

STAFF SUGGESTED DECISION

BEFORE THE PLANNING AND ZONING COMMISSION
GARDEN CITY, ADA COUNTY, IDAHO

**THIS IS NOT A PREDETERMINED DECISION. ALL EVIDENCE WILL BE
CONSIDERED. A DIFFERENT DECISION MAY RESULT IN AN UPDATE OF THIS
DOCUMENT.**

In the Matter of:) CPAFY2025-0003

New Urban Renewal Plan) FINDINGS OF FACT,
South of Chinden (SOCHI) Plan) CONCLUSIONS OF LAW
Garden City, Ada County, Idaho) AND DECISION
)

THIS MATTER, came before the Garden City Planning and Zoning Commission for consideration on October 15, 2025. The Planning and Zoning Commission reviewed the application and materials submitted. Based on the evidence presented, the Planning and Zoning Commission makes the following Findings of Fact, Conclusions of Law and Recommendation.

FINDINGS OF FACT

1. The Urban Renewal Agency of the City of Garden City, Idaho, also known as the Garden City Urban Renewal, the authorized urban renewal agency of the City of Garden City, Idaho Submitted the proposed Urban Renewal Plan for the South of Chinden Urban Renewal Project (the “South of Chinden (SOCHI) Plan”) to the City on September 30, 2025.
2. The City Council adopted Resolution No. 1207-25, on June 9, 2025, designating the 257-acre Glenwood-Chinden area as appropriate for urban renewal based on an eligibility study prepared by the Garden City Urban Renewal Agency. The Glenwood-Chinden area exhibits conditions consistent with “deteriorated” and “deteriorating” as defined in Idaho Code § 50-2008(a), including:
 - i. Underutilized and vacant parcels.
 - ii. Aging infrastructure and substandard street patterns.
 - iii. Fragmented ownership and economic disuse.
 - iv. Inadequate pedestrian connectivity and stormwater systems.
3. The Glenwood-Chinden area subject of the eligibility analysis included lands both within the jurisdiction of Ada County and within Garden City. Subsequently, the Ada County Board of Commissioners withdrew the unincorporated portions from further consideration as part of the proposed district. The remaining area exclusively within Garden City is the Proposed South of Chinden Urban Renewal District.

4. The approximate 191-acre South of Chinden area has significant potential for high-density residential, commercial, office, and retail development due to its strategic location. However, without the construction of essential public infrastructure development is unlikely to proceed.
5. This Planning and Zoning Commission has reviewed the South of Chinden Urban Renewal plan for conformity with the Comprehensive Plan.

CONCLUSIONS OF LAW

The Planning and Zoning Commission reviewed the application with regard to Garden City Code Title 8, and based on the conditions required herein, concludes the application **meets/does not meet** the standards of approval under **Idaho Statute § 50-2008(b)**.

1. The South of Chinden Urban Renewal Plan meets the statutory requirements of Idaho Statute § 50-2008(a), a prerequisite to the drafting of the plan. On June 9, 2025, the City Council, per Resolution No. 1207-25, determined that the subject area as appropriate for urban renewal based on an eligibility study prepared by the Garden City Urban Renewal Agency. The South of Chinden study area exhibits conditions consistent with “deteriorated” and “deteriorating” as defined in Idaho Code § 50-2008(a). This plan does not include the entirety of the area that was designated as meeting the eligibility requirements.
2. The Planning and Zoning Commission finds the plan to be in substantial conformity with the Garden City Comprehensive Plan. Specifically goals 1, 3, 4, 7, and 9 are supported by the plan.

Goal 1: Nurture the City and Goal 3: Create a Heart for the City both emphasize creating a livable, vibrant community where people can live, work, and recreate. These goals support the broader vision of revitalizing neighborhoods through infrastructure upgrades, green space, and improved connectivity.

Goal 4: Emphasize the “Garden” in Garden City encourages beautification and landscaping, including the planting of street trees and the enhancement of sidewalks and gateways. This goal supports the idea that undergrounding utilities enables tree planting, which contributes to pedestrian comfort, urban cooling, and aesthetic appeal.

Goal 6: Diversity in Housing calls for eliminating substandard housing and maintaining a fair share of affordable housing. Increasing water line capacity is essential for enabling multi-family and mixed-use development, which supports housing diversity and affordability.

Goal 7: Connect the City supports the addition of bicycle and pedestrian infrastructure. It calls for creating pedestrian- and bicycle-friendly connections, promoting public transportation, and improving standards for sidewalks, curbs, and gutters. These objectives directly reinforce the need for safe and accessible routes for residents to move between homes, jobs, and recreational areas.

Goal 9: Develop a Sustainable City promotes protecting natural resources and investing in infrastructure that supports long-term resilience. Upgrading aging water lines and undergrounding utilities aligns with this goal by improving service reliability and preparing the city for future growth and environmental challenges.

Together, these goals provide a strong policy foundation for the proposed redevelopment efforts and public works investments. They reflect a shared commitment to making Garden City more resilient, inclusive, and livable.

RECOMMENDATION

WHEREFORE, based upon the foregoing Findings of Fact and Conclusions of Law contained herein, the Planning and Zoning Commission hereby **does/ does not** conclude that the Garden City Urban Renewal Plan for the South of Chinden Urban Renewal Project conforms to City's Comprehensive Plan pursuant to Idaho Code Section 50-2008(b) and directs that this recommendation be submitted to the City Council.

October 15, 2025

Ryan Montoya Chairman, Planning and Zoning Commission

Date