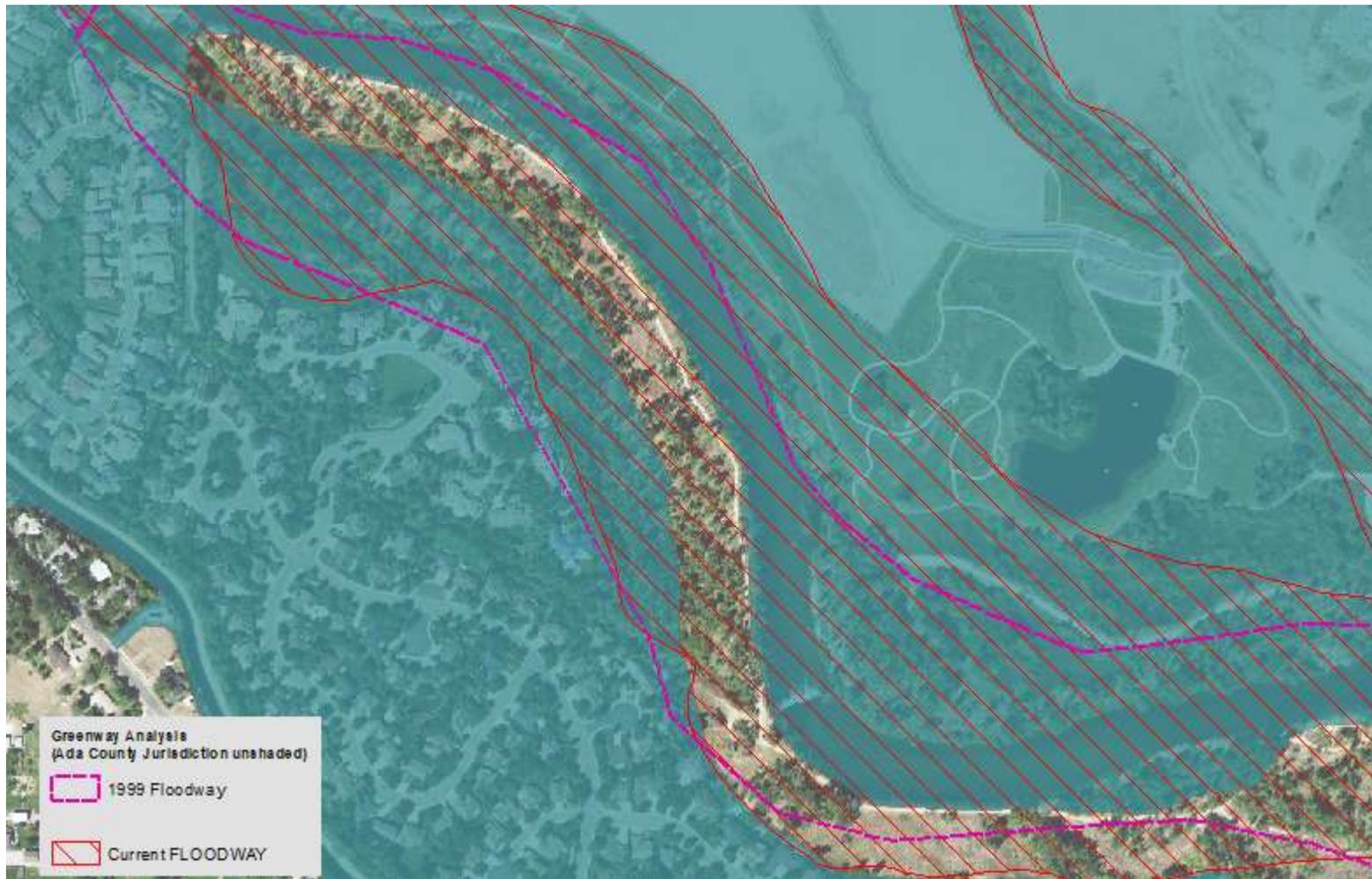
I believe the greenway setback can be changed by variance tied to the demonstration of a hardship and this process would remain under this alternative provided the applicant could demonstrate a hardship. However, using a more permanent and thoughtful anchor point for the greenway setback may improve the basis for which the greenway district was established.

Examples of Areas Departing from the Concept of Figure

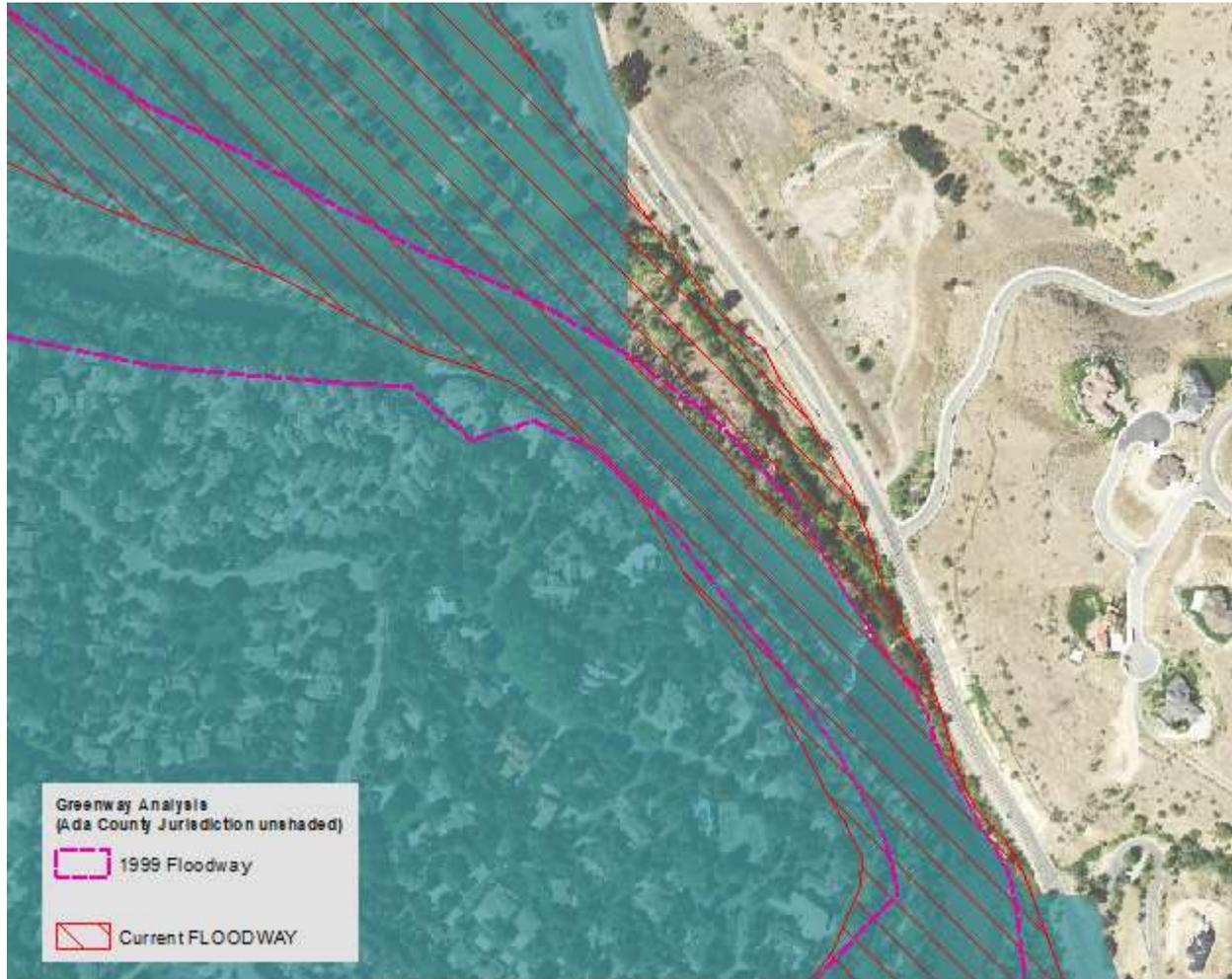
This site has significant amount of area in and out of floodway that should be included in the greenway designation along with some areas where structures should be allowed within 100-feet



This area totally covered by floodway. Area of large cottonwood and areas within 200 feet of the 6500 cfs in the City of Boise are protected with a Boise River Plan setback originally recommended in the Boise River Fish and Wildlife Study. Special areas need special consideration.



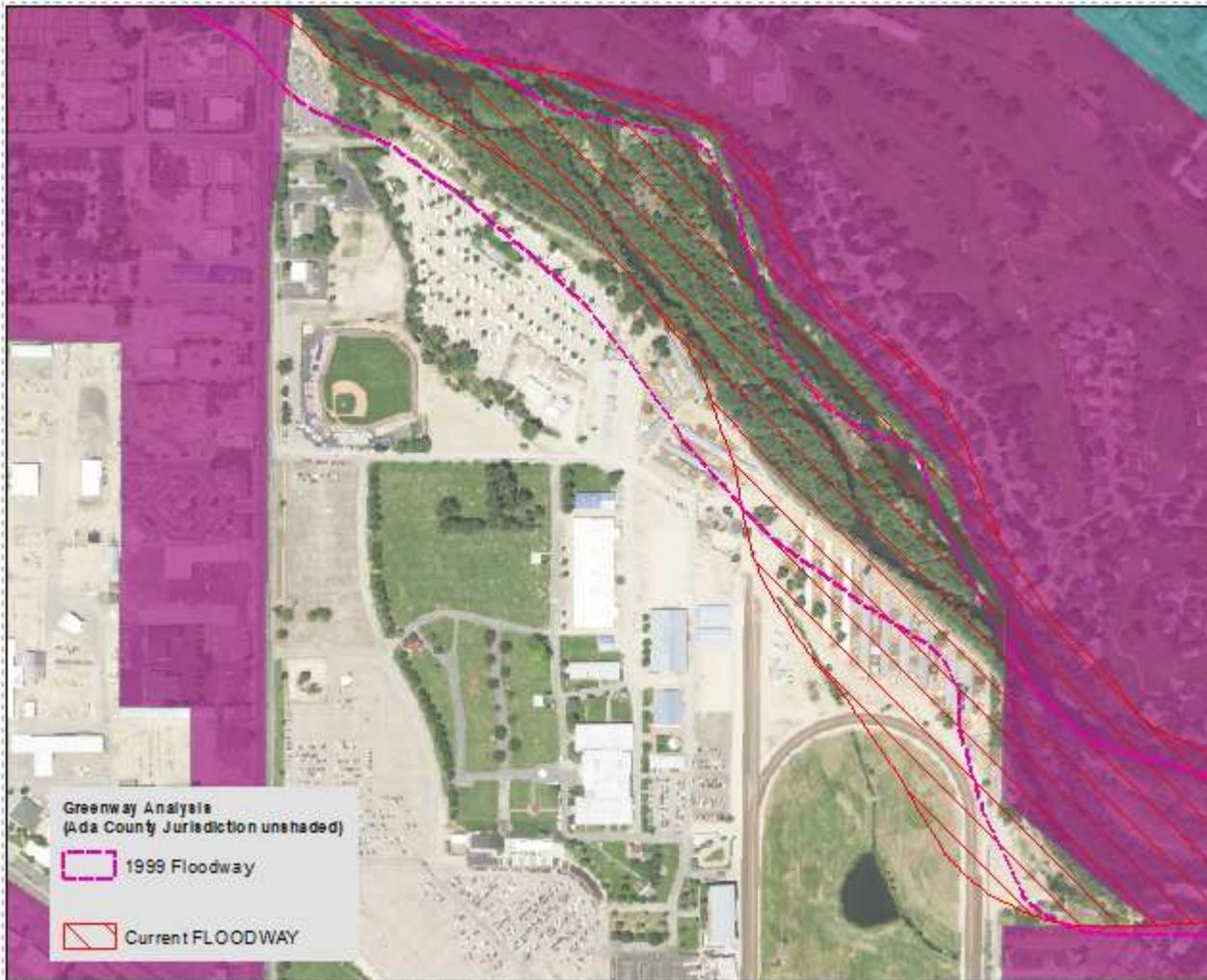
Example of where floodway has changed.



