

**From:** [planning](#)  
**To:** Aaron Golart; ABC - Idaho State Police; ACHD Planning Review; Andrea Fogleman; Andrea Tuning; [aurbanek@idahoconservation.org](mailto:aurbanek@idahoconservation.org); Bill Jacobs; Brandon Flack; Brent Copes; Brent Moore ([bmoore@adacounty.id.gov](mailto:bmoore@adacounty.id.gov)); Brian Duran; Brittany Hill; Bruce Smith; C. Miller; [Carla.bernardi@cableone.biz](mailto:Carla.bernardi@cableone.biz); Cass Jones; Charissa Buijak; Charles Leffler; Charles Wadams; City Council; [clittle@achdidaho.org](mailto:clittle@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; [ldprospect@aol.com](mailto:ldprospect@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)); JMain@republicservices.com; Joanna Ortega; Joseph Canning; John Evans; John Living; Kathleen Collins; Kirk Meyers; Lanette Daw; Leon Letson; Lindsey Pettyjohn; Lindsey Pettyjohn Library; Lisa Leiby; Lori Badigian; 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 Durvey; Pastoor, William; [PDSTransmittal@cityofboise.org](mailto:PDSTransmittal@cityofboise.org); Peg Temple; planning; Preservation.; Project Manager; Rachele Klein; Rob Tiedemann; [roger.phillips@intgas.com](mailto:roger.phillips@intgas.com); Romeo Gervias; Ronald Wilper; Roy Boehm; [rphillips@idahopower.com](mailto:rphillips@idahopower.com); [rsco3@republicservices.com](mailto:rsco3@republicservices.com); 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, June 26, 2025 9:27:37 AM  
**Attachments:** [image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
**Importance:** High

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

PURSUANT TO ESTABLISHED PROCEDURE, NOTICE IS HEREBY GIVEN that there will be a **neighborhood meeting (open house) held, Wednesday, July 30, 2025, from 4:00-6:00 pm** to discuss proposed changes to:

**ZONFY2025-0001:** The City of Garden City is proposing the rezone of certain properties west of Glenwood Street to better align with the Garden City Comprehensive Plan. This initiative is a result of community discussions during the code amendment process associated with file CPAFY2024-0004, which led to the creation of the R-M (Medium Density Residential) zoning district.

City staff will be available to answer questions in an informal open house setting.

The corresponding Public Hearings for **ZONFY2025-0001 Rezone** will be on **WEDNESDAY August 20, 2025, with the Planning and Zoning Commission at 6:30 pm; and MONDAY September 8, 2025, with the City Council at 6:00 pm.**

All meetings will be held in person at Garden City Hall Council Chambers at Garden City Hall, 6015 Glenwood, Garden City, Idaho.

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). Written comments must be received not less than two weeks ahead of time to be in the packet submitted for review. **Please be sure to include the file number ZONFY2025-0001, your name, address, and your comments.**

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.

