



COMPREHENSIVE PLAN AMENDMENT

Permit info: CPAFY2025-0002

Application Date: 8/19/2025 Rec'd by: CW

FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921
▪ www.gardencityidaho.org ▪ building@gardencityidaho.org

APPLICANT

Full Name: Richard Beck, Director of Ada County Development Services

Email: rbeck@adacounty.id.gov

Mailing Address: 200 W Front St, Suite 2125, Boise, ID 83702

Phone: (208) 287-7915

1. Title, Chapter and section to be amended?

Incorporated Plans (page 81)

2. What is the purpose of the proposed comprehensive plan amendment?

The purpose of this amendment is to adopt by reference Ada County's CIPs for the Ada County Jail, Coroner, and EMS.

3. What is the public need and benefit from this amendment?

By adopting Ada County's CIPs for the Ada County Jail, Coroner, and EMS, this will allow Garden City to later establish an ordinance for the collection of impact fees for these importance public services.

4. What is the fiscal impact?

In essence, development impact fees are growth paying for growth, allowing new development to occur while not impacting service levels for the existing community. Per the proposed CIPs, these fees would be collected for every new dwelling and commercial space constructed in the community.

I consent to this application and hereby certify that information contained on this application and in the accompanying materials is correct to the best of my knowledge. I agree to be responsible for all application materials, fees and application correspondence with the City. I will hold harmless and indemnify the City of Garden City from any and all claims and/or causes of action from or an outcome of the issuance of a permit from the City.

Leon Letson

8/19/2025

Signature of the Applicant (date)

APPLICATION INFORMATION REQUIRED

NOTE:

AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES

ONE (1) HARD COPY OF EACH CHECKLIST ITEM REQUIRED:

<input checked="" type="checkbox"/> Compliance Statement (cannot be waived)	<input type="checkbox"/> Topographic survey
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Natural Hazard and Resources Analysis
<input checked="" type="checkbox"/> Neighborhood Meeting documentation (cannot be waived)	
<input checked="" type="checkbox"/> Exact Amendment in an Underline and Strike-Out Form (if text amendment, cannot be waived)	
<input type="checkbox"/> Map of Exact Location (if map amendment, cannot be waived)	
<input checked="" type="checkbox"/> Any other data to support the proposed amendment	
<input type="checkbox"/> Waiver request of application materials	

PLEASE CHECK THE FOLLOWING:

INFORMATION REQUIRED ON COMPLIANCE STATEMENT:

- Statement explaining how the proposal is compliant with the standards of Idaho Code 67-6503. Not any areas of noncompliance.
- Cite the Garden City Code sections the proposal will affect, and how they will be affected.
- Clarify how proposed amendment consistent with the other portions of the City's Comprehensive Plan.

INFORMATION REQUIRED ON MASTER PLAN:

- The master plan is a plan that includes narrative information and illustrations about the proposal
- The required narrative information shall be as follows:
 - a. Description of the vision for the Master Plan area, including design guidelines, land uses and phasing of development
 - b. A range of square footage, density, site coverage, and locational distribution of land uses;
 - c. Description of a circulation plan for autos, bicycles, transit, and pedestrians within the site and to other off site systems including the Boise River Greenbelt and other waterways
 - d. Description of the amenities within the site including both natural and manmade
 - e. Description of the general mass, scale, and character of the buildings
 - f. Summary of general public facility requirements to serve the development; and
 - g. Proposal for incorporation of existing structures in future development plans
- The required illustrative plans shall be as follows:
 - a. A map showing property dimensions and legal description
 - b. A map showing existing and proposed building footprints
 - c. A map showing the circulation system including streets, alleys, parking, pedestrian walkways and linkages both within and outside the district.
 - d. A diagram showing development parcels, maximum unit densities, site ingress and egress, and relationship of development to public amenities, public facilities, and/or open site area

- A section showing the relationship of the buildings, public spaces and the street edge to adjacent properties

INFORMATION FOR TOPOGRAPHIC SURVEY:

- The topographic map is a map of the application site and adjoining parcels prepared by an engineer and/or land surveyor, and at a scale of not less than one inch (1") to twenty feet (20'). If the site has been known to have been altered over time, then the applicant shall provide evidence of the natural topography of the site.

INFORMATION FOR NATURAL HAZARD AND RESOURCES ANALYSIS:

- Prepared by a licensed engineer
- The natural hazards and resources analysis shall provide an inventory and recommendation regarding natural conditions existing on the site.
- The analysis shall include: significant natural resources existing on the site shall be identified including vegetation; fish and wildlife habitat; and water, including streams and riparian zones. A plan for preservation and/or mitigation of significant resources should be prepared by a qualified professional.
- For subdivisions within a floodplain: Detained information on the nature, source, and extent of the hazard and the proposed actions to minimize or eliminate danger to public health, safety or property. The analysis shall include the following information:
 - a. The location of existing water channels and drainage ways, floodway, flood plain and base flood elevation
 - b. The location of all planned improvements including dams, dikes, and similar structures
 - c. All planned diversions, alterations or rerouting of channels and drainage ways.

INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:

- Statement must include a list of the application materials to be waived and an explanation for the request.