



CITY OF GARDEN CITY

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File Number: CUPFY2025 - 0001
Requested Use: CHRISTIAN CHURCH
Use as Defined By GCC Title 8: CHURCH OR PLACE OF RELIGIOUS WORSHIP
Location: 6826 N. Glenwood St., Suite 6840
Applicant: Bret Dodd
Planning and Zoning Commission Hearing Date: November 20, 2024 6:30 p.m.



STAFF REPORT

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A. Project Information

Proposed Scope of Work:

Request	Review Process
Conditional Use Permit	GCC 8-6B-2

A conditional use may be found to be appropriate or inappropriate at a given property. In some situations, conditions of approval may be required to assist the proposed use in being appropriate to a location and in conformance with code. In other situations where the use cannot be conditioned to be appropriate to the location or code, it should not be permitted.

Project Details:

- 1) Applicant: Bret Dodd
- 2) Owner: SPIEGELMAN LIVING TRUST
- 3) Title 8 Use: It has been determined that the Garden City defined use that best describes the use is: Church or place of religious worship
- 4) Definition of Use: Garden City Code 8-7A-1 defines this use as: The use of a site that by design and construction is primarily intended for conducting organized religious services, meetings, and associated activities and that is recognized as a religious corporation or society of the state of Idaho with a state tax exempt status in accord with Idaho Code section [63-602B](#).
- 5) The applicant has not proposed exterior work

Site Conditions:

- 1) Existing Use: Vacant
- 2) Street Address: 6826 N Glenwood St., Suite 6840
- 3) Parcel Number(s): R7100510641
- 4) Property Description: LOTS 5B & 5C EXC R/W PLANTATION SHOPPING CENTER #0640-B #98060810 #98060811
- 5) Legal Lot of Record: Yes
- 6) Property Size: 1.836 acres
- 7) Zoning District: C-2 General commercial
- 8) Zoning Overlay(s): None
- 9) Comprehensive Plan Land Use Map Designation:
 - a) Neighborhood Node: Transit Oriented Development
 - b) Green Boulevard Corridor
 - c) Residential Low Density
- 10) The project is not in the:
 - a) outside of the Special Flood Hazard Area according to the 2020 adopted FIRM (the FIRM has adopted seclusion and utilizes the 2003 Flood Insurance Study).
 - b) outside of the Special Flood Hazard Area according to FEMA's most recent model as adopted by resolution 1083-20.
- 11) Surrounding Uses:
 - a) Personal service
 - b) Drinking establishment, limited service
 - c) Financial institution
- 12) Adjacent Zoning: C-1, C-2

13) Adjacent Comprehensive Plan Designations:

- a) Neighborhood Node: Transit Oriented Development
- b) Residential Low Density
- c) Green Boulevard Corridor

14) Easements on site:

- a) PLANTATION SHOPPING CENTER PLAT; 200,900,006; 40' SEWER EASEMENT
- b) PLANTATION SHOPPING CENTER PLAT; 200,900,006; 10', 15', 20' PUBLIC UTILITY EASEMENT
- c) PLANTATION SHOPPING CENTER PLAT; 200,900,006; 10' WATER EASEMENT

15) Site Access:

- a) The project is located within a shopping center. Access to the property can be made from State Street and Glenwood Street. Entrance to the building itself from the shopping center (parking lot).

16) Sidewalks: Sidewalks are installed and are in good repair

17) Wetlands on site: None identified

B. Discussion

Christ Presbyterian Church of Boise is proposing an expansion of previously approved CUPFY2023-0012. This proposal includes an addition of 3,975 square feet for a new sanctuary at 6826 N. Glenwood Street, Suite 6840. At this address, Christ Presbyterian Church of Boise already has a classroom (suite 6846) for children's education, an office (suite 6858), and a multi-purpose classroom for worship and education (suite 6864).

Garden City Code 8-7A allows for the church to have secondary associated activities such as schools, child daycare services, meeting facilities for clubs and organizations, and other similar uses so long as they are operated primarily for the purpose of religious instruction, worship, government of the church, or the fellowship of its congregation and provided that they are recognized as a religious corporation or society of the State of Idaho with a state tax exempt status in accord with Idaho Code section [63-602B](#). This application appears to meet these requirements.