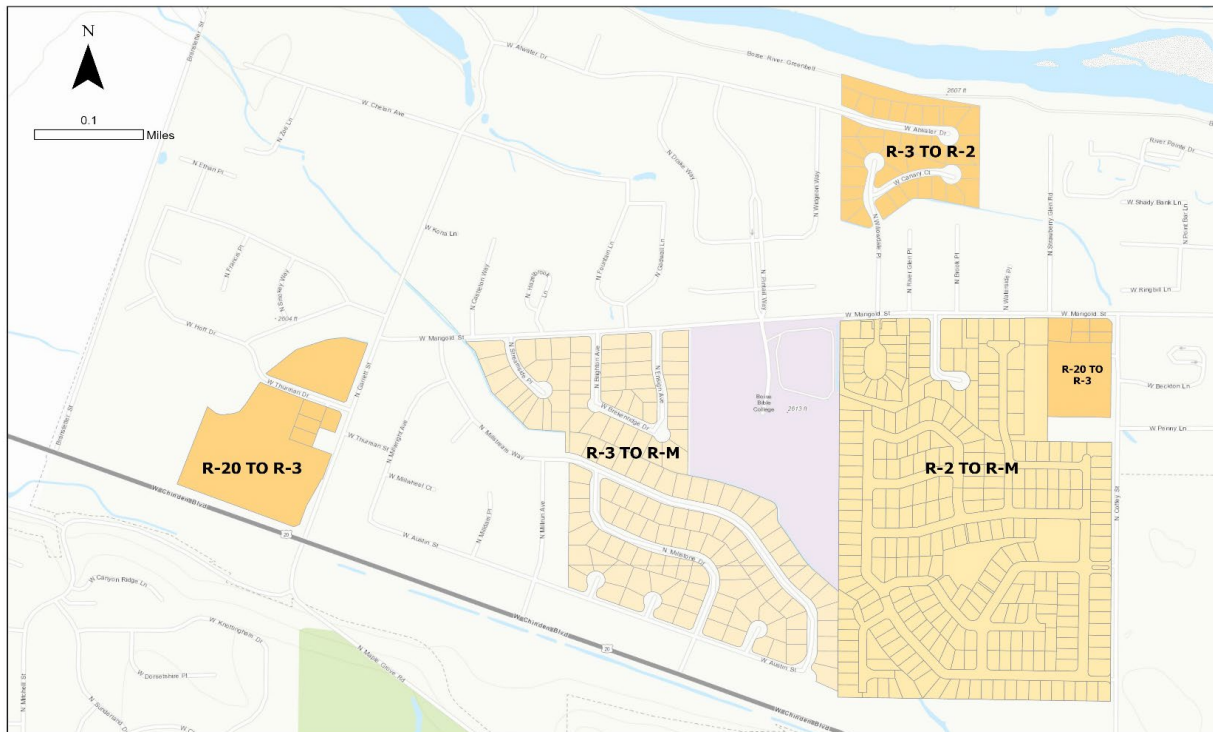
Please review the information below and participate in the upcoming meetings to learn more and share your input.

## Proposed Zoning Changes

Current Zoning	Proposed Zoning	Purpose
R-2 (Low Density Residential)	R-M (Medium Density Residential)	Align with Residential Medium Density designation
R-3 (Medium Density Residential)	R-2 (Low Density Residential)	Preserve existing neighborhoods
R-3 (Medium Density Residential)	R-M (Medium Density Residential)	Align with Residential Medium Density designation
R-20 (High Density Residential)	R-3 (Mixed Use Residential)	Align with Transit-Oriented Development Node
R-20 (High Density Residential)	C-2 (Mixed Use Commercial)	Align with Mixed-Use Commercial and simplify zoning code

To compare the districts please refer to [Garden City Code 8-2B](#) and [Ordinance 1050-24](#).

The application materials can be found online at [www.gardencityidaho.org](http://www.gardencityidaho.org) at Departments>Development Services> Applications (quasi-judicial)> FY2025.





**From:** [planning](#)  
**To:** [Boise Weekly](#); [boisestatepublicradio@boisestate.edu](mailto:boisestatepublicradio@boisestate.edu); [Elizabeth Duncan](#); [Garden City Newsletter](#); [Idaho Business Review](#); [Idaho Press Tribune](#); [kekeluv@gmail.com](mailto:kekeluv@gmail.com); [ken.weaver@cumculus.com](mailto:ken.weaver@cumculus.com); [KIVI News](#); [Patrick Orr](#); [Radio Boise](#); [Tia Markland-Crabtree](#)  
**Cc:** [planning](#)  
**Subject:** CITY OF GARDEN CITY PUBLIC SERVICE ANNOUNCEMENT  
**Date:** Thursday, June 26, 2025 9:38:55 AM  
**Attachments:** [Public Hearing Notice 06262025.pdf](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)

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Good morning,

Please see the attached PSA for ZONFY2025-0001: Rezone

Thank you!