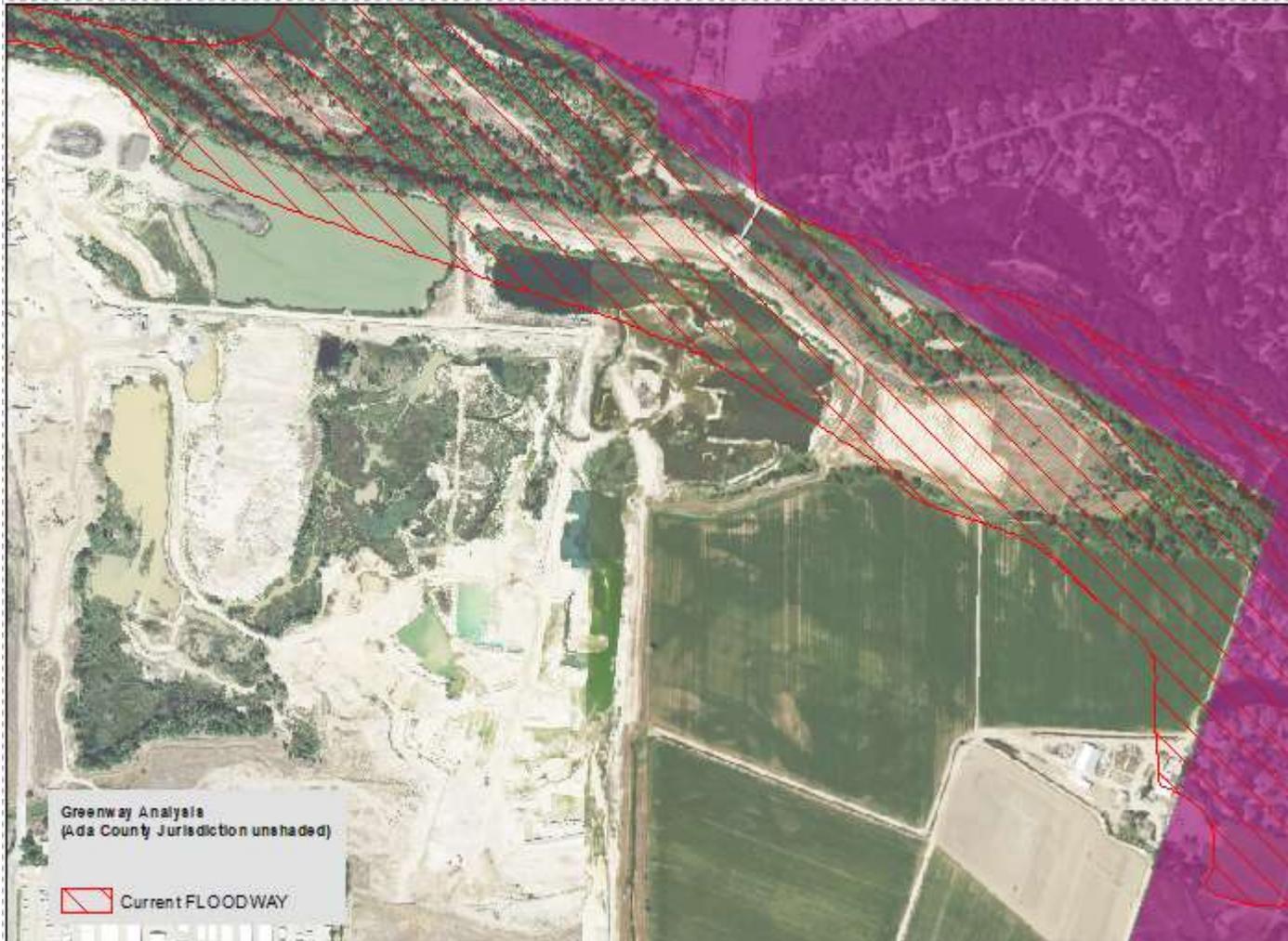
Example where greenway should be redefined



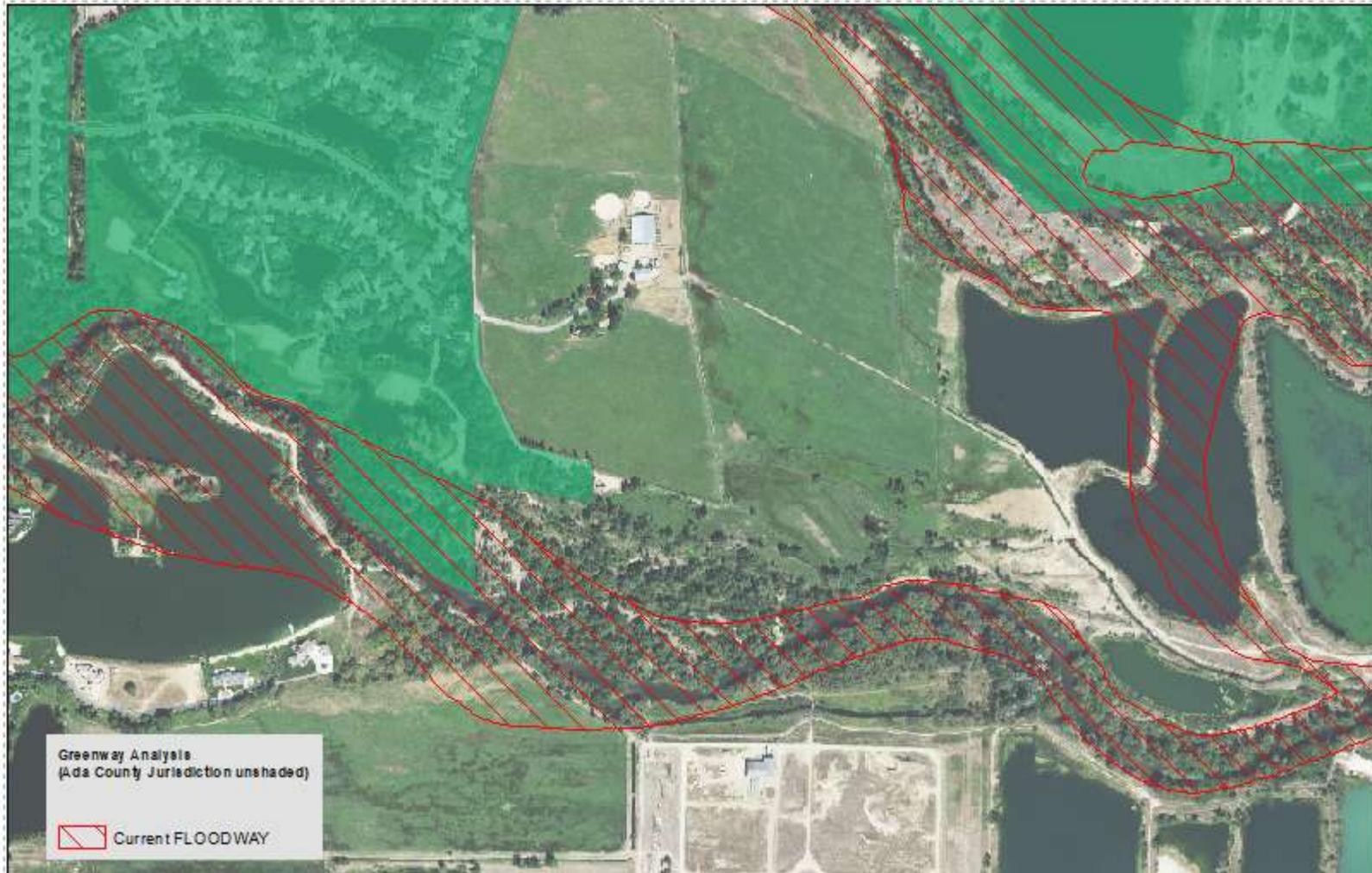
Good example of where the greenway setback has no value to the resources and also where the greenway needs to get expanded.



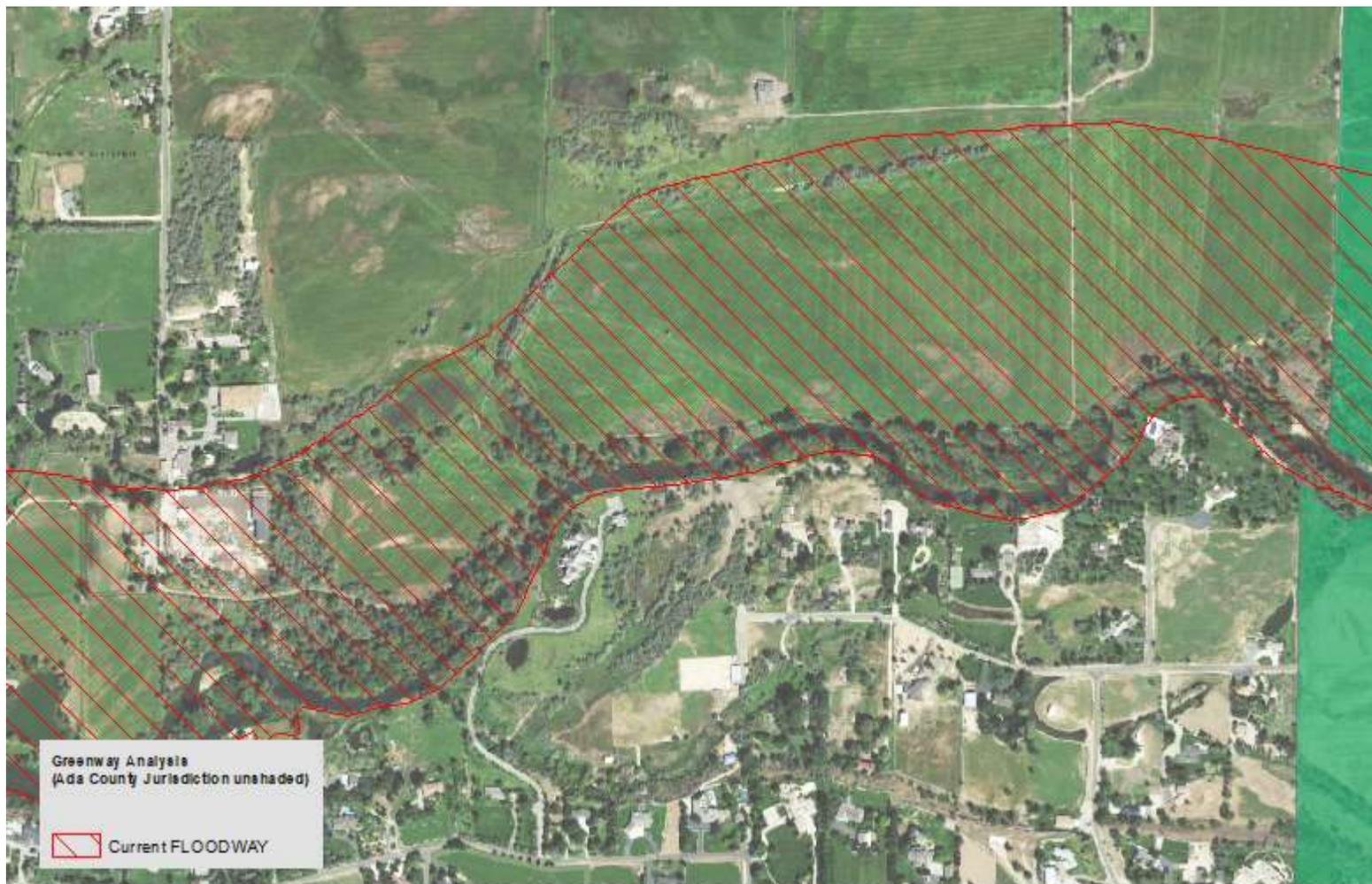
Another example where greenway setback makes little sense. The future floodway line (not shown) in this area is proposed to be closer to the river.