Landscape

According to [GCC 8-4i](#) *Landscaping Provision for Specific Uses*, a minimum of five percent (5%) of the gross site area shall be landscaped areas, excluding areas for setback or perimeter landscaping.

The site is 79,976 square feet, with 5% of the landscaping requirement equaling 3,998 square feet.

In CUPFY2023-0012, the applicant initially planned to occupy 6,193 square feet of the building. A staff analysis found that the site currently includes approximately 1,800 square feet of landscaping, excluding areas designated for setback or perimeter landscaping. Based on rules of proportionality, the applicant was required to install 1,479 square feet of landscaping on the site.

However, the applicant submitted a waiver request for the 5% landscaping requirement, noting that the tenant would not be able to install additional landscaping. Instead, the applicant committed to installing planters on the sidewalk between the exterior doors of each suite and to maintaining them in good condition with evergreens and seasonal flowering plants.

In the current CUPFY2025-0001, the applicant proposes to expand the rented area to accommodate a sanctuary, which also increases the landscaping requirements. The applicant is now required to install 2,479 square feet of landscaping out of the 3,998 square feet of landscaping required for this lot. The applicant has not provided a landscaping plan or any alternative plans to increase the landscaping area.

While part of the existing landscaping may be attributed to the applicant, the site remains deficient by approximately 2,200 square feet of required landscaping.

C. Decision

The Planning and Zoning Commission has been provided a draft document that includes findings of fact, conclusions of law, and a decision in the affirmative and in denial. This is done to provide potential options based on the staff's review of the project. This is not intended to be a predetermined decision. All evidence will be considered, and the document may be updated based on the Planning and Zoning Commission's review of the application.

Required Decisions:

Pursuant to Garden City Code [Table 8-6A-1 Authorities and Processes](#), Planning and Zoning Commission is the final decision maker for a Conditional Use Permit. There is no recommending authority to the Planning and Zoning Commission. Pursuant to [GCC 8-6A-2A](#), The City Council shall have the authority to review any action taken by the Planning and Zoning Commission regarding Conditional Use Permits, which would be final unless appealed.

Required Findings:

To approve a conditional use permit, the Planning and Zoning Commission must find the application meets the following findings found in [GCC 8-6B-2](#):

1. The use is appropriate to the location, the lot, and the neighborhood, and is compatible with the uses permitted in the applicable zoning district;
2. The use will be supported by adequate public facilities or services to the surrounding area, or conditions can be established to mitigate adverse impacts;
3. The use will not unreasonably diminish either the health, safety or welfare of the community; and
4. The use is not in conflict with the comprehensive plan or other adopted plans, policies, or ordinances of the city.

Decision:

After hearing the evidence and considering the application, the decision maker shall make their decision. The decision maker shall report the facts upon which it based its conclusion, the ordinance and standards used in evaluating the application, the actions, if any, that the applicant could take to obtain a permit, and whether a permit is :

1. Granted,
2. Granted with conditions, or
3. Denied.

The decision maker may find that there is inadequate information to render a decision and may also continue the hearing for additional materials to be supplied. It is recommended that they continue the hearing to a date certain for noticing purposes.

The decision maker shall make its findings and decision no later than by the next regular scheduled meeting.

If there is a denial, state code requires that the decision maker identify what could be done to obtain approval.

Appeal of Decision:

Pursuant to 8-6A-9 Appeals, those with standing may appeal a decision within fifteen days from the date of **action**. Action is the date the Planning and Zoning Commission formalizes their decision. The Planning and Zoning Commission may formalize their decision by approving a draft decision or a draft decision with noted changes at the hearing. If additional time is needed to review the decision document for accuracy, they may continue the formalization of the decision to a subsequent meeting. The date of action may be a different date than the applicant is provided with a signed copy of the decision in accordance with Idaho Code 67-6535.

An appeal is \$210 plus the costs of transcripts and must be filed on the appeal application form provided by the City. Appeals received after the 15-day appeal period will not be considered timely and will not be accepted.