## 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

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Please print in a 2x4 in the add – please don't print this request in the ad that is highlighted in yellow

Publish: 06.28.2025

**From:** [Mariia Antonova](#)  
**To:** [legals@idahopress.com](mailto:legals@idahopress.com)  
**Cc:** [planning](#)  
**Subject:** Legal Notice Saturday 06.28.2025  
**Date:** Thursday, June 26, 2025 9:32:24 AM  
**Attachments:** [LEGAL NOTICE 06262025.pdf](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[LEGAL NOTICE.docx](#)

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Good morning, Sharon,  
Please see the attached Legal Notice to publish.  
Publication date: **Saturday** 06.28.2025

Please print in a 2x4 in the add

Thank you!



**Mariia Antonova**

*Assistant Planner*

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

p: 208-472-2913

a: 6015 Glenwood Street, Garden City, ID 83714

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





## ADVERTISING PROOF

c/o ISj Payment Processing Center  
PO Box 1570,  
Pocatello, ID 83204  
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BILLING DATE:	ACCOUNT NO:
06/26/25	83587

LISA LEIBY  
GARDEN CITY IDAHO  
6015 N. GLENWOOD ST.  
Garden City, ID 83714

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
650626	PH 7/30/2025 ZONING	06/28/25	06/28/25	2	\$158.64

### Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount: **\$0.00**  
Surcharge: **\$0.00**  
Credits: **\$0.00**

Gross: **\$158.64**  
Paid Amount: **\$0.00**

**Amount Due: \$158.64**

*We Appreciate Your Business!*



## LEGAL NOTICE

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To compare the districts please refer to [Garden City Code 8-2B](#) and [Ordinance 1050-24](#).

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June 28, 2025

650626

**From:** [Mariia Antonova](#)  
**To:** [Jenna Rodriguez](#)  
**Cc:** [planning](#)  
**Subject:** PSA ZONFY2025-0001 Rezone  
**Date:** Thursday, June 26, 2025 9:42:50 AM  
**Attachments:** [Public Hearing Notice 06262025.pdf](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

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Good morning, Jenna.

Could you please print the notice (attached) and post it on the notice board at the Police Department?

Sincerely,



**Mariia Antonova**

Assistant Planner

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

p: 208-472-2913

a: 6015 Glenwood Street, Garden City, ID 83714

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





# Garden City Public Hearing Rezone

PURSUANT TO ESTABLISHED PROCEDURE, NOTICE IS HEREBY GIVEN that there will be a **neighborhood meeting (open house)** held, **Wednesday, July 30, 2025, from 4:00-6:00 pm** to discuss proposed changes to:

**ZONFY2025-0001:** The City of Garden City is proposing the rezone of certain properties west of Glenwood Street to better align with the Garden City Comprehensive Plan. This initiative is a result of community discussions during the code amendment process associated with file CPAFY2024-0004, which led to the creation of the R-M (Medium Density Residential) zoning district. City staff will be available to answer questions in an informal open-house setting.

The corresponding Public Hearings for **ZONFY2025-0001 Rezone** will be on **WEDNESDAY August 20, 2025, with the Planning and Zoning Commission at 6:30 pm; and MONDAY September 8, 2025, with the City Council at 6:00 pm.**

All meetings will be held in person at Garden City Hall Council Chambers at Garden City Hall, 6015 Glenwood, Garden City, Idaho.

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). Written comments must be received not less than **two weeks** ahead of time to be in the packet submitted for review. **Please be sure to include the file number ZONFY2025-0001, your name, address, and your comments.**

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Please review the information below and participate in the upcoming meetings to learn more and share your input.

