



DEVELOPMENT SERVICES DEPARTMENT

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To: City Council
From: Jenah Thornborrow, Development Services Director
Subject: Updates to Comprehensive Plan
Date: For July 22, 2019 Meeting

Requested Actions

No public hearing required

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

Background

On July 8, 2019 a public hearing for CPAFY2018-7, updates to the Garden City Comprehensive Plan and Future Land Use Map was conducted and closed. The City Council deferred action to review potential changes identified during the hearing. The City Council noted that they felt that the changes discussed were not substantive and that a new hearing would not be necessary.

Potential changes included in redline provided for the July 8, 2019 hearing

The below changes were identified during the work session on May 9, 2019 and provided as a redline to the Planning and Zoning Commission recommended changes to the Comprehensive Plan during the July 8, 2019 hearing:

1. Alphabetization of the 2019 contributors
2. **Action Step 1.5.4** Establish a program which would allow for trees, benches, street lamps, public art and gardens, to be dedicated in tribute to the historical,

cultural, or artistic life of the city.

3. **Action Step 2.1.5** Explore an amendment to the Development Code to expand the boundaries of the Surel Mitchell Live-Work-Create District. ~~that would serve as a tool to promote the district.~~
4. **Action Step 3.1.3** Designate the area around the Expo Idaho site, ~~City Hall and~~ the ITD property, and the Ada County Highway District Maintenance Yard as a Future Planning Area on the land use map. This designation identifies the area for future study and adoption of a master plan prior to any redevelopment of the site.
5. **Action Step 4.1.1** amend the adopted Parks and Waterway Plan to include strategies for investment including the creation of a taxpayer supported park district and requirements for new development, ~~the creation of a park district~~ and/or the imposition of impact fees to fund new parks and green spaces.
6. **Added Action Step 4.1.10** Consider expanding the Bee City USA designation with additional pollinators and consideration of an Integrated Pest Management Plan.
7. **Added Action Step 5.3.4** Explore the feasibility of a comprehensive approach to storm water management that would restore the natural infiltration system balanced with existing conditions and flooding hazards.
8. **Objective 5.7** Maintain and Protect the Greenbelt Pathway. Objective 5.8 was also updated to “Greenbelt Pathway” for consistency.
9. **Action Step 7.2.5** first bullet: to improve the design of Chinden Boulevard emphasizing multi- modal facilities, including consideration for bus turnouts and stations at the transit nodes.
10. **Residential Low Density** The areas designated for low density residential are north ~~and south~~ of the river, and south of the river west of Glenwood.
11. **Green Boulevard Corridor** ... Existing uses, including commercial uses, are allowed in the corridors. New uses, including commercial uses, should be designed to encourage multi-modal over single occupancy vehicles. Uses which generate high volumes of single occupancy vehicular traffic should be restricted...
12. Amendment to the Future Land Use Map legend to read “Future Land Use Designations”

Potential changes identified during the hearing held on July 8, 2019

The below changes were discussed during the City Council public hearing on July 8, 2019 and have also been incorporated as a redline to the Planning and Zoning Commission recommended changes to the Comprehensive Plan:

Potential Change 1

Action Step 2.3.1 Amend the Land Use Code with improved design standards for all new and altered ~~commercial~~-development. Consideration should be given to:

- site and building designs that create a sense of place and destination; and
- support for buildings that can be easily converted into a variety of uses;
- harmony with neighborhood; and
- a design review commission to administer the design standards.

Reference request **Objective 2.3** be clarified if architecturally interesting means harmony with surrounding neighborhood

Response Added “harmony with neighborhood” to consideration for design standards

Potential Change 2

Action Step 4.3.3 and Implementation Action Step 4.3.3 state “ Adopt an ordinance to implement the Green Boulevard Corridor as designated on the Future Land Use Map”

Referenced comment Action Step 4.3.3 text does not match the associated work implementation step text

Response Edited as recommended

Potential Change 3

Action Step 5.1 In collaboration with other ~~agencies~~ stakeholders, consider a safe rafting route on the Boise River

Referenced request Include neighborhoods when considering a rafting route

Response 5.1.2 amended word “agencies” to say “stakeholders” to include neighborhood

Potential Change 4

Action Step 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.

