



DEVELOPMENT SERVICES DEPARTMENT

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To: Design Review Committee
From: Jenah Thornborrow, Development Services Director
Subject: Work Session Updates to Comprehensive Plan
Date: For April 1, 2019 Meeting

Requested Action: Discussion

Background:

Since the last meeting, there has been a revised draft compiled, and a meeting with the Comprehensive Working Committee to review. Some comments that have been submitted by this Committee have already been included in the updated draft. It should be noted that other comments are intended to be included such as updating the cover page to include Design Review Committee and additional staff. Some comments were specifically addressed outside of the draft, to be incorporated prior to the draft that will be reviewed for adoption. Below are specific comments, responses, and potential recommendations.

Comments

Comment: Grayed out implemented action items should be stated in a way that indicates that they have been implemented.

Response: A key noting how to read the grayed text will be inserted.

Comment: Number of referenced to “Old Town”, “LWC”, etc.

Response: There will be an attempt to clean up the language for consistency

1.3.1 Use a variety of statistically valid survey techniques including quick issue-oriented surveys, ~~for example as through a text response,~~

as well as longer term longitudinal review of city services. Use the surveys to set measurable goals for city services and demonstrate progress.

1.5.1 Identify, and protect significant historical and cultural resources.

Comment: *The identification of Le Boise as a significant historical resource to preserve thwarts the objective for re-development of the Idaho Expo site. See 3.1*

Response: The proposed re-wording of this policy eliminating any specific sites, responds to this comment.

1.5.1 Consider establishment of a commission whose responsibilities would be to that would (a) foster awareness and preservation of the city's historical, cultural and artistic resources. (b) research and inventory historical and cultural resources within the community; (c) designate significant resources for protection based on state and federal criteria and in consultation with the State Office of Historic Preservation; and (d) solicit memorabilia from residents for display and education of the community.

Comments: 1.5.4 and 1.5.5

- *Add public art in both action steps*
- *For 1.5.5, Why not sponsored by; need not be just for dead people.*

Response: 1.5.5 is intended to acknowledge individuals as part of the history of the city. Sponsorship seems inappropriate.

1.5.4 Identify historic sites with markers, public art or monuments reflecting the "garden" in Garden City.

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

Comment: *Add a new 1.5.7: Establish a funding mechanism such as a one percent for arts program to fund artistic goals.*

Response: 1.5.7 Investigate and consider alternative funding strategies for promoting the arts within the community.

Comment: 2.1.4 Explore the opportunities to create distinctive neighborhoods

Response: 2.1.4 Explore the opportunities to create distinctive neighborhoods such as around ~~(i.e. 36th Street)~~ what are the through defining and the unique attributes of the neighborhood to be developed, the incentives needed to encourage those characteristics and the design, architecture and development standards to guide the future development.

Comment: 2.1.5 Explore an amendment to the Development code to expand the Live Work Create. –Is this desirable?

Response: This would require a more in depth study to identify if it would be desirable.

Comment: *Add a new 2.2.4: Create a volunteer task force in cooperation with private property owners, businesses to remove unnecessary barbed wire, razor wire and chain link fences.*

Response: This suggestion seems too specific to one type of problem and would need some support from the property owner where the condition exists. Other comments have suggested added fencing and noise to the list of enforcement issues, and revised language has been proposed in 2.2.2. Suggest change to 2.2.3 to broaden the scope in response to this comment. There are models from other communities that have citizen groups that work on a volunteer basis in enforcing city codes, but it takes training and city resources.

2.2. 1 Enforce city codes for private property maintenance and abate nuisances, and unhealthy and unsafe conditions. Priority should be given to:

1. the most egregious offenders of health and safety codes;
2. temporary and chronically unlawful signs on the most visible transportation corridors in rapidly developing areas;
3. unsightly excessive accumulation outside structures of personal property;
4. barbed and razor wire fences that are in a deteriorated condition, loose, hanging, partially enclosed or intruding into the right of way; and
5. noise that is a nuisance to surrounding properties.

