



## DEVELOPMENT SERVICES DEPARTMENT

6015 Glenwood Street □ Garden City, Idaho 83714  
Phone 208/472-2921 □ Fax 208/472-2996 □  
[www.gardencityidaho.org](http://www.gardencityidaho.org)

September 9, 2025

Richard Beck, Director  
Ada County Development Services  
200 W. Front Street, Ste 2125  
Boise, Idaho 83702

Sent via e-mail to [rbeck@adacounty.id.gov](mailto:rbeck@adacounty.id.gov) and via USPS

Re: Determination of Completeness/Application Acceptance

Dear Richard Beck,

This letter serves as formal notice that your request to amend the Garden City Comprehensive Plan (Application No. CPAFY2025-0002) has been accepted for review. The Planning and Zoning Commission will consider the application during a public hearing scheduled for **Wednesday, October 15, 2025, at 6:30 p.m.** As a recommending body, the Commission will forward its findings to the Garden City Council, which will hold a subsequent hearing on **Monday, October 27, 2025, at 6:00 p.m.** The hearings will be held in the **City Council Chambers of Garden City Hall, 6015 N. Glenwood, Garden City, Idaho 83714.**

Pursuant to [GCC Table 8-6A-2](#), the required application materials appear to have been submitted. This determination of completeness is based on a preliminary review. A more detailed evaluation may identify the need for additional information.

Prior to the hearing, staff will issue legal notices, solicit stakeholder feedback, and review your project for regulatory compliance. In accordance with open meeting laws, please refrain from contacting decision makers outside of the formal record. All communications must be submitted through staff at [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org), or presented during the public hearing. If there are materials missing to do a complete review, staff may reschedule your hearing. If you wish to give a formal visual presentation, please submit it in advance of the hearing. To avoid delays, we encourage you to provide all materials at least 8 days prior to the hearing so that they can be included in the record to be reviewed ahead of time.

It is our goal to provide you with a draft report so that you may review it ahead of time. We appreciate feedback as to accuracy of information and willingness to adhere to any proposed conditions of approval.

### Public Hearing Written Testimony/Exhibits and Attendance

- Please make sure to submit all written testimony and exhibits to Garden City Development Services either via mail or to [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org) 7 days or more in advance so that it can be included as part of the record.
- To view the meeting remotely, please follow the link below: <https://zoom.us/j/8188588340> or you can dial (301) 715-8592 and enter the Meeting ID: (818 858 8340) then press # to join. If there are technical difficulties, the meeting will continue in-person. Testimony may be limited to in person at the discretion of the chair.
- If you plan to attend via the Internet, please make sure that you have a microphone and speakers. We have noticed that earphones are the best option.
- Auxiliary aids or services for people with disabilities are available upon request. Please contact Development Services at least three (3) days prior to the meeting by calling 208-472-2921 or email [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org) so that arrangements can be made.

### What to expect at a hearing:

- You or your representative must be present at the hearing to present the application. You may provide a visual presentation such as PowerPoint. Failure to be present at the hearing will result in the application being continued to the next hearing or denied in the case of repeated absences.
- Your application may be moved to the consent agenda if:
  - You agree with the staff report and the draft decision; AND
  - If no members of the public wish to testify in opposition to your application; AND
  - A decision maker does not wish to hear the application.If any of the above criteria are not met, the public hearing will be held.
- If the public hearing is held, the hearing procedure will consist of:
  - The hearing item will be announced.
  - The applicant presents their proposal
  - Staff presents the staff report.
  - Public testimony is taken.
  - The applicant has an opportunity to provide rebuttal testimony.
  - Public testimony is closed, and the decision-making body deliberates and decides on the application.

\*Please provide a full account of your project during your presentation or proposal. The Chair of the meeting cannot accept questions and comments out of turn.

Please contact us at [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org) or 208-472-2921 with any questions concerning your application.

Sincerely,  
Development Services Department

CC: File



# Garden City Public Hearing Comprehensive Plan Amendment

---

PURSUANT TO ESTABLISHED PROCEDURE, NOTICE IS HEREBY GIVEN that there will be a public hearings on **Wednesday, October 15th, 2025, at 6:30 p.m.** in front of **the Planning and Zoning Commission**, and **Monday, October 27th at 6:00 p.m.** in front of Garden **City Council** at Garden City Hall Council Chambers at 6015 Glenwood, Garden City Idaho to consider file No. **CPAFY2025-0002** Comprehensive Plan Amendment: Adopt Ada County CIP and Impact Fee Study.