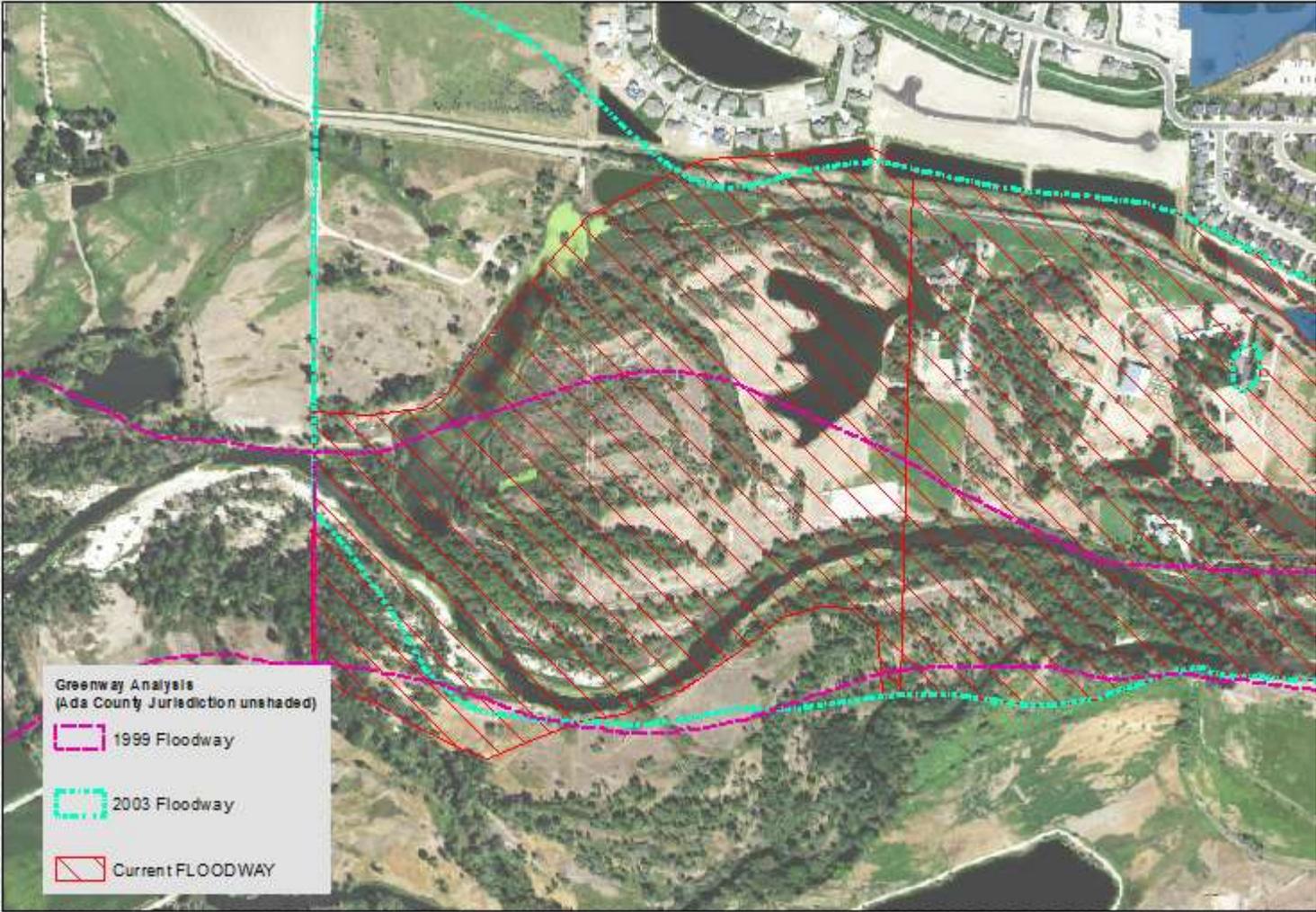
Example where some very important fish and wildlife habitat is not included in the greenway and some others that have little or no habitat value is included.



Another example on the north where a setback would not accomplish much for fish, wildlife, or recreation. In addition, these floodway areas have a high probability of changing with future flood studies.



This final example shows a number of issues with the greenway overlay concept using the floodway. An extremely wide floodway is not at all similar to Figure 18. There is a high potential for change in the floodway boundary. Some areas along the floodway make no sense at all for a greenway corridor because of poor or non-existing habitat, in areas that have little potential for connectivity, and are adjacent to existing structures. A better idea would be to locate a greenway corridor in this area that would be closer to the river, protect areas of high value fish and wildlife habitat, offer recreation access, and respect existing property rights.



Home Builders and Owners Guide to

LIVING with WILDLIFE



A Resource for Reducing Wildlife Property Damage.

Deer Resistant Landscaping Plants

Botanical Name	Common Name	Botanical Name	Common Name
Ground Cover		Shrubs	
<i>Ajuga reptans</i>	Carpet Bugle	<i>Amorpha canescens</i>	Lead Plant
<i>Convallaria majali</i>	Lily-of-the-Valley	<i>Berberis</i> spp.	Bayberry
<i>Lamium</i> spp.	Dead Nettle	<i>Caragana</i> spp.	Caragana
<i>Pachysandra terminalis</i>	Pachysandra	<i>Ceanothus velutinus</i>	Snowbush Ceanothus
<i>Vinca major</i>	Large Periwinkle	<i>Cornus sericea</i>	Red Osier Dogwood
<i>Vinca minor</i>	Periwinkle	<i>Cornus stolonifera</i>	Osier Dogwood
Flowers		<i>Eleagnum sommutata</i>	Silverberry
<i>Achillea</i> spp.	Yarrow	<i>Kolkwitzia amabilis</i>	Beautybush
<i>Aquilegia</i> spp.	Columbine	<i>Lonicera</i> spp.	Honeysuckle
<i>Astilbe</i> spp.	Astilbe	<i>Rosa</i> spp. (Some)	Rose
<i>Coreopsis</i> spp.	Tickseed	<i>Rhus</i> spp.	Sumac
<i>Dianthus</i> spp.	Pinks	<i>Rhamnus cathartica</i>	Common Buckthorn
<i>Dicentra</i> spp.	Bleeding Heart	<i>Shepherdia argentea</i>	Buffaloberry
<i>Echinacea</i> spp.	Purple Coneflower	<i>Spiraea</i> spp.	Spiraea
<i>Epimedium</i> spp.	Epimedium	<i>Syringa villosa</i>	Late Lilac
<i>Geranium</i> spp.	Geranium	<i>Syringa vulgaris</i>	Common Lilac
<i>Helleborus</i> spp.	Hellebore	<i>Viburnum</i> spp.	Viburnum
<i>Helianthus</i> spp.	Sunflower	<i>Yucca filamentosa</i>	Adams Needle
<i>Iberis</i> spp.	Candytuft	Trees	
<i>Iris</i> spp.	Iris	<i>Betula papyrifera</i>	Paper Birch
<i>Lavendula</i> spp.	Lavender	<i>Betula pendula</i>	European White Birch
<i>Liatris spicata</i>	Spike Gay-feather	<i>Crataegus</i> spp.	Hawthorn
<i>Lupinus</i> spp.	Lupines	<i>Elaeagnus angustifolia</i>	Russian Olive
<i>Lychnis coronaria</i>	Rose Campion	<i>Gleditsia tricanthos</i>	Honey Locust
<i>Narcissus</i> spp.	Daffodil	<i>Picea abies</i>	Norway Spruce
<i>Pulmonaria</i> spp.	Lungwort	<i>Picea glauca</i>	White Spruce
<i>Rudbeckia</i> spp.	Coneflower	<i>Picea pungens</i>	Colorado Blue Spruce
<i>Solidago</i> spp.	Goldenrod	<i>Pinus nigra</i>	Austrian Pine
<i>Veronica officinalis</i>	Speedwell	<i>Pinus mughu</i>	Mugo Pine
<i>Yucca</i> spp.	Yucca	<i>Pinus sylvestris</i>	Scotch Pine
Vines			
<i>Celastrus</i> spp.	Bittersweet		
<i>Hedera helix baltica</i>	Baltic Ivy		
<i>Lonicera</i> spp.	Honeysuckle		

Sources: *Deer Resistant Ornamental Plants for Your Garden*, by R.E. Gough, MSU Extension Hort. Specialist
 Prevention and Control of Wildlife Damage, Cooperative Extension, University of Nebraska, 1994

Home Builders and Owners Guide to

LIVING with WILDLIFE

Idaho is known for its abundant wildlife and scenic beauty. These wonders of nature have encouraged many people to reside here. This publication highlights important items to consider when developing property and provides information to help prevent and solve problems associated with wildlife.

Contents

For More Information

If you have any questions that were not answered in this brochure, or would like more information on preventing wildlife damage or enhancing your property for wildlife, please contact your regional Fish and Game office.

Anna Owsiak, Editor.

Panhandle Region
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Coeur d'Alene, ID 83814
(208) 769-1414

Clearwater Region
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Southwest Region
3101 S. Powerline Rd.
Nampa, ID 83686
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McCall Subregion
555 Deinhard Ln.
McCall, ID 83638
(208) 634-8137

Magic Valley Region
868 E. Main St.
P.O. Box 428
Jerome, ID 83338
(208) 324-4350

Southeast Region
1345 Barton Rd.
Pocatello, ID 83204
(208) 232-4703

Upper Snake Region
1515 Lincoln Rd.
Idaho Falls, ID 83401
(208) 525-7290

Salmon Region
99 HWY 93 North
Salmon, ID 83467
(208) 756-2271

Designing a Home Site



<i>Deer Resistant Landscaping Plants</i>	2
<i>For More Information</i>	3
<i>Layout and Design</i>	4
<i>Protecting Wetlands</i>	4
<i>Building Construction</i>	5
<i>Landscaping</i>	5
<i>Gardens</i>	6
<i>Fencing</i>	7

Other Concerns Around the House



<i>Pets</i>	8
<i>Contain Garbage</i>	8
<i>Storing Livestock Feeds</i>	9
<i>Please Don't Feed the Wildlife</i>	9

Preventing Wildlife Damage



<i>Bears</i>	10
<i>Deer, Elk and Moose</i>	11
<i>Beaver</i>	11
<i>Skunks and Raccoons</i>	12
<i>Mountain Lions</i>	12
<i>Birds</i>	13
<i>Rattlesnakes</i>	13
<i>Diseases</i>	14
<i>Plants Susceptible to Deer Damage</i>	15

Designing a Home Site

Wildlife may already live where you may want to build a home. With careful planning, a home can be constructed with minimal disruption to existing wildlife and habitat.

Layout and Design

Carefully study your property to evaluate where your house and buildings can be located to disturb the least amount of wildlife habitat. Locate buildings as close together as possible. Grading, site preparation and vegetation alterations should all be kept to a minimum to preserve aesthetic qualities and reduce potential erosion hazards. By preserving the existing vegetation, landscape costs, water requirements and maintenance efforts may be reduced.

Protecting Wetlands and Riparian Areas

Locate homes and buildings away from creeks, springs and other natural water sources. This will reduce the amount of disturbance your activities cause to the wildlife that depends on them. Also, in the event of flooding, your home is less likely to be damaged if it is not located in or near a wetland.

When developing and fencing pastures, limit the amount of access livestock have to streams and riparian areas. This will reduce erosion damage to stream banks. Erosion reduces fish and wildlife habitat and can lead to changes in water tables and stream courses. Water gaps can be installed in the stream to allow livestock access to water (Figure 1).



Figure 1. Water gap for livestock

Carefully consider the placement of driveways, bridges or culverts. Locate driveways as far as possible from flowing water to prevent erosion and sediment deposits. If possible, use bridges instead of culverts since they result in less disturbance of stream flows. When using culverts, make sure they are large enough to handle any high water flows that may occur.



This shed is not secure from wildlife. Notice the gap under the shed, the open eaves and holes in the outside walls that can serve as wildlife entryways.

Building Construction

Houses are usually constructed solidly enough to keep wildlife out, however, many garages and sheds are not. When constructing or upgrading a garage or shed, build it to be as structurally sound as a house. Place it on a foundation that is free of cracks and holes, and seal all gaps. Construct solid, continuous walls, leaving no openings that could serve as entryways. Use quality doors and windows that will lock from the inside, and install them securely into frames. Keep in mind that most aluminum screen doors and fiberglass garage doors are not solid enough to keep out a determined bear.

Seal any gaps found around windows, doors, foundations, ventilation or dryer screens, and where pipes enter buildings. A mouse needs only a 1/4 inch gap and a rat a 1/2 inch gap to enter. Use wire screening, lightweight sheet metal or coarse steel wool to seal gaps. Do not use wood or plastic since rodents can gnaw through these. Gaps above ground level must also be sealed, since rodents are excellent climbers.

Make sure that entrances to crawl spaces and basements, as well as areas under sheds, porches and decks are secured, screened or sealed. This will prevent skunks, raccoons, snakes and other wildlife from taking up residence. To prevent birds and bats from entering buildings, seal gaps around the roof, attic vents and under eaves.

Landscaping

A well landscaped homesite is beautiful to look at and can also benefit wildlife. Butterfly and hummingbird gardens provide food and shelter to these insects and birds and adds countless hours of viewing enjoyment. Shrubs and trees can attract nesting songbirds, and provide shelter for small animals. Consider enhancing a backyard or other parts of your property with a wildlife habitat area, using plants that provide wildlife with food and shelter. Idaho Fish and Game biologists can provide information to help you create a backyard habitat area.

Landscaping also attracts browsing animals, resulting in damaged trees, shrubs and other ornamental plants. Deer, elk and other “browsers” are found throughout Idaho, and each year more homes are constructed in their habitat. Expect to have these animals on your property year-round.

To prevent damage to landscaping plants, use non-native varieties that are less attractive to browsing wildlife. Be sure to check with your County Extension Agent to be sure non-native plants are not toxic or invasive species. A list of these plants is located at the front of this brochure. Native vegetation can be used for landscaping where browsing damage is of less concern. Keep in mind that fencing, repellents or other other means of protection may be required to prevent plant damage, especially during winter.



Gardens and flowers are very attractive to browsing deer.

Various types of repellents can be applied to trees and shrubs to deter browsing. Most work by either smelling or tasting nasty. Repellents including Hinder®, Deer Away®, Miller's Hot Sauce® and Ro-pel® can be purchased at local nurseries and feed stores. Hanging bars of soap or mothballs in trees and shrubs can also deter browsing animals. Not every repellent will work in every situation, so you may have to experiment with several types. Also, repellents wash off and need to be reapplied after rain or snow.

Gardens

When developing gardens or orchards, remember to include plans to protect them from wildlife damage. A permanent enclosure is the best protection and should be eight feet tall and solidly constructed (Figure 2). Use fine meshed woven wire near ground level to prevent smaller animals from entering. When landscaping, locate gardens and

fruit trees close enough together so that one fence can be used to protect everything.