2.2.3 Work with private property owners, and neighborhood and business associations to ensure compliance with property maintenance standards. Investigate the interest and the ability of the city to support a volunteer task force to assist the city in chronic code enforcement issues.

Comment: *Add a new 2.3.7: Amend the Land Use Code to require burial of overhead services for new and substantially altered development.*

Response: This is a requirement in all new subdivisions. There would have to be some investigation into what constituted “substantially altered development” and in some in-fill location this may be a challenging for a limited stretch of utility lines. Suggest the following:

2.3.7: Explore the feasibility of requiring that all utility service lines be undergrounded in new and substantial redevelopments. Amend the Land Use Code to implement the requirements.

Comment: There are transportation improvements that do not meet current code

Response: 2.4.2 Promote the Garden City street standards as developed in Action Step 2.4.1 with the appropriate transportation agency (Ada County Highway District, Idaho Department of Transportation, and Valley Regional Transit) through meetings, presentations, and education.

Comment: 2.4.3 Consider breaking redevelopment of Chinden and Glenwood as grand boulevards lined with trees into smaller steps

Response: 2.4.3 Develop a master plan that includes existing and future conditions with a goal to re-develop Chinden Boulevard and Glenwood as grand boulevards lined with trees anchored in broad sidewalks.

Comment: *Add a new 2.4.9: Amend the Land Use Code to allow for internal circulation sized appropriately for the use.*

Response: This is already addressed by 7.4.3. Could be amended:
7.4.3 Work with the Fire District and Ada County Highway District to develop alternative design and development standards to create more safe and neighborly local and internal streets appropriate for the use.

Comment: 3.1.3 Consider using a different word than “Future” in

Response: On March 28, 2019 the Working Committee indicated that they disagreed with comment

Comment: 4.1.1 Add strategies for investment to the master parks plan

Response: Verify has been noted.

4.1.6 Require mitigation for all wetlands eliminated by new development.

Comment:

- *Add “disturbed”.*
- *Seems redundant and out of place.*

Response: Agree; issue is better addressed by 5.5.6 and 5.6.7. Delete 4.1.6.

~~4.1.6 Require mitigation for all wetlands eliminated by new development.~~
All new development throughout the City should be designed to protect existing wetlands. [See also Action Step 5.6.5 and 5.6.6]

Comment: *Add new 4.1.8: Provide educational materials on the importance of tree canopy, including tree and selection guidance.*

Response: As implementation of Action Step 4.1.4, the city adopted new landscaping requirements in the development Code including tree canopy and appropriate trees. This new action step would add an educational component to these provisions.

4.1.8 Amend the Land Use Code to include an Open Space zoning district and apply the designation on the zoning map to all existing parks, recreation and open space areas.

Comment: 5.3.4 Work to support organizations and groups that promote the health of the river & sustainable use such as Boise River Enhancement Network and surf and paddle sports clubs

Response: Verify noted.

Comment: 5.5.2 Develop a city-wide pathway and sidewalk plan....

Response: Discuss

Comment: ~~5.5.3 Continue efforts to complete gaps and connections~~ the one remaining gap in the greenbelt. Inventory opportunities for public purchase or easements that add to the greenbelt. ~~Coordinate with the Cities of Boise and Eagle in completing the greenbelt.~~

Comments:

- *Need better description of “complete the one remaining gap”.*
- *Need to add advocacy groups.*

Response: 5.5.3 Continue efforts to complete ~~gaps and connections~~ the one remaining gap in the greenbelt between Boise and Eagle. Inventory opportunities for public purchase or easements that add to the greenbelt, ~~Coordinate with the Cities of Boise and Eagle in completing the greenbelt.~~ in coordination with the cities and local advocacy groups.