D. Agency Comments

The following agency comments were provided:

Agency	Comment Date	Summary
Ada County Highway District Link to Comment	11/01/2024	The Ada County Highway District (ACHD) has reviewed CUPFY2025-0001 application for the application referenced above and has determined that there are no improvements required to the adjacent street(s).
Garden City Engineer Link to Comment	10/30/2024	There are no comments.
Idaho Transportation Department Link to Comment	11/05/2024	ITD has reviewed the application transmittal for CUPFY2025-0001 and does not have any comments or concerns. The proposed CUP is not anticipated to add significant traffic to the State Highway System.
Boise Fire Link to Comment	11/13/2024	The site being remodeled (Suite 6840) is adjacent to an existing suite being used for religious worship. The proposed use will not negatively affect the adjacent properties. There is not a current Certificate of Occupancy for Suite 6840 included in the applicant's submittals. The occupancy must be classified as an A-3 occupancy type as defined in the 2018 International Fire Code. The occupancy must be compliant with the 2018 IBC/IFC and have a current Certificate of Occupancy for an A-3 prior to business operations commencing. North Ada County Fire & Rescue District has reviewed and can approve the application subject to compliance with all the applicable code requirements and conditions of approval per the International Building Code, International Fire Code, and NACFR rules.

		These provisions are best addressed by a licensed Architect at time of building permit application when making tenant improvements.
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E. Public Comment

The following public comments were provided:

Commenter	Comment Date	Summary
Charles Leffler Link to Comment	10/29/2024	Property owned by and or used for Church Services is good with me. Commercial property being rented to Churches for Church Services is also, A-OK. Property owned by Churches, being whored out for income because the 'leadership' is failing in their service to God and the perishers, as with the Bible College is a big negative.

F. Code/Policy Review

The below serves as an analysis of applicable provisions Garden City Code, Title 8, Development Code and identified applicable policies, plans, and previous approvals.

Garden City Title 8 Code Sections			
Code Section	Review Authority	Compliance Issues	Analysis/ Discussion
Title 7 Building Regulations			
7-2-1 Building Code	N/A	No compliance issues as conditioned.	A building permit will be required to be completed prior to occupancy of the structure if modifications are made to either the interior or exterior of the building.
Title 8, Chapter 1: General Regulations			
8-1A-4 Applicability			The regulations of Garden City Code, Title 8 Development Code of the City, shall apply and govern development and use of all properties within the corporate limits of the city.
8-1B-1 Nonconforming Properties		No compliance issues noted	Legal parcel of record as described
8-1B-2 Nonconforming Structures		No compliance issues noted	Ordinary repair work may be done including repair or replacement of nonbearing walls, fixtures, wiring or plumbing so long as such repair work does not increase the degree of nonconformity. Proposed work does not increase the non-conformity. The proposal is to install new wall coverings, flooring, a drop ceiling and two doorways connecting to 6858 N, Glenwood St.
8-1B-3 Nonconforming Uses		Compliant upon approval of CUP	Conditional Use Permit will be required.

Title 8, Chapter 2: Base Zoning District Regulations			
8-2B-1 Purpose		No compliance issues noted	The purpose of the commercial districts is to provide a full range of commercial uses and services for both the residents of Garden City and the region. Location determines the type and form of commercial uses. Activities which are more compatible with mixed use or residential uses and minimally disruptive to the neighborhood are to be located in the general commercial (C-2) district.
8-2B-2 Allowed Uses	PZ	Compliant upon approval of CUP	<p>A “Church or Place of Religious Worship” is a conditional use requiring approval of a conditional use permit.</p> <p>This proposal is an expansion of the previously approved CUPFY2024-0012.</p> <p>CUPFY2024-0012 included uses such as classrooms for children’s education, an office, and multi-purpose classrooms for worship and education. The previous approved CUP permit does not include the use of “School”, as it is not the primary function and was limited to Sunday primary school and occasional classes/activities throughout the week.</p> <p>The new CUPFY2025-0001 includes the creation of a sanctuary for traditional church services.</p> <p>Should the classrooms and activities start to increase, changing the nature of the use, an additional conditional use permit shall be required for a “School” or other use that better defines the site’s function. Refer to the 8-2C-8 analysis below.</p>
8-2B-3 Form Standards		No compliance issues noted	<p>The required setbacks are: Front: 5 Interior Side: 5 Rear: 5 Street side: 5 The allowable maximum height is: n/a The minimum lot size is: n/a</p> <p>There does not appear to be encroachments. There is an existing structure that does not intend to be modified. Refer to 8-1B-2 analysis above.</p> <p>The applicant is not proposing any exterior changes to the building.</p>
8-2C-18 Church or Place of Religious Worship		Compliant as Conditioned	<p>Accessory Uses:</p> <p>Schools, child daycare services, meeting facilities for clubs and organizations, and other similar uses not operated primarily for the purpose of religious instruction, worship, government of the church, or the fellowship of its congregation may be permitted to the extent the use is otherwise permitted in the district.</p>
Title 8, Chapter 4: Design and Development Regulations			