If permanent fencing is not an option, consider using temporary fencing when wildlife is most likely to visit your garden, or until trees and shrubs are large enough not to be permanently damaged by browsing. Woven wire fencing and posts or 8' x 4' haystack panels work best for temporary fencing. Chicken wire

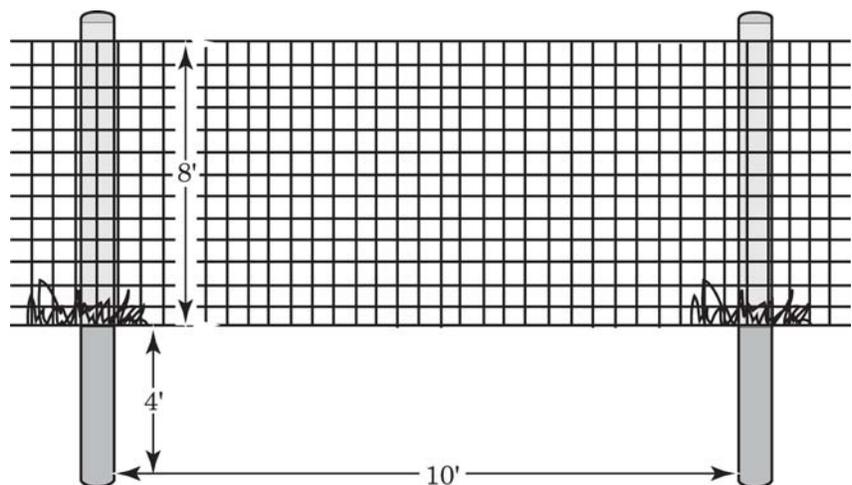


Figure 2. Deer and elk proof fence suitable for protecting stackyards, gardens and orchards. Sink posts 4' deep and space them 10' apart.

is not strong enough to protect plants against deer or elk. Deer will occasionally rub their antlers on ornamental and fruit trees, so temporarily fence trees to protect them from damage in the fall.

Big game repellents can be applied to fruit trees to prevent browsing damage. Not all commercial repellents are approved for application on edible crops, so be sure to check the label before applying them.

Fruit trees of any type will attract bears. If you live in town, this may not be an issue, however, if your property is more rural, there is a good chance that bears will find you. Not planting fruit trees is the best way to prevent unwanted visits by bears. Small orchards can also be fenced with multiple strands of electric fencing to keep bears out (see **Bears**).

To prevent skunks from burrowing under a garden fence it will need to extend about 18" underground. Raccoons are usually not a problem except near creeks or waterways. The top of a garden enclosure may have to be covered with woven wire or other fencing to prevent raccoons from climbing over. Electric fencing around gardens can also successfully repel raccoons. Use two wires, one 6" and one 12" above ground level. Turn the fence on at dusk and off at sunrise.



Temporary woven wire fencing protects landscaping.

Fencing

Fences frequently disrupt wildlife movements and can cause injuries and/or death to animals caught in them. Consider using the least amount of fencing possible around your property. Signs, natural features or vegetation can be used to mark property boundaries instead of fences.

Fencing the yard around a home will have very few impacts on wildlife. It will, however, be effective at controlling pets and preventing unwanted pet/wildlife encounters from occurring.

When installing livestock fencing, consider using wildlife friendly designs. Use barbed wire, smooth wire or electric fencing instead of woven wire. When installing barbed or smooth wire, use three strands instead of four with a top strand height no greater than 38 inches which allows deer or elk to jump over. Use smooth wire for the lowest wire and place it at least 16 inches above ground level so fawns can crawl under. Where fences cross well defined game trails use pole fence with a lowered top rail to reduce fence damage and wildlife injuries. Let-down fences can be used in areas where livestock graze seasonally (*Figure 3*).

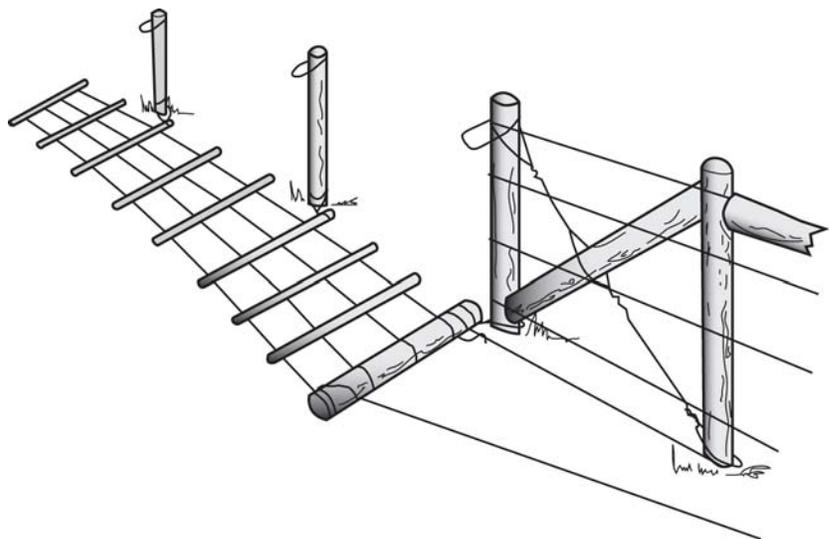


Figure 3. Let-down fence.

Other Concerns Around the House



Excess construction materials or junk piles can serve as homes for nuisance wildlife.

Pets

Controlling pets is very important to prevent harassment or killing of wildlife. Free-roaming cats will stalk and kill small animals and birds, and dogs will chase and kill all types of wildlife. There are regulations in place regarding pets harassing wildlife, and law enforcement officials are authorized to destroy domestic pets that are observed doing so. Keep in mind, pets can also be injured or killed by wildlife. Such encounters can result in unexpected veterinary bills or the loss of a beloved family pet.

For the safety of your pet and wildlife, control your pet. A fenced yard, kennel or run is a good way to keep pets under control, yet allow them room to exercise. Keeping your pet indoors when you are not able to supervise it will help prevent wildlife conflicts from occurring.

Wildlife can use two-way pet doors to enter homes and garages. If you install a pet door, have it open into a secure kennel to prevent wildlife entry.

Raccoons, skunks, bears and rodents are all attracted to pet food on porches or stored in garages. Feed and store pet food indoors to prevent outdoor food odors from attracting wildlife.

Contain Garbage

Improper storage of garbage is one of the fastest ways to attract unwanted wildlife. Bears, raccoons, skunks, coyotes, ravens, rodents and feral pets will all make use of garbage. Prevent problems by storing all garbage in rodent proof containers that are secured in a building. Containers should be emptied frequently and washed to reduce odors. Do not store garbage outdoors; it will just be an invitation for an unwanted wildlife visit. Some animals, especially bears, can become very aggressive around homes and people after several visits to a garbage container.

Outdoor composting should not be done in bear country. The odor of decomposing materials is attractive to many wild animals, especially bears. Burying compostable materials will not prevent bears from getting to them since they are very accomplished diggers. Treat all compostable materials like other garbage - store it securely and dispose of it regularly.

Remove brush piles, old vehicles and other sources of junk from your property. They can serve as shelter for rodents, skunks, raccoons, rattlesnakes and feral pets.

Storing Livestock Feeds

Ideally, all livestock feeds should be stored in a building that cannot be accessed by wildlife. Grain and pellets should be stored in rodent-proof containers in securable feed rooms.

A permanent stackyard provides the best protection for outdoor haystacks. Stackyards are usually constructed of woven wire and wood or steel posts, and should be at least 8 feet tall (Figure 2). Elk and moose are very strong and are capable of finding any weakness in a fence design, so stackyards should be solidly constructed. Haystacks can also be temporarily paneled

to prevent big game, especially elk, from feeding on them. Tarps can be used to protect haystacks from deer, but they will not protect against elk. Haystack panels and tarps can be purchased at local farm and ranch supply stores.

Please Don't Feed the Wildlife

It is only human nature to want to feed and care for animals that we see around our homes, especially during winter months. It is important to resist this temptation, because feeding leads to future problems for those very animals.

Wild animals are well adapted to finding food and surviving winter on their own. Animals that do die are often unhealthy and no amount of feeding will help them survive. Their remains will provide food sources for other wildlife, such as foxes, coyotes, ravens and eagles.

Providing food to wildlife encourages animals to concentrate in small areas, and this can lead to increased disease transmission between them. If this concentration occurs around homes, damage to ornamental plants will result. Also, the native habitat surrounding feeding areas will receive heavier use than normal, resulting in lowered productivity and permanent damage over time.

Animals may also become dependent on feeding, and starve when feeding stops, or feeding may prevent them from migrating to more suitable wintering areas. Recreational feeding also draws animals closer to roads and highways, resulting in increased incidents of road kill, damage to vehicles and injuries to people. Over time, these problems magnify, as more and more animals show up each year at the feed site. The best way to prevent these problems from occurring is to not feed wildlife.



Preventing Wildlife Damage

Viewing wildlife around our homes can be relaxing, enjoyable and educational.

Under the wrong circumstances, however, wildlife can cause property damage or dangers to people and pets. The following information should help homeowners prevent and resolve wildlife conflicts.

Bears

Bears are found throughout Idaho and rarely cause problems during years of abundant natural food supplies. However, in drought years, or when berry crops fail, bears will travel long distances in search of new food sources. Occasionally, even in good forage years, bears will find an easy source of human foods,

like garbage, fruit trees, bird feeders or bee hives and continue to visit them.

The most effective way to prevent unwanted visits from bears is to bear proof your home. This is best done by removing or securing all potential food sources. Store all garbage in a secure building and dispose of it regularly. Do not put garbage containers outdoors until the morning they are to be collected. Frequently wash garbage containers to reduce odors. Do not bury garbage; bears are very good diggers. Treat all compostable materials like other garbage - store it securely and dispose of it regularly. Do not bury pet or livestock carcasses, rather, dispose of them at the county landfill. Bears have been known to dig to depths of seven or eight feet to retrieve a buried carcass.

Bears are attracted to pet foods, so feed and store pet foods indoors. Do not install 2-way pet doors, bears can crawl through them to investigate food odors coming from inside a home. Bird feeders will also attract bears. If you feed birds in bear country, clean up under feeders frequently and consider feeding birds only during winter months. If a bear appears, remove feeders temporarily to eliminate any temptations.

Fruit trees are very attractive to bears. If you decide to plant fruit trees, plan to install some form of permanent fencing to protect them. Fences constructed of multiple strands of electric wire may be the best option for excluding bears (Figure 4).

Barbeques and freezers stored on porches, decks and in unsecured garages are an open invitation to bears. Clean your barbeque after each use to reduce odors and store it in a secure building. Do not use a freezer outdoors. Bears are very capable of removing locked freezer doors to get at food.

While bears may look cute, they can be very dangerous. If a bear visits your home, remove all possible food sources to discourage it from staying. If it persists, contact a regional Fish and Game or county sheriff's office.

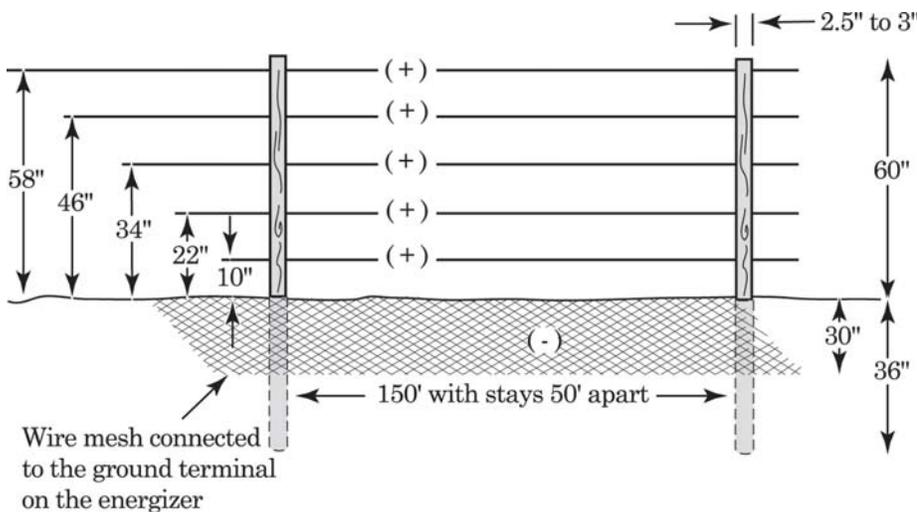


Figure 4. Bear proof electric fencing.

Deer, Elk and Moose

Many homes and ranches are located on big game winter ranges. Problems associated with big game do not usually occur until the animals move onto these areas for the winter, where they find ornamental trees and shrubs plus various livestock feeds to eat. Prevent big game animals from feeding on plants and livestock feeds by protecting them ahead of time. Refer to the **Gardens** and **Fencing** sections for information on repellents and fencing options.