Comprehensive Plan Amendment to adopt the 2024 Capital Improvement Plans and Development Impact Fee Studies for the Ada County Jail, Coroner and Paramedics. Pursuant to Idaho Code, these CIPs will guide the aforementioned Ada County entities and district over the next five to ten years as they fund facilities, apparatus, and equipment to continue the current levels of service as growth occurs.

All persons desiring to provide oral testimony should appear at the hearing(s). Written testimony may be sent to the City of Garden City Development Services Department, 6015 Glenwood, Garden City, Idaho, 83714 or emailed to [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org) with "CPAFY2025-0002: Comprehensive Plan Amendment – Testimony" as the subject title. Written comments must be received not less than one week ahead of time to be in the packet submitted for review. Written materials may be accepted up to 24 hours prior to the hearing.

The application materials are located online at <https://www.gardencityidaho.org/> Applications (quasi-judicial & Design Review) > FY2025 Applications (quasi-judicial and Design Review) October 2024 - September 2025.

We are pleased to make reasonable accommodations for members of the public who are disabled or require special assistance. For those requiring special arrangements for any meeting, please contact our office at 472-2921, at least 72 hours prior to the time of the meeting. Due to sunshine laws it is requested that the applicant and public do not contact the decision makers directly. All documentation and comments should be submitted through staff or at the Public Hearing

**From:** [planning](#)  
**To:** Aaron Golart; ABC - Idaho State Police; ACHD Planning Review; Andrea Fogleman; Andrea Tuning; [aurbanek@idahconservation.org](mailto:aurbanek@idahconservation.org); Bill Jacobs; Brandon Flack; Brent Copes; Brian Duran; Brian Higgins; Brittany Hill; Bruce Smith; C. Miller; Carla.bernardi@cableone.biz; Cass Jones; Charissa Bujak; Charles Leffler; Charles Wadams; City Council; [cittle@achdidaho.org](mailto:cittle@achdidaho.org); Colin Schmidt; COMPASS; Connie Sol; Cory Stambaugh; Cynthia Gibson; Cynthia Rose; D. Gordon; Daniel Pavlinik; David Reinhart; Dean Johnson; Desiree LeClair; [dsteam@dspropertymgt.com](mailto:dsteam@dspropertymgt.com); Forrest France; building; Griffith, Christen CIV CENWW CENWD (US); [Hanna Veal](#); Idaho DEQ; [idprospect@aol.com](mailto:idprospect@aol.com); Info; Info; ITD Development Services District 3; Jackson Heim; [james herbert](#); James Page; James Pavelek; Jamie Huff; Jenah Thornborrow; Jim Keyser ([jkeyser@idahostatesman.com](mailto:jkeyser@idahostatesman.com)); Joanna Ortega; Joseph Canning; John Evans; John Living; Kathleen Collins; Kirk Meyers; [Lanette Daw](#); [Lindsey Pettyjohn](#); [Lindsey Pettyjohn Library](#); Lisa Leiby; Lori Badigan; Lynn Livingston; [M. reno](#); Mack; [Mark Wasdahl](#); Mary Buersmeyer; McDannel, Konrad; Mike Bisagno; Mike Nero; [Mindy Wallace](#); [Miranda Carson](#); Nadine Curtis; [newdrycreek@gmail.com](mailto:newdrycreek@gmail.com); Niki Benyakhlef; [Niki Scheppers](#); [Olesya Durfey](#); [Pastoor, William](#); [PDSTransmittal@cityofboise.org](mailto:PDSTransmittal@cityofboise.org); Peg Temple; planning; Preservation; Project Manager; Rachele Klein; Randy Morgan; Richard Beck; Rob Tiedemann; [roger.phillips@intgas.com](mailto:roger.phillips@intgas.com); Romeo Gervias; Ronald Wilper; Roy Boehm; [rphillips@idahopower.com](mailto:rphillips@idahopower.com); [rscott3@publicservices.com](mailto:rscott3@publicservices.com); Ryan Dickson; S. Bryce Farris ([bryce@sawtoothlaw.com](mailto:bryce@sawtoothlaw.com)); Shelley; Stefanie ([stefanie@settlersirrigation.org](mailto:stefanie@settlersirrigation.org)); Susanna Smith; Tom Patterson; Troy Vaughn; U.S. Army Corps of Engineers; U.S. Fish & Wildlife Services; Valley Reginal Transit; [Vincent Trimboli](#); [Wed 2 No 1](#); [Will.Lindsey@intgas.com](mailto:Will.Lindsey@intgas.com); Wyatt King; Zach Kirk, PE; Zach Turner  
**Subject:** GARDEN CITY AGENCY NOTICE  
**Date:** Thursday, September 11, 2025 4:38:19 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)