8-4A-3 Fences and Walls	PZ	Compliant as Conditioned	This proposal does not identify any fence or wall. Any future fence or wall will be required to be in compliance with code at the time of development.
8-4A-4 Outdoor Lighting	PZ	Compliant as Conditioned	This proposal does not identify any outdoor lighting. Any future outdoor lighting will be required to be in compliance with code at the time of development.
8-4A-5 Outdoor Service and Equipment Areas	PZ	No compliance issues noted	This proposal identifies existing trash enclosures behind the building.
8-4A-7 Stormwater Systems	PZ	Compliant as Conditioned	A draft condition of approval has been provided requiring that the stormwater systems be built in compliance with provisions of 8-4A-7.
8-4A-8 Utilities	PZ	Compliant as Conditioned	A draft condition of approval is provided requiring that all utilities be underground.

8-4D Parking and Off Street Loading Provisions

8-4D-3 Parking Design and Improvement Standards	PZ	Compliant as Conditioned	<p>The design standards as set forth in section 8-4D-3 of this chapter, Parking Design And Improvement Standards, shall apply to any new construction, significant improvement, or moving of a structure, and as required by a conditional use permit.</p> <p>Vehicle Parking:</p> <table border="1"><caption>Table 8-4D-1: MINIMAL DIMENSIONAL STANDARDS FOR MOTOR VEHICLE STALLS</caption><thead><tr><th><u>Parking Angle</u></th><th><u>Stall Width</u></th><th><u>Stall Depth</u></th><th><u>Length Per Car</u></th><th><u>Driveway Width*</u> <u>Must also meet fire requirements</u></th></tr></thead><tbody><tr><td colspan="5"><u>Standard</u></td></tr><tr><td><u>90°</u></td><td><u>9'0"</u></td><td><u>20'0"</u></td><td><u>9'0"</u></td><td><u>22'0"</u></td></tr><tr><td><u>0°</u></td><td><u>9'0"</u></td><td><u>9'0"</u></td><td><u>23'0"</u></td><td><u>12'0"</u></td></tr><tr><td><u>30°</u></td><td><u>9'0"</u></td><td><u>17'8"</u></td><td><u>18'0"</u></td><td><u>12'0"</u></td></tr><tr><td><u>45°</u></td><td><u>9'0"</u></td><td><u>20'6"</u></td><td><u>12'9"</u></td><td><u>13'0"</u></td></tr><tr><td><u>60°</u></td><td><u>9'0"</u></td><td><u>21'10"</u></td><td><u>10'6"</u></td><td><u>16'0"</u></td></tr></tbody></table> <p>Information of parking stall configurations was not provided.</p> <p>Draft condition of approval is provided requiring that all parking stalls must comply with Garden City code.</p> <p>Surface parking lots shall not be located within forty feet (40') of an intersection;</p> <p>The parking area is located approximately 300 feet from the intersection of Glenwood and State Streets.</p>	<u>Parking Angle</u>	<u>Stall Width</u>	<u>Stall Depth</u>	<u>Length Per Car</u>	<u>Driveway Width*</u> <u>Must also meet fire requirements</u>	<u>Standard</u>					<u>90°</u>	<u>9'0"</u>	<u>20'0"</u>	<u>9'0"</u>	<u>22'0"</u>	<u>0°</u>	<u>9'0"</u>	<u>9'0"</u>	<u>23'0"</u>	<u>12'0"</u>	<u>30°</u>	<u>9'0"</u>	<u>17'8"</u>	<u>18'0"</u>	<u>12'0"</u>	<u>45°</u>	<u>9'0"</u>	<u>20'6"</u>	<u>12'9"</u>	<u>13'0"</u>	<u>60°</u>	<u>9'0"</u>	<u>21'10"</u>	<u>10'6"</u>	<u>16'0"</u>
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			Bicycle parking is provided on-site.
8-4D-4 Parking Use Standards	PZ	No compliance issues noted	Upon any change of use, the number of vehicle parking spaces to be provided shall be calculated according to the requirements for the new use
8-4D-5 Required Number of Off-Street Parking Spaces	PZ	Compliant as Conditioned This section remains not compliant. However, there are drafted conditions of approval that require compliance.	Church or place of religious worship is considered a high use, which requires 1 motor vehicle parking space per 500 SF of building. The minimum number of bicycle parking spaces is 1 per 500 SF. Vehicle parking space required: 10,168 SF/500=20 Bicycle parking space required: 10,168 SF/500=20 Total vehicle parking spaces provided: Based on Google Maps images, there are approximately 70 parking spaces in the parking lot that may belong to this building, of which about 2 are ADA. ¹ Total bicycle parking spaces provided: 12 The applicant is required to install 8 bicycle parking spaces.
8-4D-6 Standards for Equivalent Parking Adjustments	PZ	No compliance issues noted	None requested.
8-4D-7 Off Street Loading Standards	PZ	No compliance issues noted	Off-street loading zone not proposed.
8-4E Transportation and Connectivity Provisions			
8-4E-2 Applicability			Provisions apply to any new construction, addition, expansion, grading, alteration, or any new or <u>more intense use of property</u> .
8-4E-3 Public Street Connections	PZ	No compliance issues noted	All streets and driveways shall adhere to the standards of a clear vision triangle.
8-4E-4 Internal Circulation Standards	PZ	No compliance issues noted	Driveways, aisles and turnaround areas, when required for fire and refuse access, shall meet the following standards: 1. Have a minimum vertical clearance of thirteen feet six inches (13'6") for their entire length and width. 2. Have a minimum width of twenty feet (20'). 3. The design of internal circulation should be integrated with the overall site design and adjacent properties, including the location of structures, pedestrian walkways and landscaping.
8-4E-6 Sidewalk Standards	PZ	No compliance issues noted	There is an existing detached asphalt sidewalk along Glenwood St.