## Proposed Zoning Changes

Current Zoning	Proposed Zoning	Purpose
R-2 (Low Density Residential)	R-M (Medium Density Residential)	Align with Residential Medium Density designation
R-3 (Medium Density Residential)	R-2 (Low Density Residential)	Preserve existing neighborhoods
R-3 (Medium Density Residential)	R-M (Medium Density Residential)	Align with Residential Medium Density designation
R-20 (High Density Residential)	R-3 (Mixed Use Residential)	Align with Transit-Oriented Development Node
R-20 (High Density Residential)	C-2 (Mixed Use Commercial)	Align with Mixed-Use Commercial and simplify zoning code

To compare the districts please refer to [Garden City Code 8-2B](#) and [Ordinance 1050-24](#).

The application materials can be found online at [www.gardencityidaho.org](http://www.gardencityidaho.org) at Departments>Development Services> Applications (quasi-judicial)> FY2025.



**June 30, 2025**

## **FILE: ZONFY2025-0001**

### **NOTICE OF NEIGHBORHOOD MEETING AND UPCOMING PUBLIC HEARINGS**

Dear Property Owner,

The City of Garden City is **proposing to rezone your property**, currently designated R-2 (Low Density Residential), to R-M (Medium Density Residential). This proposed change is intended to better align our zoning districts with the Garden City Comprehensive Plan's land use designation which designates your property as Residential Medium Density.

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#### **Open House (Neighborhood Meeting)**

We invite you to participate in an informal meeting to discuss this potential rezoning and its implications for your property. City staff will be available to answer your questions and provide more detailed information in an open-house format.

**Date:** Wednesday, July 30, 2025, **Time:** 4:00 PM - 6:00 PM **Location:** Garden City, **City Hall, Council Chambers-** 6015 Glenwood Street, Garden City, Idaho 83714

This meeting is an opportunity for you to understand the proposed changes and for you to provide your input before the formal public hearing process begins. Questions and comments can also be directed to [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org).

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#### **Public Hearings**

There will be two public hearings. The first will be with the **Planning and Zoning Commission on Wednesday, August 20, 2025, at 6:30 pm**. The second public hearing will be with the **City Council on Monday September 8, 2025, at 6:00 pm**. Both hearings will be at Garden City, **City Hall, Council Chambers-** 6015 Glenwood Street, Garden City, Idaho 83714. Written comments will be incorporated into the record documents that will be reviewed by the decision makers. These comments should include the file number ZONFY2025-0001, your name, address, and any comments. Please submit them to [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org) or via mail to the Development Services Department, 6015 Glenwood Street, Garden City, Idaho 83714 no later than two weeks prior to the hearing. Oral comments will not be incorporated into the record unless provided at the public hearing.

## Understanding the Proposed Rezoning: From R-2 to R-M

Here is a comparison of the R-M and both the R-2 zoning districts.

### PURPOSE

It is proposed that the R-M zoning district is intended to implement the Comprehensive Plan's designation of medium density residential.

### DENSITY

District	Maximum Density
Medium density residential district (R-M)	15 du/acre except for in an Activity Node where the maximum density is 25 du/acre
Low density residential district (R-2)	6 du/acre

### FORM STANDARDS

District	Maximum Height	Minimum Setbacks			
		Front	Rear	Interior Side	Street Side
R-M	45'	15'/20' to garage	15'	0' interior to the development and 5' exterior to the development	20'
R-2	35'	5'/20' to garage	15'	0' interior to the development and 5' exterior to the development	20'

### USES

	R-2	R-M
<b>Allowed Uses</b>	Dwelling Units: Accessory; Single-family; Two-family  Nonresidential Uses: Accessory use Agriculture Daycare, personal Home occupation Kennel, hobby Nursery Small cell facility Temporary use	Dwelling Units: Accessory; Single-family; Two-family; Multifamily  Nonresidential Uses: Accessory use; Agriculture; Artist studio; Neighborhood and Personal Daycares; Home occupation; Kennel, hobby; Small cell facility; Temporary use