Referenced request Include impacts on neighborhoods such as trash, erosion, traffic, parking when considering a rafting route

Response 5.1.2 added neighborhood to be included in the evaluation of potential impacts

Potential Change 5

Pg. 32- **Mixed Use Residential:** The mixed-use residential area is north of Adams/Alworth Street.

Referenced request: Include Alworth when speaking about Alworth/ Adams

Response: Included

Potential Change 6

Pg. 32- **Residential Low Density and Residential Medium Density:**

Residential Low Density: The areas designated for low density residential is north of the river, and south of the river west of Glenwood generally to Marigold Street.

Residential Medium Density: The residential medium density designation is shown for the areas north of Chinden and west of Glenwood to Marigold Street.

Referenced request: None- staff has noted that the definitions as drafted read as the same area.

Potential Change 7

Pg. 33- **Main Street Corridor:** Create a “Main Street” corridor as a principle street through the City 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.

Referenced request Marigold not be included as part of the Main Street designation

Response Amended to state that the connection should occur at Activity Node at Glenwood and Marigold Streets

Referenced request Be precise for the future Main Street alignment so that it does not preclude large park

Response Wording “possible alignment” utilized

*Please note the map will need to be updated to reflect removing Marigold Street

Potential Change 8

Pg. 35 Idaho Expo and ITD District 3 Headquarters:

- Bullet point 1: Connections through the site including extension of Adams/Alworth Street to Glenwood at Marigold Street, and between Glenwood and Coffey Streets.
- Bullet point 4: 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.

Reference request Reference racetrack as potential site for relocation of Lady Bird park

Response Added word 'floodplain' as the racetrack referenced proposals are congruent with the floodplain

Referenced request Marigold not be included as part of the Main Street designation

Response Noted that the alignment should be located at the *intersection* of Glenwood and Marigold streets

Potential Change 9

Pg. 35- **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 ~~and~~ should be preserved. The location shown on the map of future green spaces is just an approximation, and the design of future spaces should be well integrated into the development plan for the property, surrounding context, with maximum opportunity for pedestrian and bicycle access.

Reference request Change to read: "Green spaces contribute to the health and well-being of the community and should be ~~preserved~~ encouraged

Response Separated the sentences to identify that **existing** spaces identified on the map (in green) should be preserved and that **future** spaces identified on the map (in yellow) should be well integrated into the development plan for the property and surrounding context.

Reference request Change to read: "The location shown on the map of future green spaces is just an approximation as to the size and location, and the design of future spaces should be well integrated into the development plan for the property and surrounding context, with maximum opportunity for pedestrian and bicycle access

Response Revised wording attempting to capture the intent of the request while removing the word "size" as the icon is not intended to be an approximation of size

Potential Change 10

Pg. 68 **Comprehensive Plan Elements Required by the Local Land Use Planning Act**

- Delete 5.7 in property rights
- Change 8.12 to 8.1.2 referencing safety zones
- Omit word 'hazardous' in Natural Resources
- 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.

Reference request Eliminate typos and provide specific language for legal purposes

Response Edited as requested

Additional Comments

1. Request Objective 2.1.new and distinctive neighborhoods be better defined.

Remark Planning and Zoning Commission recommended 2.1.4 on page 8 echoes the comment. No change was made.

2. Request Bi-annual review of the comprehensive work plan

Remark Pg. 38 includes a suggestion that the Planning and Zoning Commission make an annual review and report to City Council. No change was made.

3. Request Establish a checklist for Comprehensive compliance for all ordinance and resolution recommendations

Remark Garden City Code requires compliance for ordinance amendments. A specific checklist could be further incorporated as an administrative process. No change was made.

4. Request Annual training of the Development Services Staff and decision makers on the Comprehensive Plan.

Remark The annual review and report already identified on page 38 requires interaction with the plan. As part of the review and report training could be incorporated. No change was made.

Attachments

- Recommended updates to the Comprehensive Plan and Future Land Use Map with all above noted changes
- Appendix F
- Draft Decision
- Draft resolution 1061-19

Links

- Design Review Committee work session materials: [March 18, 2019](#) and [April 1, 2019](#) Design Review Committee Public Hearing materials: [April 15, 2019](#)
- Planning and Zoning Commission work session materials: [March 20, 2019](#)
- Planning and Zoning Commission Public Hearing materials: [April 17, 2019](#)
- City Council work session materials: [May 9, 2019](#)
- City Council materials: [July 8, 2019](#)
- [Agency Comments, Public Comments, and Noticing Documentation](#)