¹ When analyzing the tenant floor plan, Staff noted that the proposed sanctuary is designed for approximately 159 seats.

			Along the building there is a pedestrian pathway that connects to the sidewalk via a striped area on the asphalt. See Figure 1 below.
8-4E-7 Pedestrian and Bicycle Accessibility Standards	PZ	No compliance issues noted	Along the building there is a pedestrian pathway that connects to the sidewalk via a striped area on the asphalt. See Figure 1 below.
8-4I Landscaping and Tree Protection Provisions			
8-4I-2 Applicability			For all new residential and nonresidential uses, major alterations and reuse of existing commercial sites all landscaping standards of this article shall be met.
8-4I-3 General Landscaping Standards and Irrigation Provisions	PZ	Compliant as Conditioned	Landscaping shall be proportional to the use. 62% of the overall landscaping requirements shall be met and/or installed.
8-4I-4 Landscaping Provisions for Specific Uses	PZ	Not Compliant	<p>Submitted documents do not show landscape plan. Review of this section based on site photos and Google Maps.</p> <p>The applicant proposes to lease 10,168 SF of a 16,514 SF building, which equals 62% of the entire building.</p> <p>A minimum of five percent (5%) of the gross site area shall be landscaped areas, excluding areas for setback or perimeter landscaping.</p> <ul style="list-style-type: none"> - The site is 79,976sqft. 5% of the site shall be landscaped equaling 3,998sqft. Due to the rules of proportionality, the tenant is required to install 2,479 SF of landscaping. - There are several small landscape islands with bushes in the parking lot. Based on staff's review of Google Imagery showing existing landscaping, there is about 1,800 SF of parking lot landscaping, which doesn't meet code requirements. <p>A minimum of one class II or class III tree shall be planted in the frontage and every adjacent streetside. An additional class I tree shall be planted in the corresponding setback for every increment of fifty feet (50') of linear feet of frontage.</p> <ul style="list-style-type: none"> - N. Glenwood St. (~361LF): 1 Street tree + 7 Frontage trees = 8 trees - According to Google Maps: 1 Street tree + 4 Frontage trees = 5 trees (site is deficient 3 trees) - Due to the rule of proportionality, the applicant is required to install 62% of the required 3 deficient trees. The applicant needs to install a total of 2 trees along the Glenwood frontage. One tree was planted to meet the requirements of CUPFY2023-0012. The applicant is required to plant 1 tree to meet the code requirements of the current CUP.