---

## **CITY OF GARDEN CITY AGENCY NOTICE**

Pursuant to Garden City Code 8-6A-7, you are hereby provided notice of the following application:

**CUPFY2025-0013**: Conditional Use Permit: Tyler Messina is requesting a conditional use for an Animal Care Facility for a Reptile Zoo at 3725 W. Chinden Blvd, Ada County parcel #R2734511345, located in the C-1 Highway Commercial Zoning District.

**Planning & Zoning Hearing:** October 15, 2025

**CPAFY2025-0002** Comprehensive Plan Amendment: Adopt Ada County CIP and Impact Fee Study

Ada County is proposing a comprehensive plan to incorporate the capital improvements plan and impact fee study for Coroner, Jail, and EMS

**Planning & Zoning Hearing:** Wednesday October 15, 2025, 6:30 pm

**City Council:** Monday, October 27, 2025, 6:00 pm

**SUBFY2025-0004**: Nick Louie with Urban, LLC is requesting a Combined Preliminary Plat/Final Plat and Planned Unit Development consisting of 11 residential lots and 1 common lot. The property is currently located at 3933 & 3921 Adams St.; Ada County Parcels #R2734502303 and #R2734502291 in the R-3 zoning district.

**Planning & Zoning:** October 15, 2025

**City Council:** November 10, 2025

If you do not respond by **October 1, 2025**, your response will be considered “No Comment.” Comments should also be addressed to the applicant.

Please send comments to [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org).

Comments may also be mailed to:

City of Garden City

Attn: Development Services

6015 N. Glenwood

Garden City, Idaho 83714

Please note it is the responsibility of those interested and/or affected jurisdictions to schedule their own applicable meeting. In some cases, Garden City's applications are processed before other jurisdictions' response and the conditions of approval state that the approval is subject to statutory requirements of affected other jurisdictions.



## Development Services

Development Services Department, **City of Garden City**

p: 208-472-2921

a: 6015 Glenwood Street, Garden City, ID 83714

w: [www.gardencityidaho.org](http://www.gardencityidaho.org)



**From:** [planning](#)  
**To:** [Boise Weekly](#); [boisestatepublicradio@boisestate.edu](#); [Elizabeth Duncan](#); [Garden City Newsletter](#); [Idaho Business Review](#); [Idaho Press Tribune](#); [kekeluv@gmail.com](#); [ken.weaver@cumulus.com](#); [KIVI News](#); [Patrick Orr](#); [Radio Boise](#); [Tia Markland-Crabtree](#)  
**Cc:** [planning](#)  
**Subject:** Public Service Announcement  
**Date:** Friday, September 12, 2025 1:15:00 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)

---

## **Public Service Announcement**

PURSUANT TO ESTABLISHED PROCEDURE, NOTICE IS HEREBY GIVEN that there will be a public hearings on **Wednesday, October 15th, 2025, at 6:30 p.m.** in front of **the Planning and Zoning Commission**, and **Monday, October 27th at 6:00 p.m.** in front of **Garden City Council** at Garden City Hall Council Chambers at 6015 Glenwood, Garden City Idaho to consider file No. [CPAFY2025-0002](#) Comprehensive Plan Amendment: Adopt Ada County CIP and Impact Fee Study.