Deer and elk do most of their feeding at night, so feed livestock in the morning instead of the evening to prevent big game from feeding with stock. Tying an aggressive dog near a haystack can also effectively deter big game visits.

It is very important that big game not have access to livestock feeds, or be intentionally fed. Feeding will result in a host of future problems, with few if any benefits to the animals themselves. Fed wild animals can become very aggressive and potentially dangerous to humans, pets and livestock.

Beaver

Beaver are abundant in most waterways of Idaho. Unfortunately, their amazing engineering abilities can sometimes result in serious problems for homeowners. If you live near a river or creek, it is inevitable that you will have beaver conflicts.



Elk damage to an unprotected haystack.

Ornamentals and trees along waterways can be protected from damage by wrapping the trunks with several wraps of chicken wire from ground level to about three feet up the trunk. Constructing a two to three foot tall woven wire fence, tight against the ground, around landscaped areas also prevents beaver damages.

Beaver dams located in irrigation ditches can easily be removed at any time. Existing dams, less than one year old, in natural waterways affecting private property can be removed without a permit. However, dams older than one year will need to be evaluated and a removal permit issued by the Corp of Engineers to prevent stream damage and sedimentation problems.



Elk browsing damage to unprotected aspens.



Tree trunk wrapped in chicken wire to prevent beaver damage.

Skunks and Raccoons

Skunks and raccoons are primarily active at night, and although usually not seen around homes, evidence of their activities is quite obvious. The odor of skunk is unmistakable and raccoons are notorious for making a mess of garbage. Both live in and near towns, and they forage for insects, small mammals, eggs, fruit or whatever else is available.

If one of these two mischief makers should appear at your home, but find no food or

possible den sites, it will probably leave on its own. Otherwise, it may stay as long as you let it. To prevent skunks and raccoons from hanging around, store all garbage in a secure building, and dispose of it regularly. Don't leave pet food outside; it is usually the main attractant for both skunks and raccoons. Seal all holes under porches, decks, sheds, and in foundations and crawl spaces to prevent entry. Remove all brush, woodpiles and abandoned junk that could serve as den sites. Doing so will also discourage rodents that may otherwise serve as a food source.

Fence gardens with mesh wire to keep skunks and raccoons out. Regularly pick up and dispose of fallen fruit from under fruit trees to remove that attraction.

Don't let pets, especially dogs, run loose at night. Skunks and raccoons are very capable of defending themselves, with unpleasant results to your pets.

Skunks and raccoons are easily trapped in a live trap baited with canned fish or cat food. Cover the trap with black plastic before placing it out to prevent being sprayed if you catch a skunk. The nuisance skunk or raccoon should be released at least 10 miles from town and the nearest residence. Don't release it near someone else's property - it will just cause problems there.

Mountain Lions

Mountain lions are commonly found throughout Idaho. Because of their secretive nature, they are rarely seen and will avoid most areas of human activity. Many times the only evidence of their presence are tracks left in the mud or snow. Occasionally a young lion or one in poor health will appear near homes or even in town. Since mountain lions can be dangerous to people, pets and livestock, encounters with them should be avoided.



Mountain Lion Track



Dog Track

Lions prefer to follow corridors of heavy brush during their travels. To reduce the potential for mountain lions to ambush livestock or pets, remove all brush in the area around buildings and livestock areas. Having a barking dog present outdoors and around livestock can deter lions or alert you to their presence. If a lion appears in your yard and does not leave, keep all pets and people indoors. Call a regional Fish and Game or county sheriff's office for assistance in dealing with a mountain lion.

Birds

Birds are enjoyable to watch and they rarely cause problems to homeowners. However, woodpeckers, English sparrows and starlings can be the exceptions.

Woodpeckers will occasionally damage wooden buildings in the spring or while looking for insects. First, make sure that your home or other buildings are not infested with wood boring insects, or damage prevention techniques will not be effective. Then, patch all holes with caulk, wood or metal flashing and coat them with a very strong solution of cayenne pepper. The pepper will sting the woodpecker's tongue and encourage it to move elsewhere. Make sure all gaps leading behind walls are sealed to prevent birds from nesting there. Putting up a wooden post or attaching a board loosely to a nearby tree may entice the birds away from drumming on your home. Woodpeckers are protected and may not be killed without a permit from Wildlife

Services (A branch of the U.S. Dept. of Agriculture).

Gardens and fruit trees can be protected from bird damage with chicken wire or tree netting. Either of these placed over the top of a garden will exclude birds. Various types of tree netting are available from garden centers and supply catalogues.

To prevent flocks of starlings, sparrows and pigeons from roosting, enclose trusses in open buildings and under eaves. Trusses can also be covered with plastic bird spikes to prevent roosting. Keep spilled grain or livestock feed cleaned up to eliminate this food source.

Bats

Bats can enter buildings through amazingly small holes. Seal all holes and gaps, especially around upper story windows and roofs. If you already have bats in the attic, seal all holes except one; it can be sealed after the

bats have left for the evening. To prevent baby bats from becoming trapped and dying, do not seal gaps until early fall, after the bats have matured and migrated away.

Rattlesnakes

Rattlesnakes are fairly common throughout Idaho. They hunt rodents and other small animals for food, and are very beneficial for rodent control. Because they are venomous, they are usually not wanted around homes, pets or livestock.

Many myths surround rattlesnakes, giving them an undeserved bad reputation. Rattlesnakes do not chase people or animals, they cannot spit or throw their venom, nor can they jump off the ground to strike. Rattlesnakes will almost always move away to safety if given the opportunity to do so. If not, they rattle to warn and strike to defend themselves.



Buildings with rotten boards can attract woodpeckers looking for insects and places to nest.

Rattlesnakes are frequently found near rocky areas, junk piles and other hiding places. Removing these piles should help eliminate them. Be cautious and look closely before picking up objects from the ground. Rattlesnakes blend in with their environment and may not be noticed. Also, they do not always rattle before striking.

If you wish to remove a rattlesnake from your yard or garden, seek assistance from someone familiar with handling snakes or use a shovel to push the snake into a large bucket (with a secure lid).

Do not attempt to pick up a rattlesnake by hand or you may be bitten. If you or a pet are bitten, stay calm and seek immediate medical or veterinary treatment. If you must kill a rattlesnake, remove the body using a shovel. Do not pick it up with your hands. People have been bitten by the reflex action of a dead rattlesnake. Before you kill any snake in your yard, make sure it is indeed poisonous. Many harmless snakes inhabit yards, providing years of free rodent control.



Diseases

Wild animals and birds can carry parasites and diseases that are transmissible to people, pets and livestock. Lice, ticks, worms and other parasites can infect you and your pets. Diseases such as distemper, hantavirus, bubonic plague and rabies are transmissible to people.

Because of the potential for disease transmission, it is important to avoid handling wildlife unless absolutely necessary. If you must handle wildlife, make sure to wear sturdy leather gloves, a long sleeved jacket and any other clothing that will protect you from bites or scratches. If you are bitten or scratched, seek immediate medical attention. Take the animal with you if you can safely do so. Do not destroy the head of any animal that may have bitten a person, because it is necessary to have the brain intact for rabies testing.

Unhealthy animals may show symptoms that include hair or feather loss, weakness, broken bones, tremors, salivation, a lack of coordination, or the inability to walk, stand, or move properly.

Abnormal behaviors can include aggression, passiveness, or unusual responses to normal events.

Rabies is the disease most often associated with wildlife. Because the symptoms of rabies can be similar to other animal diseases, any wild animal you encounter acting abnormally should be considered rabid. Be especially cautious of live bats lying on the ground during daylight hours, or of normally nocturnal animals, like skunks, out during the day. Animals that are usually secretive, like bobcats or foxes, but are acting boldly, should not be approached.

Any mammal can contract rabies. It occurs most often in skunks, bats, raccoons and canids (dogs, coyotes, foxes), but it has also been found in deer, moose, cattle, horses, antelope, cats, squirrels, muskrats, badgers, rats and mice. Keep your pets' rabies vaccinations current to protect them and yourself.

DO NOT let children, pets or others approach abnormally acting wildlife. Call your regional Fish and Game Office or the county sheriff immediately to report sick or abnormally acting wildlife. If possible, keep track of the location of the animal **from the safety of your home** until assistance arrives. That way you will be able to direct personnel to where the animal was last observed.

Plants Susceptible to Deer Damage

Botanical Name	Common Name
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Flowers

<i>Allium spp.</i>	Flowering Onion
<i>Tulipa spp.</i>	Tulip

Vines

<i>Clematis spp.</i>	Clematis
<i>Hedera helix</i>	English Ivy
<i>Parthenocissus</i> <i>quinquifolia</i>	Virginia Creeper
<i>Thuja orientalis</i>	Oriental Arborvitae

Botanical Name	Common Name
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Shrubs

<i>Acer spp.</i>	Maple
<i>Alnus spp.</i>	Alder
<i>Amelanchier spp.</i>	Serviceberry
<i>Juniperus spp.</i>	Juniper
<i>Physocarpus</i> <i>malvaceous</i>	Ninebark
<i>Prunus spp.</i>	Cherry, Plum
<i>Ribes spp.</i>	Currant
<i>Rosa (x) spp.</i>	Hybrid Rose
<i>Rubus spp.</i>	Raspberry
<i>Salix spp.</i>	Willow
<i>Sorbus aucuparia</i>	European Mountain Ash
<i>Taxus spp.</i>	Yew

Trees

<i>Abies spp.</i>	Fir
<i>Acer spp.</i>	Maple
<i>Cercis canadensis</i>	Eastern Redbud
<i>Malus spp.</i>	Apple
<i>Pinus contorta</i>	Lodgepole Pine
<i>Pinus monticola</i>	Western White Pine
<i>Pinus ponderosa</i>	Ponderosa Pine
<i>Populus spp.</i>	Aspen, Cottonwood
<i>Prunus spp.</i>	Cherry, Plum
<i>Pyrus spp.</i>	Pear
<i>Quercus spp.</i>	Oak
<i>Thuja spp.</i>	Cedar
<i>Thuja occidentalis</i>	American Arborvitae

An Idaho Department of Fish & Game Publication

P.O. Box 25

Boise, ID 83707-0025



10/2001/5,000/41918



IDAHO DEPARTMENT OF FISH AND GAME

SOUTHWEST REGION
3101 South Powerline Road
Nampa, Idaho 83686

C.L. "Butch" Otter / Governor
Virgil Moore / Director

August 27, 2013

Hal Simmons
City of Boise Planning and Development Services
150 N. Capital Boulevard
P.O. Box 500
Boise, ID 83701

RE: IDFG's Baseline Recommendations for Development in Wildlife Habitats

Dear Mr. Simmons,

On Thursday, August 8, 2013, representatives from the City of Boise Planning and Development Services (City) met with Idaho Department of Fish and Game (Department) representatives to discuss the Department's recommendations regarding development applications and other proposed improvements in the Barber Valley and Foothills. Per the City's request, the following are the Department's current baseline recommendations to minimize adverse effects to wildlife and their habitats from residential and commercial development in areas serving as wildlife habitat. Additional recommendations from the Department specific to a proposed development project may be provided by written comment after a formal application has been reviewed.

1. As a "goal of maintaining viable access to the Boise River for deer and elk from the WMA, as well as protection for non-game wildlife species" and to "minimize impacts to wildlife corridors as private lands and public facilities are developed over time (BV-CNN 2.1: WILDLIFE CORRIDORS, Blueprint Boise)", the Department recommends that developments in key locations include primary and secondary wildlife corridors in their plans*. Department staff will assist the City and developer consultants on the appropriate placement and design of these corridors, keeping in mind that deer and elk are known to change movement patterns in response to changes in their environment, such as predation and/or development.
2. Native vegetation communities should be protected to the greatest extent possible. This includes native grasses, forbs, shrubs and trees. It is much easier to protect this vegetation initially than to attempt to re-vegetate disturbed areas. Native plants are generally difficult to locate in nurseries, they can be extremely challenging to restore, and are quite expensive. Disturbed sites should be mitigated elsewhere on the property. Disturbance can be minimized through clustering of homes, which results in a minimum of infrastructure development. The common definition of a clustered housing development is one in which roughly the same number of houses that would be constructed under a conventional

Keeping Idaho's Wildlife Heritage

dispersed development plan are grouped more closely together on smaller lots and the remaining area is protected as open space under a conservation easement (Lenth et al. 2006).

