



DEVELOPMENT SERVICES DEPARTMENT

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TO: Garden City Planning and Zoning Commission
FROM: Jenah Thornborrow, Development Services Director
SUBJECT: SAPFY2023-0001 Residences at River Club SAP
DATE: For May 24, 2023, Planning and Zoning Commission Hearing

This memorandum is to provide an update to the SAPFY2023-0001 Specific Area Plan application.

BACKGROUND: On April 27, 2023, the SAPFY2023-0001 Specific Area Plan application was heard. The applicant presented the application, the staff provided a staff report, and all members of the public present who wished to testify provided testimony. The public hearing was continued to a date certain of May 24, 2023, to allow for the applicant's rebuttal.

ADDITIONAL RECORD MATERIALS:

Below are links to and explanations of materials that have been submitted for the record subsequent the April 24, 2023 hearing.

APPLICATION DOCUMENTS

[Delegation of Authority](#) received 04/27/2023

A document to clarify that the property owner consents to the application.

[Proposed Changes to the Potential Decision Document](#) received 05/15/2023

The applicant has provided a proposed redline to the draft potential decision document that was provided for the April 27, 2023, hearing.

[Revised Conceptual Masterplan and Code Amendment](#) received 05/17/2023.

The updated submittals include revised:

- Sidewalk standards,
- Master plan (specific to the area located in the east sub-district), and
- Revised code language for parking area locations.

PUBLIC COMMENT

[April 2023 written public comments](#)

The link includes all written public comments provided during the month of April including the addition of the written comments received during the April 27, 2023, public hearing and late comments received in April.

[May 2023 written public comment](#) submitted until May 17, 2023

- [Exhibit Video A](#)
- [Exhibit Video B](#)
- [Exhibit Video C](#)

AGENCY COMMENT

[Agency Comment: Boise School District](#) received May 8, 2023

The current bus stop for Capital High, Riverglen Junior High, and Pierce Park elementary is located at W. Plantation Lane and Fair Oaks Place.

POTENTIAL DECISION DOCUMENT

[Updated Draft Potential Decision Document 05242023](#)

Staff has updated a draft potential decision document based on a cursory review of the revised application materials, including some of the requested changes noted in the applicant's proposed redline, and to reflect the proceedings of the April 27, 2023 hearing. Specific changes of note include:

1. Potential condition #3 indicates that the revisions to the conceptual master plan east end revision and detached sidewalk proposal shall be reviewed by the Design Review Consultants to be incorporated in the record for the City Council's review of this application.
2. Potential condition 13.b.xxiii has been updated to reflect the applicant's requested required parking.
3. Potential condition 11a removes the requirement for a pedestrian connection to Fair Oaks Lane. This has been replaced with language requiring a connection to the golf course to allow for a potential future connection to Fair Oaks Lane.

PROCEDURAL QUESTION

During the hearing on April 27, 2023, there was public testimony that the property had been improperly posted.

The applicant provided documentation including photos and an affidavit, that the property was signed in accordance with standard notice regulations required by Garden City Code 8-6A-7 and Idaho Statute 67-6511. The application was also noticed in accordance with the alternative forms of notice allowed by the same statutes.

While it appears that the application has been legally noticed, the city has requested that the sign be replaced and remain until the end of the public hearing process.