Comprehensive Plan Amendment to adopt the 2024 Capital Improvement Plans and Development Impact Fee Studies for the Ada County Jail, Coroner and Paramedics. Pursuant to Idaho Code, these CIPs will guide the aforementioned Ada County entities and district over the next five to ten years as they fund facilities, apparatus, and equipment to continue the current levels of service as growth occurs.

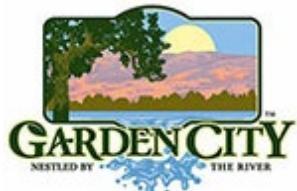
All persons desiring to provide oral testimony should appear at the hearing(s). Written testimony may be sent to the City of Garden City Development Services Department, 6015 Glenwood, Garden City, Idaho, 83714 or emailed to [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org) with “CPAFY2025-0002: Comprehensive Plan Amendment – Testimony” as the subject title. Written comments must be received not less than one week ahead of time to be in the packet submitted for review. Written materials may be accepted up to 24 hours prior to the hearing.

The application materials are located online at <https://www.gardencityidaho.org/> Applications (quasi-judicial & Design Review) > FY2025 Applications (quasi-judicial and Design Review) October 2024 - September 2025.

We are pleased to make reasonable accommodations for members of the public who are disabled or require special assistance. For those requiring special arrangements for any meeting, please contact our office at 472-2921, at least 72 hours prior to the time of

the meeting. Due to sunshine laws it is requested that the applicant and public do not contact the decision makers directly. All documentation and comments should be submitted through staff or at the Public Hearing

Sincerely,



## Development Services

Development Services Department, **City of Garden City**

p: 208-472-2921

a: 6015 Glenwood Street, Garden City, ID 83714

w: [www.gardencityidaho.org](http://www.gardencityidaho.org)



## LEGAL NOTICE OF PUBLIC HEARINGS

Pursuant to established procedure, NOTICE IS HEREBY GIVEN THAT The Garden City, **Planning and Zoning Commission** will hold a public hearing at **6:30 p.m. on Wednesday, October 15, 2025**, at Garden City Hall, 6015 Glenwood St., Garden City, Idaho to consider the following:

**CUPFY2025-0013:** Conditional Use Permit: Tyler Messina is requesting a conditional use for Reptile Zoo, comparable to the GCC designated uses of Animal Care Facility/Commercial Entertainment Facility at 3725 W. Chinden Blvd, Ada County parcel #R2734511345, located in the C-1 Highway Commercial Zoning District.

**CPAFY2025-0002:** Comprehensive Plan Amendment: Adopt Ada County CIP and Impact Fee Study  
Ada County is proposing a comprehensive plan to incorporate the capital improvements plan and impact fee study for Coroner, Jail, and EMS.

**SUBFY2025-0004:** Nick Louie with Urban, LLC is requesting a Combined Preliminary Plat/Final Plat and Planned Unit Development consisting of 11 residential lots and 1 common lot. The property is currently located at 3933 & 3921 Adams St.; Ada County Parcels #R2734502303 and #R2734502291 in the R-3 zoning district.

**Garden City Council** will hold a public hearing at **6:00 p.m. on Monday, October 27, 2025**, at Garden City Hall, 6015 Glenwood St., Garden City, Idaho to consider the following:

**CPAFY2025-0002:** Comprehensive Plan Amendment: Adopt Ada County CIP and Impact Fee Study  
Ada County is proposing a comprehensive plan to incorporate the capital improvements plan and impact fee study for Coroner, Jail, and EMS.

**Garden City Council** will hold a public hearing at **6:00 p.m. on Monday, November 10, 2025**, at Garden City Hall, 6015 Glenwood St., Garden City, Idaho to consider the following:

**SUBFY2025-0004:** Nick Louie with Urban, LLC is requesting a Combined Preliminary Plat/Final Plat and Planned Unit Development consisting of 11 residential lots and 1 common lot. The property is currently located at 3933 & 3921 Adams St.; Ada County Parcels #R2734502303 and #R2734502291 in the R-3 zoning district.

You do not have to be physically present to have standing if you submit written testimony. Written testimony received by the Garden City Development Services Department up to seven days in advance of the hearing will be considered for the record. Written testimony sent directly to decision makers, to other departments, or received less than seven days in advance may not be considered. Only oral testimony will be permitted at the hearing unless the associated visual aids were received seven days or more in advance. Due to sunshine laws it is requested that the applicant and public do not contact the decision makers directly. All documentation and comments should be submitted through staff.