			<p>A minimum of one tree per one thousand (1,000) square feet of landscaped area and one shrub per one hundred fifty (150) square feet of landscaped area shall be planted.</p> <ul style="list-style-type: none"> - Existing Landscape: ~1,800sqft - 2 trees are required on site. - 12 shrubs are required on site. <p>Based on Google maps images, it can be concluded that at least 2 trees and 12 bushes are planted on the site.</p>
8-4I-5 Perimeter Landscaping Provisions	PZ	No compliance issues noted	Perimeter Landscape is not required.
8-4I-6 Parking Lot Landscaping Provisions	PZ	No compliance issues noted	The provisions of this section shall apply to all new or substantially altered parking lots of five (5) spaces or more. The applicant is not proposing to construct a new parking lot or make changes to the existing parking lot.
8-4I-7 Tree Preservation Provisions	PZ	No compliance issues noted	Existing trees are proposed to remain.
Title 8, Chapter 6, Article A: Administration			
8-6A-3 General Application Process		No compliance issues noted	The application was reviewed and considered complete within 30 days of submittal, a notice of application acceptance was issued to the applicant, and staff started processing the application.
8-6A-7 Public Hearing Process		No compliance issues noted	The applicant provided a neighborhood meeting more than one month and less than three months prior to application submittal. The City provided a radius notice, notifications to agencies with jurisdiction, and ran a legal notice in the Idaho Statesman, at least 15 days prior to the first hearing. The applicant provided an affidavit of property posting more than 7 days in advance of the hearing validating that the property was posted more than 10 days prior to the hearing.

Other Items Reviewed	
Plan/Policy	Discussion/ Analysis
Idaho Code 67-6512 Local Land Use Planning Special Use Permits, Conditions, and Procedures	<p>Garden City Code noticing requirements are compliant with this Statute.</p> <p>The statute notes that upon the granting of a special use permit, conditions may be attached to a special use permit including, but not limited to, those:</p> <ol style="list-style-type: none"> (1) Minimizing adverse impact on other development; (2) Controlling the sequence and timing of development; (3) Controlling the duration of development; (4) Assuring that development is maintained properly; (5) Designating the exact location and nature of development; (6) Requiring the provision for on-site or off-site public facilities or services; (7) Requiring more restrictive standards than those generally required in an ordinance;

	<p>(8) Requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction.</p> <p>Prior to granting a special use permit, studies may be required of the social, economic, fiscal, and environmental effects and any aviation hazard as defined in section <u>21-501(2)</u>, Idaho Code, of the proposed special use. A special use permit shall not be considered as establishing a binding precedent to grant other special use permits. A special use permit is not transferable from one (1) parcel of land to another.</p>
Previous entitlement that might affect this project	CUPFY2023-0012
Garden City Comprehensive Plan	<p>Idaho Code § 67-6512(a), requires that special or conditional use permits shall be issued only when “not in conflict with the [comprehensive] plan.” The reason for the special treatment of conditional use permits, presumably, is that by their nature, they allow uses not in accordance with the normal zoning for an area. Thus, conditional use permits are, in essence, mini-zones. Conditional use permits are not required to be “in accordance with” the comprehensive plan. Instead, it is sufficient that they not be “in conflict” with the comprehensive plan.²</p> <p>This application is in future land use designations of the Comprehensive Plan:</p> <p>The land use map shows generalized designations for future land uses. The map also identifies unique possibilities for land use and areas for future studies. The following is an explanation for the designations shown in the legend on the land use map.</p> <ol style="list-style-type: none"> 1. RESIDENTIAL LOW DENSITY: The areas designated for low density residential is north of the river, and south of the river west of Glenwood. These areas are predominately single-family detached housing, although some areas of attached housing may be appropriate near major arterials and public facilities. 2. ACTIVITY NODE: Activity nodes are identified on the Land Use Map for neighborhood centers, local and regional destinations, and locations in proximity to existing and future transit stations and stops. Activity centers range in size depending on their function and location. Some nodes may be centered around the intersection of major streets or extend down a street to connect major community facilities. The common characteristics of the activity nodes are a mix of uses, public spaces, compatible transition to the uses surrounding the nodes and non-motorized connections to within a quarter mile walkable area of the node center. Some nodes, especially around transit stations, would have higher density (at least 14-20 units per acre) and multi-story development (three or more stories). It is not intended that all nodes could be developed within the twenty-year period of the plan. Activity Nodes by type shown on the Land Use Map are as follows: Neighborhood and Destination Centers: The centers should be focused on uses that facilitate making the location a destination. Uses may include small scale retail, art, office, and higher density residential. <u>Identified centers are:</u>