3. The Department recommends that riparian vegetation within floodplains be maintained to the maximum extent possible, particularly in the floodway and along the banks of the Boise River. Riparian vegetation, particularly woody vegetation, provides a range of environmental, economic, and social benefits, including:
 - Provision of habitat for fish and wildlife
 - Streambank stabilization and reduced channel erosion
 - Removal of sediment from runoff
 - Removal of nutrients and contaminants
 - Storage of flood waters, and thereby, reduced property damage
 - Maintenance of water quality
4. To allow wildlife access to adjacent lands and the Boise River corridor, the Department recommends that there be no perimeter fencing around developments, thereby permitting wildlife to move freely through the area and preventing wildlife entrapment within the subdivision. If a perimeter fence is necessary, the Department recommends the following:
 - Construction of a privacy fence around the perimeter of the development to deter deer and elk from entering the subdivision.
 - Privacy fences should be solid, forming a visual barrier with no spaces between components, and at least 6' tall, with a smooth top surface and in contact with the ground.
 - Installing privacy fences on top of a berm or other elevated surface reduces the likelihood of deer attempting to jump the fence into the yard (VerCauteren, et al. 2006).
5. Wrought iron fences should be designed and constructed using the following guidelines:
 - A minimum of 6' in height to deter deer and other wildlife from entering yards.
 - Horizontal or vertical bars spaced closer than 4" apart or wider than 8" apart to avoid accidental wildlife entrapment.
 - The top of the fence must include a continuous flat piece or straight edge top boards (no spikes, protruding objects or rails) to help prevent injury to wildlife.
6. The Department strongly recommends against any use of chain link fencing anywhere in the development with the exception of enclosed dog runs within a fenced back yard. Chain link fences have the potential to trap and injure deer, including impalement when deer attempt to jump over these fences.
7. Fences using horizontal wires or rails can result in negative encounters between deer and fencing. Such fences constructed as property boundaries or for aesthetic purposes should have spacing between the top two horizontal wires or rails of at least 12 inches and 18 inches between the lower cross member and the ground, with a total height not exceeding 40 inches (VerCauteren, et al. 2006).

8. Known migration routes and movement corridors of big game animals should not be disturbed by development. Migrating big game animals generally follow traditional migration routes from summer ranges to lower elevation transition and winter ranges. Deer migrate along well-established routes and are fairly predictable, while elk are more nomadic. Movement corridors are associated with daily animal movements within seasonal home ranges, such as regular movements to water sources. Department recommendations include wildlife-friendly fence designs, clustering of homes, minimizing roads, maintaining riparian-stream corridors, and maximizing open space.
9. Property owners should be aware of the potential for wildlife to damage ornamental vegetation, particularly deer and elk feeding on green lawns, gardens, flowers, ornamental shrubs and trees. People owning property and living in wildlife habitat need to be aware that big game depredation problems are going to occur and these problems are the responsibility of the property owners and not the Department or the City of Boise. The Department recommends deer and elk resistant landscaping be used in commercial and residential developments, including common areas, to reduce landscape depredation. The Department further encourages property owners to protect their vegetation by using fencing, netting, repellents, etc. to avoid wildlife conflicts. A list of deer and elk-resistant plants can be found in the *Home Builders and Owners Guide to Living with Wildlife*, available here: <http://idahodocs.contentdm.oclc.org/cdm/compoundobject/collection/p15100coll7/id/2733/rec/10>.
10. Domestic stock such as horses, llamas, and cows should be fed in distinct, fenced enclosures that are off-limits to big game. All feed should be stored in sheds or enclosures out-of-sight of big game animals. If deer and elk can see it, they will attempt to eat it! Elk are big, strong animals and can wreak havoc on exposed feed areas. Domestic fowl should be housed in wildlife-proof homes since they are vulnerable to predators such as coyotes and fox.
11. Pet foods and feeding dishes left outside and unsecured garbage will attract raccoons and other animals, which could pose a threat to property and pets.
12. Free-roaming dogs and cats pose a threat to many wildlife species. Pets should be confined or under owners control.
13. When observing wildlife, maintain a safe distance. Do not disturb their normal activities. Resist the temptation to “save” baby animals, as their parent(s) are generally nearby.
14. Big game animals should not be fed under any circumstances unless specifically authorized by or in cooperation with the Idaho Department of Fish and Game.
15. Bird feeders should be routinely cleaned to prevent the spread of disease.
16. Any burning of trash or vegetation on properties adjacent to wildlands should be carefully monitored and under control at all times. Fireworks should be avoided. Dry, brittle vegetation lights easily and fires spread rapidly. Wildfires are dangerous and pose a tremendous threat to human life and property, public lands, and wildlife habitat.

17. High numbers of big game animals on limited winter range attract predators such as mountain lions and bears. Homeowners should use the following precautions a) make noise when coming and going in the morning and at night, b) installation of outside lighting, c) avoid planting dense vegetation near homes, making it difficult for predators to approach houses d) keep pets under control and bring them indoors at night since they are easy prey for predators, e) place livestock in enclosed sheds or barns at night.

Thank you for the opportunity to comment. Please contact Rick Ward in the Southwest Regional Office at (208) 465-8465 or via e-mail at rick.ward@idfg.idaho.gov, or Krista Muller at the Boise River Wildlife Management Area at (208)334-2115, or via email at krista.muller@idfg.idaho.gov if you have any questions.

Sincerely,



Scott Reinecker
Southwest Regional Supervisor

SR/rw/km

ecc: Kiefer/ HQ

cc: Gold file

* Primary Wildlife Corridor: used by a wide variety of wildlife species that are more wary of human activities and less inclined to venture close to settled areas (e.g., migrating mule deer). Primary corridors connect large contiguous habitats and wildlife populations. In addition, the vegetation characteristics in these areas meet security and thermal cover requirements and may provide limited foraging opportunity.

* Secondary Wildlife Corridor: The Department expects some deer to enter the subdivisions by street access. Therefore, we recommend that at least one secondary wildlife corridor be incorporated into each development plan. These corridors consist of an entrance and an exit for wildlife trapped within the subdivision. They not only allow permeability through the subdivision, but also provide additional connectivity to large contiguous habitats. Entrance and exit points could be designed to accommodate pedestrians as well, but must follow fencing recommendations above (#3)

Literature Cited

Lenth, B.A., R.L. Knight, and W.C. Gilbert. 2006. Conservation value of clustered housing developments. *Conservation Biology* 20:1445-1456.

VerCauteren, K.C., M. J., and S. Hygnstrom. 2006. Fences and Deer-Damage Management: A Review of Designs and Efficacy. *Wildlife Society Bulletin* 34(1) 191-200.

ALLOWED USES IN BASE ZONING DISTRICTS THAT ABUT THE BOISE RIVER OR GREENBELT COMPARISON WITH BRG

P = permitted use; C = conditional use; and a blank denotes the use is not allowed in that district

Those found in red are more restrictive in the BRG

Highlighted are uses that would be permitted

	R-2	R-3	C-2	M	BRG
Accessory use*	P	P	P	P	C
Agriculture*	P	P	P	P	C
Amusement center*			C	C	
Animal care facility*			C	C	
Artist studio*	C	P	P	P	P
Bed and breakfast*	C	C	P	P	P
Bicycle sales, service, storage, rental			P	P	P
Building material, garden and equipment*			C	C	
Church or place of religious worship*	C	C	C	C	C
Club*			C	C	C
Commercial entertainment facility*			C		
Daycare, center*			C	C	P
Daycare, neighborhood*	C	P		P	P
Daycare, personal*	P	P		P	P
Drinking establishment, full service*			C		C
Drinking establishment, limited service*			P	P	P
Drive-through establishment*			C		
Dwelling unit, accessory*	P	P	P	P	P
Dwelling unit, group		C	P	C	C
Dwelling unit, multiple-family*	C	P	P	P	P
Dwelling unit, single-family attached	P	P	P	P	P
Dwelling unit, single-family detached	P	P	P	P	P
Dwelling unit, two-family	P	P	P	P	P
Eating establishment, full service	C	C	P	P	C
Eating establishment, limited service	C	C	P	P	P
Equipment rental, sale and service*			C		
Financial institution*			P	P	
Food products, processing*					
Food products, small scale processing*	C	C	P	P	C

ALLOWED USES IN BASE ZONING DISTRICTS THAT ABOUT THE BOISE RIVER OR GREENBELT COMPARISON WITH BRG

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Those found in red are more restrictive in the BRG

Highlighted are uses that would be permitted

	R-2	R-3	C-2	M	BRG
Food store*		C	P	P	C
Fuel sales*			C		
Fuel yard					
Health club*		C	P	P	C
Healthcare and social service		C	P	P	
Home occupation*	P	P	P	P	P
Hospital*			C	C	
Industry, flex*			C		
Industry, information*			P	P	
Industry, light*					
Kennel, hobby*	P	P	P	P	
Laboratory - medical, dental, optical			P	P	
Laundromat, self-service cleaner*			P	P	
Laundry and dry cleaning, commercial plant			C		
Laundry and dry cleaning establishment			C	C	
Lending institution					
Lodging*			C	C	C
Manufactured/mobile home park	C	C	C	C	
Mortuary*			C	C	
Nursery*			P	P	
Nursing and residential care*	C	C	C		C
Parking facility			C	C	C
Personal service*			P	P	P
Professional service*			P	P	P
Public service facility	C	C	C	C	C
Public uses	C	C	P	C	C
Recreational vehicle park*			C		
Research and development			P	P	C
Retail production*	C	C	P	P	C
Retail store			P	P	P

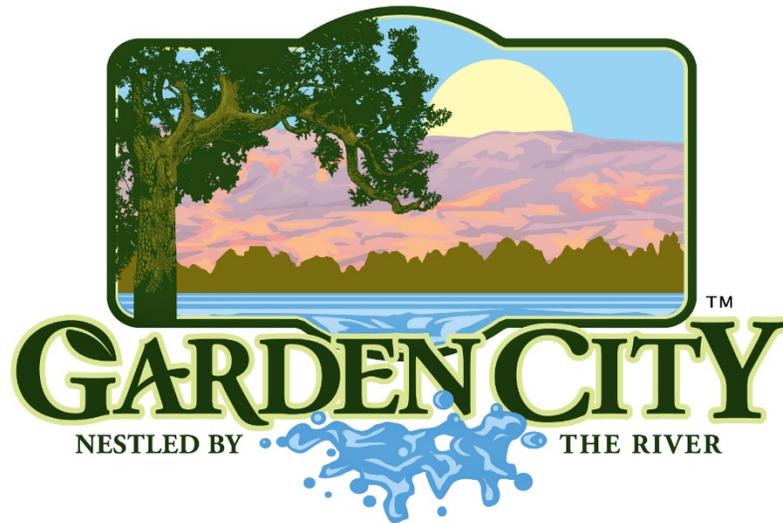
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P = permitted use; C = conditional use; and a blank denotes the use is not allowed in that district

Those found in red are more restrictive in the BRG

Highlighted are uses that would be permitted

	R-2	R-3	C-2	M	BRG
School*	C	C	C	C	
Service provider*			C		
Sexually oriented businesses*					
Storage facility or yard*					
Storage facility, self-service					
Storage yard, commercial recreational vehicle*					
Temporary use*	P	P	P	P	P
Tobacco entertainment facility*			C	C	
Tobacco retail store			P	P	
Vehicle rental*			C		
Vehicle sales*			C		
Vehicle service*			C	C	
Vehicle washing facility*				C	
Vehicle wrecking yard					
Warehouse and storage, wholesale*			C		
Wireless communication facility*					



Garden City Comprehensive Plan

**Adopted July 24, 2006
Amended July 22, 2019**

Garden City
6015 Glenwood Street
Garden City, ID 83714
www.gardencityidaho.org

Garden City

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

Table of Contents

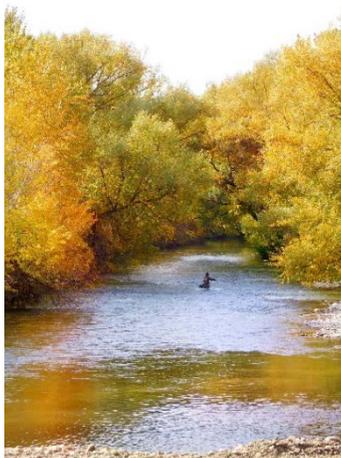
	Page
Vision Statement	1
Introduction	2
■ Executive Summary	
■ 2019 Comprehensive Plan Update Process:	
■ 2006 Plan Preparation	
■ Plan Organization	
Goals, Objectives and Action Steps	5
1. Nurture the City	
2. Improve the City Image	
3. Create a Heart for the City	
4. Emphasize the Garden in Garden City	
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 22, 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).
- 1.2.3 Maintain the city website as a constant source of information for city

ACTIONS IMPLEMENTED SINCE THE 2006 PLAN ADOPTION ARE DEPICTED IN SHADOW

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.

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

ACTIONS IMPLEMENTED SINCE THE 2006 PLAN ADOPTION ARE DEPICTED IN SHADOW

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.

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

Action Steps:

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

ACTIONS IMPLEMENTED SINCE THE 2006 PLAN ADOPTION ARE DEPICTED IN SHADOW

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 “Spring Sweep.”
- 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 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;
 - **harmony with neighborhood**; 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 the Land Use Code to implement the requirements.