Please send comments to [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org) or mail to:  
Attn: Development Services  
City of Garden City  
6015 N. Glenwood  
Garden City, Idaho 83714.

Auxiliary aids or services for persons with disabilities are available upon request. Please email [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org) or call (208) 472-2900 three (3) days prior to this public hearing so that arrangements can be made.

**LEGAL NOTICE**

**NOTICE OF PUBLIC HEARINGS**

Pursuant to established procedure, NOTICE IS HEREBY GIVEN THAT The Garden City, Planning and Zoning Commission will hold a public hearing at **6:30 p.m. on Wednesday, October 15, 2025**, at Garden City Hall, 6015 Glenwood St., Garden City, Idaho to consider the following:

**CUPFY2025-0013:** Conditional Use Permit: Tyler Messina is requesting a conditional use for Reptile Zoo, comparable to the GCC designated uses of Animal Care Facility/Commercial Entertainment Facility at 3725 W. Chinden Blvd, Ada County parcel #R2734511345, located in the C-1 Highway Commercial Zoning District.

**CPAFY2025-0002:** Comprehensive Plan Amendment: Adopt Ada County CIP and Impact Fee Study Ada County is proposing a comprehensive plan to incorporate the capital improvements plan and impact fee study for Coroner, Jail, and EMS.

**SUBFY2025-0004:** Nick Louie with Urban, LLC is requesting a Combined Preliminary Plat/Final Plat and Planned Unit Development consisting of 11 residential lots and 1 common lot. The property is currently located at 3933 & 3921 Adams St.; Ada County Parcels #R2734502303 and #R2734502291 in the R-3 zoning district.

Garden City Council will hold a public hearing at **6:00 p.m. on Monday, October 27, 2025**, at Garden City Hall, 6015 Glenwood St., Garden City, Idaho to consider the following:

**CPAFY2025-0002:** Comprehensive Plan Amendment: Adopt Ada County CIP and Impact Fee Study Ada County is proposing a comprehensive plan to incorporate the capital improvements plan and impact fee study for Coroner, Jail, and EMS.

Garden City Council will hold a public hearing at **6:00 p.m. on Monday, November 10, 2025**, at Garden City Hall, 6015 Glenwood St., Garden City, Idaho to consider the following:

**SUBFY2025-0004:** Nick Louie with Urban, LLC is requesting a Combined Preliminary Plat/Final Plat and Planned Unit Development consisting of 11 residential lots and 1 common lot. The property is currently located at 3933 & 3921 Adams St.; Ada County Parcels #R2734502303 and #R2734502291 in the R-3 zoning district.

You do not have to be physically present to have standing if you submit written testimony. Written testimony received by the Garden City Development Services Department up to seven days in advance of the hearing will be considered for the record. Written testimony sent directly to decision makers, to other departments, or received less than seven days in advance may not be considered. Only oral testimony will be permitted at the hearing unless the associated visual aids were received seven days or more in advance. Due to sunshine laws it is requested that the applicant and public do not contact the decision makers directly. All documentation and comments should be submitted through staff.

Please send comments to [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org) or mail to:

Attn: Development Services  
City of Garden City  
6015 N. Glenwood  
Garden City, Idaho 83714.

Auxiliary aids or services for persons with disabilities are available upon request. Please email [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org) or call (208) 472-2900 three (3) days prior to this public hearing so that arrangements can be made

## PSA Posting Locations

Meeting Type: Text Code Amendment

Meeting Date:

Planning and Zoning Commission Hearing Date: October 15, 2025, 6:30 pm

City Council Hearing Date: October 27, 2025, 6:00 pm

Issue #: CPAFY2025-0002

Notifications were posted at the following locations:

- A. Garden City Hall (3 bulletin boards posted) – 09/12/2025
- B. Garden City Public Library – 09/12/2025
- C. Garden City Police Department – Copy provided to PD 09/12/2025
- D. Fred Meyer 5425 W Chinden Blvd, Garden City, ID 83714 - 09/12/2025

Completed by Mariia Antonova