5.6 Objective: ~~Respect~~ Protect wildlife along or adjacent to the river

Comment: *It should “or” be “and”? What is the difference between “along” and “adjacent”. Should “adjacent” be “in”.*

Response: Since this is an objective further illuminated by the action steps, recommend:

Objective 5.6 ~~Respect~~ Protect wildlife along or adjacent to ~~associated with~~ the river.

Comments:

- *5.6.5 seems repetitive with 5.6.6 and 5.6.7. Perhaps 5.6.6 could say “continue to identify and protect habitat in Garden City” and 5.6.7 could say “work with other agencies, private property owners, and non-profits to continue to protect and enhance...”*
- *“Priority” seems a better word than “preference.”*

Response: ~~5.5.5 Work with the Idaho Fish and Game Department to build an enhanced fish habitat.~~

~~5.6.6~~ 5.5.5 Continue to work with Idaho Fish and Game, other agencies, property owners, and non-profits on the identification, protection, and enhancement of wildlife habitat to ~~protect and enhance~~ on all lands in and along the Boise River.

~~5.6.7 Working with other agencies, private property owners and non-profits, continue to protect and enhance wildlife habitat on both public and private lands along the river. The preferred priority strategy is to protect, maintain and enhance habitat on public land that is sold or on private land, before deferring to off-site mitigation.~~

Comment: 6.1.1 fifth bullet additional density for incentivizing improvement to substandard housing is contrary to the land use map change to decrease the density from the river to Marigold Street.

Response: The medium density designation on the 2006 Land Use Map was an error. The intent for the existing land uses west of Glenwood has been to reflect the existing land use pattern since this is newest developed area of the city and the area not expected to change during the 10-20 year planning horizon of the plan.

Comment: 9.3, 9.3.1, and 9.3.2 Add “sustainable and healthy” to “green” as what is promoted by the city.

Response: “Green” was considered the broader term that incorporated sustainable and healthy.

Comment: 10.2.2 Action step should not be grey. “and” should be “or”.

Response: Correct; it should not have been grey.
10.2.2 Provide incentives for housing and buildings within the district where artists and crafts persons can live, work ~~and~~ or exhibit their art.

Comment: Add 10.2.2 Continue to support & promote LWC district activities such as First Fridays, art tours, open studios, and other creative community endeavors

Response: Verify as noted.

Comment: Discuss 10.4.4 Provide a transition in the height and scale of development that is compatible with the existing surrounding neighborhoods

Response: Discussion

Comment: Discuss/ Explain: 10.5.2 Limit the location of the new neighborhood commercial districts to areas that are a maximum of two blocks in length and that can provide transition and buffering to any adjoining residential land uses.

Response: Verify: 10.5.2 Limit the location of the new neighborhood commercial districts to areas to those identified in the future land use map

~~and that are a maximum of two blocks in length and that can provide transition and buffering to any adjoining residential land uses.~~

Comment: Objective 11.4 need rewording

Response: 11.4 Objective: ~~Be fiscally responsible. Continue the award-winning fiscal responsibility. Maintain the high standards of fiscal responsibility.~~

Comment: 12.2.2 is vague

Response: 12.2.2 Recognize the value existing public agencies and their employees located in the city have in supporting private businesses and services within the City.

Comment: 12.3.3 “East Gateway” is a new descriptor. Not sure if it means:”Live-Work-Create”, “Old Town”. “Original Townsite”, or “East End”.

Response: 12.3.3 Support the evolving east end of the city as a East gateway as a destination for resort accommodations; recreation-oriented businesses; arts, entertainment and cultural venues; and craft beverage hub. Encourage additional like uses that are compatible with the surrounding residential neighborhood.

Comment: Plan for public assess (access?) and public use areas that support the use of the Whitewater Park from the Garden City side in cooperation with the private land and easement holders.

Comment: The existing action step is certainly broad enough to include these considerations as well as many more that would be involved in that planning process.

12.3.4 Plan for the future of the expanded Whitewater Park and the opportunities and challenges additional visitors will bring to the City. (See also Action Steps 5.52 and 5.5.4)

Comments through March 20th have been compiled and included for your review.