ACTIONS IMPLEMENTED SINCE THE 2006 PLAN ADOPTION ARE DEPICTED IN SHADOW

- 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, 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.

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.

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 Future Land Use Map.

Goal 5. Focus on the River



5.1 Objective: In collaboration with other stakeholders, 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, wildlife habitat, and neighborhood.

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.

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
 - staging areas.

ACTIONS IMPLEMENTED SINCE THE 2006 PLAN ADOPTION ARE DEPICTED IN SHADOW

- 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 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.

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

ACTIONS IMPLEMENTED SINCE THE 2006 PLAN ADOPTION ARE DEPICTED IN SHADOW

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.

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.

Action Steps:

ACTIONS IMPLEMENTED SINCE THE 2006 PLAN ADOPTION ARE DEPICTED IN SHADOW

- 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.

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.

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.
- 12.2.4 Recognize the value existing public agencies and their employees have in

ACTIONS IMPLEMENTED SINCE THE 2006 PLAN ADOPTION ARE DEPICTED IN SHADOW

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 is north 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/ Alworth 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 parks should guide the development pattern in this area.

MAIN STREET CORRIDOR: Create a “Main Street” corridor as a principle street with a mix and concentration of uses along Adams/ Alworth Street with a possible alignment through a re-developed Idaho Expo site connecting with the Activity Node at Glenwood and Marigold Streets. 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 32nd to 37th 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 50th Streets intersection to the Boise River
- Adams and 42nd street intersection to the Boise River.
- East city boundary to 36th street between the Boise River and Chinden Boulevard
- Glenwood and Marigold Streets intersection
- Chinden Boulevard and Garrett Street intersection
- Chinden Boulevard and 50th Street intersection
- State Street and Pierce Park

Transit Oriented Development Nodes

- 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. 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 37th 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.
- The opportunity for renovation of the gravel operation site for future flood protection, park and recreation uses.

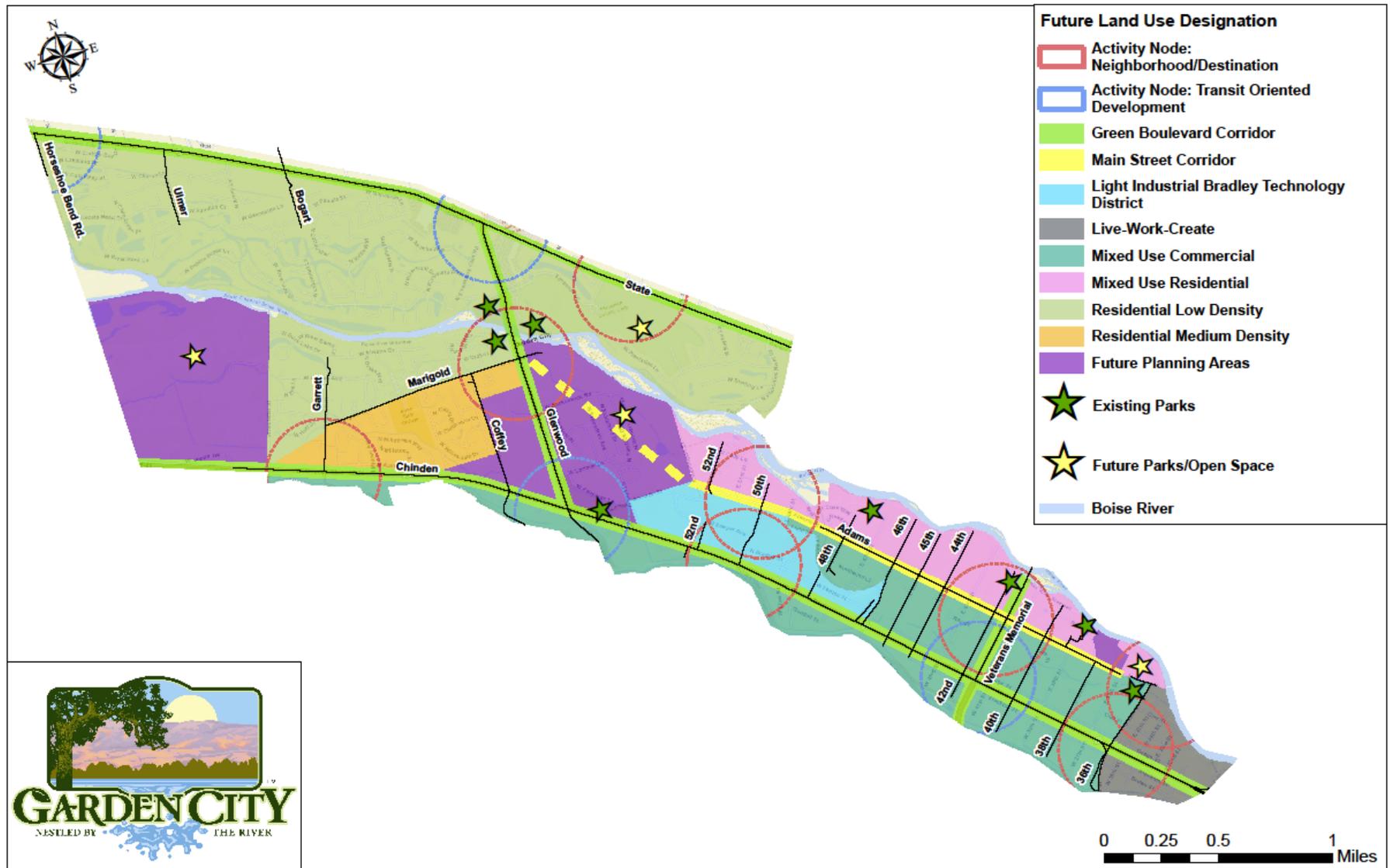
Idaho Expo and ITD District 3 Headquarters:

- Connections through the site including extension of Adams/ Alworth Street to Glenwood at Marigold Street, 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 and floodplain 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. Existing parks 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 development plan for the property, 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.

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: ❶ ❷ ❸.

- ❶ =priority actions for the first eighteen months of the plan;
- ❷ =priority for actions that should take place within the first five years of the plan;
- ❸ =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 = 1 2 3
 =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.			2
1.2.1 Develop a guidebook for neighborhood meetings.			3
1.2.2 Expand the mailed public noticing requirements for large scale projects.		 	1
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 cityaffairs.			1
1.2.6 Customize communication and use innovative tools in seeking public input.		 	3

 =City Council Leadership	 =Studies or Plans	 =Enforcement	Priority = ①②③
 =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.		 	③
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.		 	②
1.3.4 Explore ways to assess the needs of all community members.		  	③
1.4.1 Implemented			
1.4.2 Implemented			
1.4.3 Implemented			
1.5.1 Consider a commission for historical, cultural and the arts .		  	①
1.5.2 Partner with ITD and ACHD to incorporate artistic works.		  	②
1.5.3 Identify historic sites with markers or monuments.		  	②
1.5.4 Establish a program for memorial dedications.			③
1.5.5 Promote the artisan community as a defining character of the City.		  	①

 =City Council Leadership	 =Studies or Plans	 =Enforcement	Priority = ①②③
 =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.		  	②
2.1.1 Implemented			
2.1.2 Implemented			
2.1.3 Implemented			
2.1.4 Explore the opportunities to create distinctive neighborhoods.		  	②
2.1.5 Explore expanding the boundaries of the LWC District.		 	①
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.		 	②
2.2.3 Support community-wide cleanup efforts, such as “Spring Sweep.”		 	<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"/>

 =City Council Leadership	 =Studies or Plans	 =Enforcement	Priority = ①②③
 =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

 =City Council Leadership	 =Studies or Plans	 =Enforcement	Priority = ①②③
 =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

 =City Council Leadership	 =Studies or Plans	 =Enforcement	Priority = ①②③
 =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. Adopt an ordinance to implement the Green Boulevard Corridor as designated on the Future Land Use Map.		  	③
5.1.1 Maintain city representation on FACTS (Friends of Ada County Trail System).			<input checked="" type="checkbox"/>

 =City Council Leadership	 =Studies or Plans	 =Enforcement	Priority = ①②③
 =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.			⑤
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			

 =City Council Leadership	 =Studies or Plans	 =Enforcement	Priority = ①②③
 =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.			③
5.5.3 Continue efforts to complete the greenbelt.		 	③
5.5.4 Consider the impacts on neighbors of any new access points.		 	②
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.		 	③
5.7.2 Solicit and support community volunteer efforts for maintaining the greenbelt.		 	②
5.7.3 Protect the greenbelt from private development.			①
5.7.4 Support efforts to encourage courtesy and respect among greenbelt users.		 	②

 =City Council Leadership	 =Studies or Plans	 =Enforcement	Priority = ①②③
 =Community Support	 =City Code Changes	 =Public Information	On-going = <input checked="" type="checkbox"/>
 =Partners	 =Dedicated funding		
Action Steps		Resources	Priority
5.8.1 Plan for potential conflicts from multiple users along the Greenbelt.		  	②
5.8.2 Identify the areas of highest vulnerability to future flooding and mitigate the impacts.			①
5.8.3 Ensure that the goals/objectives of this Plan are integrated into floodplain regulations.		  	①
6.1.1 Create incentives for improving the conditions of substandard housing.		 	①
6.1.2 Create disincentives for the continuance of substandard housing units.			②
6.2.1 Initiate and support a regional dialogue on affordable housing.		 	①
6.2.2 Partner with others in maintaining a supply of affordable housing.			①
6.2.3 Consider the formation of a city commission on housing.		  	②
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.		 	①
7.1.2 Reinforce and educate for responsible bicycling.		 	②

 =City Council Leadership	 =Studies or Plans	 =Enforcement	Priority = ①②③
 =Community Support	 =City Code Changes	 =Public Information	On-going = <input checked="" type="checkbox"/>
 =Partners	 =Dedicated funding		
Action Steps		Resources	Priority
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
7.2.8 Develop standards for the integration of bus stops in new development.		 	③

 =City Council Leadership	 =Studies or Plans	 =Enforcement	Priority = ①②③
 =Community Support	 =City Code Changes	 =Public Information	On-going = <input checked="" type="checkbox"/>
 =Partners	 =Dedicated funding		
Action Steps		Resources	Priority
7.3.1 Encourage a grid pattern of street development.		 	②
7.3.2 Increase interconnectivity within neighborhoods.		  	②
7.3.3 Update a local street plan.		 	②
7.4.1 Implemented			
7.4.2 Develop standards for sidewalk improvements along state highways.		 	②
7.4.3 Develop alternative local street design and development standards.		 	②
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.			②
8.1.4 Continue to support community policing by the Public Safety Department.		 	<input checked="" type="checkbox"/>
8.1.5 Continue to update and maintain the city's emergency management plan.		 	<input checked="" type="checkbox"/>

 =City Council Leadership	 =Studies or Plans	 =Enforcement	Priority = ①②③
 =Community Support	 =City Code Changes	 =Public Information	On-going = <input checked="" type="checkbox"/>
 =Partners	 =Dedicated funding		
Action Steps		Resources	Priority
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.		 	①
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.		   	⑤
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.		 	②
9.3.2 Be a resource on green building construction/water wise landscaping.		 	①
9.3.3 Investigate protection of green building construction features,			②
10.2.1 Implemented			

 =City Council Leadership	 =Studies or Plans	 =Enforcement	Priority = ①②③
 =Community Support	 =City Code Changes	 =Public Information	On-going = <input checked="" type="checkbox"/>
 =Partners	 =Dedicated funding		
Action Steps		Resources	Priority
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"/>
11.1.3 Consider a distance learning community college at the Expo Idaho site.		  	③

 =City Council Leadership	 =Studies or Plans	 =Enforcement	Priority = ①②③
 =Community Support	 =City Code Changes	 =Public Information	On-going = <input checked="" type="checkbox"/>
 =Partners	 =Dedicated funding		
Action Steps		Resources	Priority
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.			①
11.2.3 Evaluate the effectiveness in meeting the needs of the community.			③
11.2.4 Work in partnership with groups in continually assessing community needs.			②
11.3.1 Identify needs for water/sewer infrastructure.			<input checked="" type="checkbox"/>
11.3.2 Develop programs and incentives to encourage water conservation.			②
11.3.3 Educate on the value of public ownership in the water system.			②
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.			①
11.4.2 Maintain a five-year capital improvement program.			①
11.4.3 Explore additional sources of revenue.			<input checked="" type="checkbox"/>

 =City Council Leadership	 =Studies or Plans	 =Enforcement	Priority = ①②③
 =Community Support	 =City Code Changes	 =Public Information	On-going = <input checked="" type="checkbox"/>
 =Partners	 =Dedicated funding		
Action Steps		Resources	Priority
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”.			③
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.		 	③
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.		  	①
12.3.3 Support the evolving east end as a gateway destination.		  	②
12.3.4 Plan for the future of the expanded Whitewater Park.		 	①