² [2022 Givens Pursley Land Use Handbook](#)

- Adams and 50th Streets intersection to the Boise River
- Adams and 42nd street intersection to the Boise River.
- East city boundary to 36th street between the Boise River and Chinden Boulevard
- Glenwood and Marigold Streets intersection
- Chinden Boulevard and Garrett Street intersection
- Chinden Boulevard and 50th Street intersection
- State Street and Pierce Park Transit Oriented Development Nodes
- Chinden Boulevard and Glenwood Street intersection
- Chinden Boulevard and Veterans Parkway intersection
- State Street and Horseshoe Bend Road
- State Street and Glenwood Street

3. **GREEN BOULEVARD CORRIDOR:** The state highways and arterials are identified as green boulevard corridors. This is a bold statement that these corridors should be dramatically changed from the current single purpose function for moving vehicles. The intent of this designation is to create more multi-modal characteristics on these corridors, including sidewalks with parkways, bus stops, landscape medians with pedestrian refuges and channelized left-turn lanes. Mobility for vehicles should be maintained, but improvements to the safety and convenience for transit and pedestrians is needed that will influence changes in the adjacent land uses. 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. Development regulations in the corridor should include access management including number and spacing of driveways, location of parking behind the buildings and maximum setback requirements from the street.

The application may be supported by:

Goal 1. Nurture the City

- 1.3 Objective: Consider the needs of all citizens, businesses and the environment.
- 1.4 Objective: Create a premier destination place to live, work, and recreate.

Goal 4. Emphasize the “Garden” in Garden City

- 4.3 Objective: Beautify streets, sidewalks and gateways with landscaping, trees, and public art.

Goal 7. Connect the City

- 7.1 Objective: Create pedestrian and bicycle friendly connections.
- 7.4 Objective: Maintain and improve standards for sidewalks, curbs and gutters.

Goal 12. Evolve as a Destination

- 12.2 Objective: Continue to support commercial and industrial land uses.
- 12.3 Objective: Create a premier destination for work, recreation, entertainment, culture and commerce.

The application may not be supported by:

	<p>Goal 4. Emphasize the “Garden” in Garden City</p> <ul style="list-style-type: none"> 4.1 Objective: Beautify and landscape.
Garden City Sidewalk Policy	Existing detached sidewalk along Glenwood.
Garden City Street Light Policy	The street light is located at the intersection of Glenwood and State Streets, approximately 350 feet away.
State Street Corridor TOD	<p>Primary TOD Station: Glenwood</p> <p>Context The Glenwood station area is a mix of older large format retail and newer apartments with locally serving retail, a grocery store, movie theatre, several restaurants, and a several “big-box” retail stores. Surface parking and impervious surfaces dominate the station area. Drive aisles with direct access to State Street and deep building set-backs create unpleasant and unsafe walking conditions. The number of driveways and curb cuts creates an intimidating environment for people walking and biking and is generally dangerous for non-motorized users.</p> <p>Zoning and Design Consider implementing a maximum floorplate for commercial uses to reduce the prevalence of large format retail immediately adjacent to stations.</p> <p>Land Uses and Urban Form The Glenwood Station concept takes advantage of existing community amenities and services, reducing the scale of large parking lots, providing a more walkable urban environment, and creating new development opportunities. North of State Street, surface parking lots are reorganized to create a street environment that encourages new retail and mixed-use development; townhomes and apartments increase housing options, foot traffic, and the demand for transit. The amount of impervious surface in the Glenwood station area provides opportunities for infill commercial, office, and housing. Creating a semi-gridded street network integrates smaller development pads into the existing large lot development pattern. The new street grid includes landscaping along streets and provides walkways (in addition to vehicle mobility) that will create a more walkable and inviting station area.</p> <p>Multimodal Connections An important aspect of the Glenwood station area concept is providing safe bicycle and pedestrian connectivity to the stations from existing residential uses while maintaining access to existing businesses.</p> <p>Station Concept The Glenwood Street Station serves as a crossroads and gateway to the Boise River and foothills, offering convenient shopping, employment, entertainment, and housing, all within an interconnected, green, transit-oriented neighborhood. This station concept builds off of the recent improvements to the business facades on the north side of State Street, while reimagining what the south side of State Street might look like if a smaller block pattern and “Main Street” design replaced the existing large format retail in the area. This concept incorporates the Median U-Turn intersection option, the preferred option identified through a joint ACHD and ITD intersection study</p>

	<p>project. Final approval of the preferred option is still required by ACHD Board of Commissioners.</p>
Garden City Transportation Needs List	<ul style="list-style-type: none"> • Chinden, State Street, and Glenwood create a barrier between the properties on either side of the roads that segments the City. Installing safety crossings that are comfortable and safe will perforate the barrier effect of these large busy roads. Safe and comfortable access can assist in unifying the City and assist in increasing bike and pedestrian modes of transportation for school children and the rest of public. <p>The more that people chose to ride or walk, the more vehicle trips are decreased. Additionally, the more that residents and patrons are able and comfortable to move about the City outside of their vehicles, the more they will feel a sense of place.</p> <ul style="list-style-type: none"> • Improve Glenwood and Riverside intersection to provide bicycle and pedestrian facilities in all directions, including paved access from Riverside to the bridge on the west side of Glenwood, to provide safe ADA compliant, pedestrian and bicycle access to and along Glenwood to bus stop. There is considerable pedestrian traffic going from the residential and commercial centers north of the river to the south side of the river and civic uses such as Post Office, Library, City Hall and Parks. This should include safe sidewalk access to the sidewalk provided at the Glenwood Bridge. The 2019 Looking Glass recommendations have noted that there have been four bicycle crashes in five years that indicate that the engineered geometry, particularly the right-on-red make this intersection difficult and dangerous to navigate as a pedestrian. • The City has identified the ‘Plantation Node’ at the corner of Glenwood and State Street. The corner of State Street and Glenwood is one of the busiest corners in Idaho from a vehicular standpoint. There is existing strip retail structures at all four corners of the intersection. The southwest corner contains a Wal-Mart and a beauty school in addition to a number of retail and fitness/beauty facilities. The southeast corner has similar uses. The northern corners include restaurants, a grocery store, a movie theater, retail and considerable vacant property in the northwest corner. When combined, these uses have the attributes of being able to create a destination location. They are currently not utilized as a destination location because of the fragmentation and isolation of the uses caused by the auto-orientation and design of the roads, building setbacks and extensive parking lots. The vision for this area is to transform it from a purely auto-oriented location to a location where people can safely and comfortably cross Glenwood at Riverside Drive and State Street and can also safely and comfortably cross State Street on both sides of Glenwood. <p>Additionally, the vision includes feeling safe and comfortable as a pedestrian or person utilizing the node as a destination from within the node. Additionally, there are a number of children who live southwest of their schools located on Gary Lane, Castle and Pierce Park. While the children may live ½ to ¾ of a mile from their schools it is dangerous and difficult for them to walk or bike due to lack of safe crossing across State Street and lack of safe and direct access to the schools. While there is a network of roads that bike paths and or sidewalks could be added to, they mostly end in a cul-de-sacs and would need a pathway connection established between them in addition to bike and or sidewalk improvements.</p>

Images



Figure 1: The striped area between Glenwood and internal shopping mall pathway



Figure 2: Approximate landscape square footage calculations.