 =City Council Leadership	 =Studies or Plans	 =Enforcement	Priority = ①②③
 =Community Support	 =City Code Changes	 =Public Information	On-going = <input checked="" type="checkbox"/>
 =Partners	 =Dedicated funding		
Action Steps		Resources	Priority
12.3.5 Market the City to smaller businesses/support a positive entrepreneurial environment.		 	①

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 36th 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.
- 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 - 46th 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

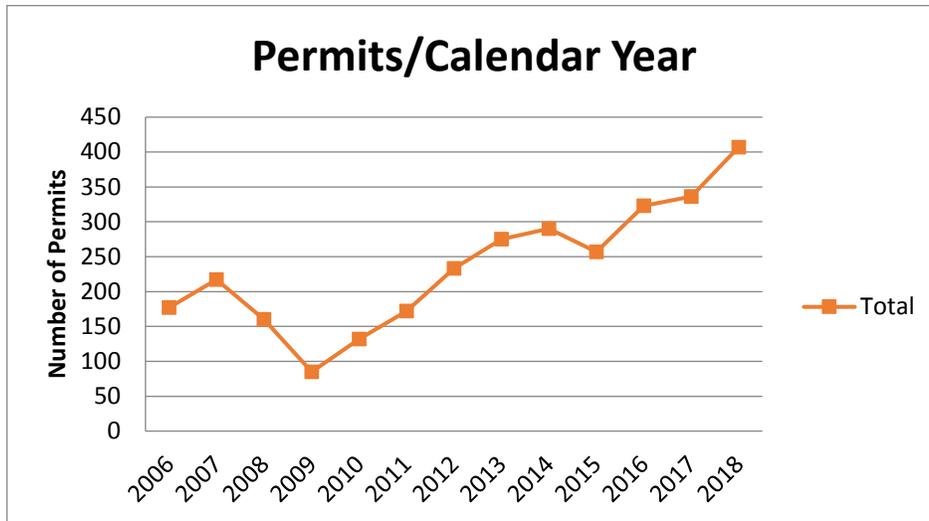
Goal 6: Diversity in Housing

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 38th and 45th; 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, 40th Street cottages and Adams Street Cottages.
- Near completion of the pioneering development, the Waterfront District, at the end of 36th Street; and additional residential development along 36th 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 42nd/43rd. 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:

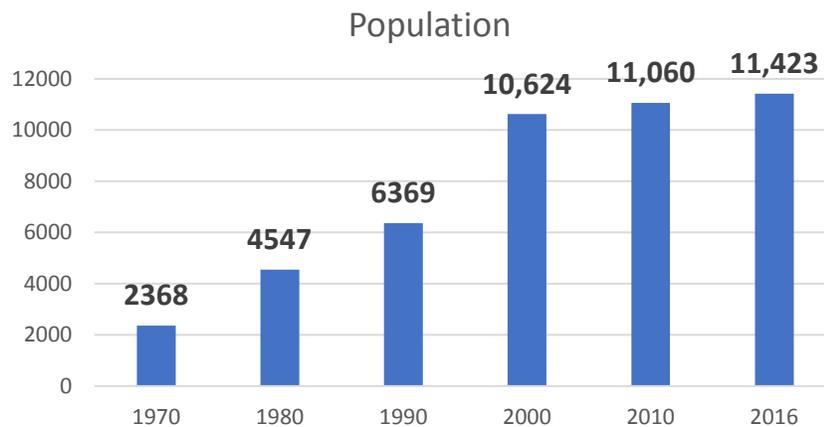
- In 2018, the 121-acre Plantation Country Club was purchased by a new owner. Future development plans for the property will be affected by the ACHD programmed project to reconfigure the Peirce Park Lane and Sate Street intersection and the Activity Node designation on the Land Use Map.
- The 120-acre 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

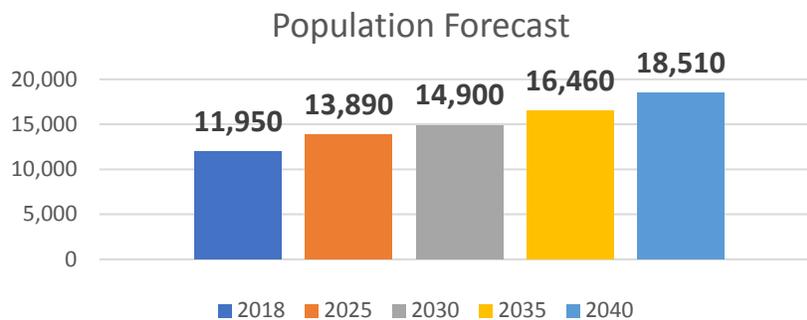
*Goal 7: Connect the City
Goal 10: Plan for the Future*

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:

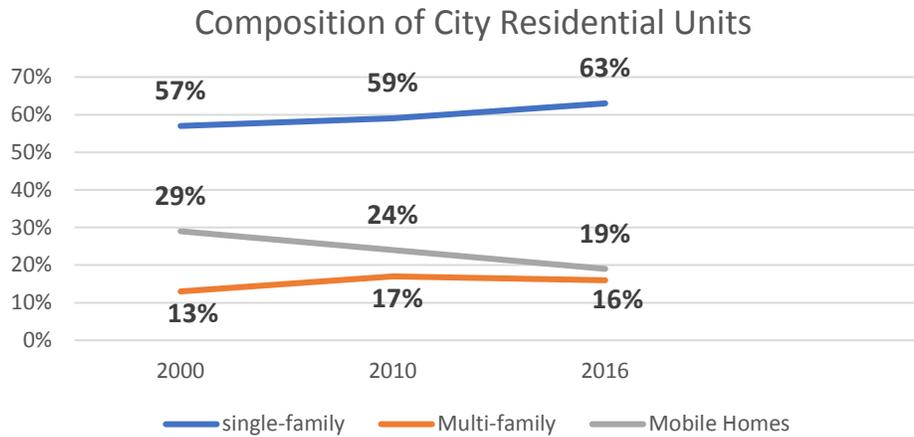


Median household income has risen since 2000 from \$38,400 to \$41,400. The number of families living below the poverty level rose 1% since 2000 to 11% in 2016. However, families living below the poverty level with only a woman head of household and with children under the age of five has risen from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

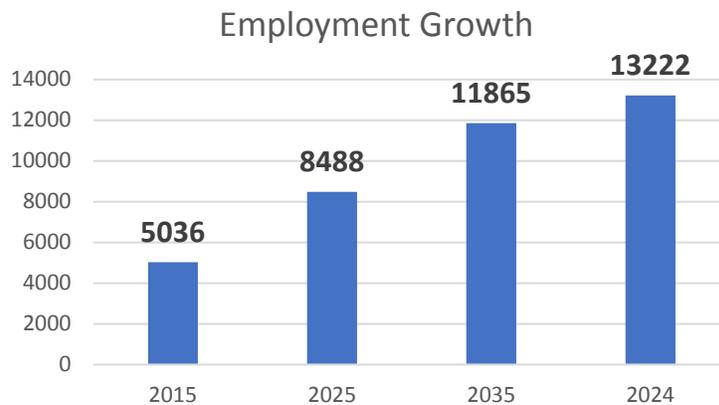
The Surel Mitchell Live – Work-Create District has lived up to its expectation in attracting arts related businesses, non-profits and entertainment venues to that area. The arts focus, in conjunction with the Whitewater and Esther Simplot Parks, and the river focused commercial uses, has made this district 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 41st, 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.



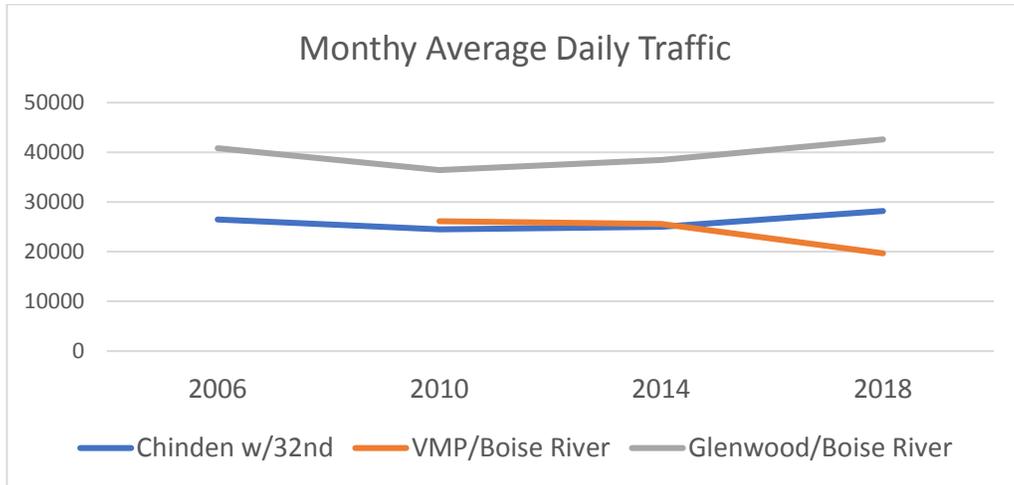
Mobility

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, 36th 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 34th Street provides an opportunity for a similar effort as was completed on 36th 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.

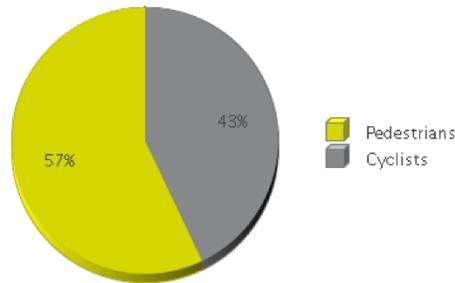
Non-motorized Mobility

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:

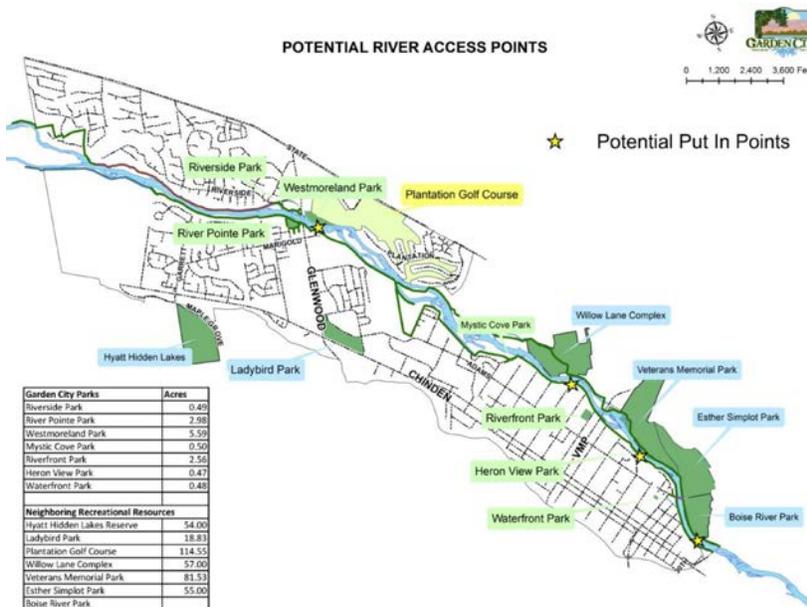
- Restripe Chinden Boulevard and narrow travel lanes to 11 feet.
- Use additional space to add bike lanes along both sides of Chinden Boulevard.
- Construct crossings near 31st - 33rd, near 38th - 39th and near 43rd Streets.
- Explore:
 - Mid-block crossings with concrete pad and fences, Rectangular Rapid Flashing Beacons, pavement markings and signs.
 - 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 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 36th 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 50th Street, to Adams Street to 27th 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 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 43rd St with a new 2,100 gpm system and updated all well interiors and exteriors. A new 750,000- gallon water reservoir on 46th 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 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 42nd 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 42nd street next to and sharing facilities with the Boys and Girls Club. The service area for both 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)**

Required Components	Comprehensive Plan Reference
Property Rights	Objectives 2.2; 2006 Plan Background, Built Environment, Property Rights
Population	2019 Background Update, Demographics
School Facilities and Transportation	Action Steps 7.1.3, 8.1.2, 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; 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, because neither the City Planning and Zoning Commission nor the manager or person in charge of the local public airport has requested an analysis from the City concerning public airport facilities.
National Interest Electric Transmission Corridors	Not applicable, because the City has not been notified by the Idaho Public Utilities Commission concerning federally designated national interest electric transmission corridors, therefore no analysis based on the U.S. Department of Energy's national electric transmission congestion study is necessary.
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)



Future Land Use Designation

- Activity Node: Neighborhood/Destination
- Activity Node: Transit Oriented Development
- Green Boulevard Corridor
- Main Street Corridor
- Light Industrial Bradley Technology District
- Live-Work-Create
- Mixed Use Commercial
- Mixed Use Residential
- Residential Low Density
- Residential Medium Density
- Future Planning Areas
- Existing Parks
- Future Parks/Open Space
- Boise River