<b>Conditionally Allowed Uses</b>	Dwelling Unit, multi-family  Animal care facility; Artist studio; Bed and breakfast; Church or place of religious worship; Daycare, neighborhood; Dwelling unit, multiple-family; Eating establishment, full service; Eating establishment, limited service; Food products, small scale processing; Hospital; Manufactured/mobile home park; Nursing and residential care; Public service facility; Public uses; Retail production; School;	Dwelling unit, group  Bed and breakfast; Church or place of religious worship; Eating establishment, limited and full service; Food products, small scale processing; Food store; Health club; Healthcare and social service; Manufactured/mobile home park; Nursing and residential care; Parking facility; Personal service; Professional service; Public service facility; Public uses; Retail production; School
<b>Prohibited Uses</b>	All other uses	All other uses



June 27, 2025

## FILE: ZONFY2025-0001

### NOTICE OF NEIGHBORHOOD MEETING AND UPCOMING PUBLIC HEARINGS

Dear Property Owner,

The City of Garden City is proposing to rezone **your property, currently designated R-3 (Medium Density Residential), to R-2 (Low Density Residential)**. This proposed change is intended to better align our zoning districts with the Garden City Comprehensive Plan's land use designation which designates your property as Residential Low Density.

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#### Open House (Neighborhood Meeting)

We invite you to participate in an informal meeting to discuss this potential rezoning and its implications for your property. City staff will be available to answer your questions and provide more detailed information in an open-house format.

**Date:** Wednesday, July 30, 2025, **Time:** 4:00 PM - 6:00 PM **Location:** Garden City, **City Hall, Council Chambers-** 6015 Glenwood Street, Garden City, Idaho 83714

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#### WHAT DOES THIS MEAN FOR YOUR PROPERTY

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To understand the difference between the R-2 and R-3 zoning districts, it is important to point out that there are changes that are slated to occur to the R-3 Zoning District. In order to best preserve



existing neighborhoods, the city council has initiated this proposed rezone prior to adopting the proposed changes to the R-3 zoning district.

Here is a comparison of the R-2 and both the current and proposed R-3 zoning districts.

## PURPOSE

It is proposed that the R-2 zoning district is intended to implement the Comprehensive Plan's designation of low density residential, and that the R-3 zoning district (currently classified as Medium Density Residential) is intended to implement the Comprehensive Plan's designations of residential neighborhoods that are more urban in nature such as in the mixed-use residential area or in the Neighborhood Destination or Transit Oriented Development Nodes.

DENSITY		
District	Maximum Density	Minimum Density
Low density residential district (R-2)	6 du/acre	N/A
Current R-3 Medium Density Residential	35 du/acre	14 du/acre in TOD locations of the comprehensive plan or neighborhood commercial nodes unless successful obtainment of a conditional use permit
Proposed R-3 Mixed Use Density Residential	35 du/acre except for in an Activity Node there is no maximum density.	14 du/acre in Activity Nodes unless a mixed-use development or a successful obtainment of a conditional use permit

USES			
	Current R-3	Proposed R-3	R-2
<b>Allowed Uses</b>	Dwelling Units: Accessory; Single-family; Two-family; Multifamily  Nonresidential Uses: Accessory use Agriculture Artist studio Neighborhood and Personal Daycares Home occupation Kennel, hobby Small cell facility Temporary use	Dwelling Units: Accessory; Single-family; Two-family; Multifamily  Nonresidential Uses: Accessory use; Agriculture; Artist studio; Bed and breakfast; Bicycle sales, service, storage, rental; Neighborhood and Personal Daycares; Drinking establishment, limited service; Eating establishment, full service; Eating establishment, limited service; Financial institution; Food store;	Dwelling Units: Accessory; Single-family; Two-family  Nonresidential Uses: Accessory use Agriculture Daycare, personal Home occupation Kennel, hobby Nursery Small cell facility Temporary use

		Health club; Healthcare and social service Home occupation; Industry, information; Kennel, hobby; Laboratory - medical, dental, optical Laundromat, self-service cleaner; Nursery; Personal service; Professional service; Research and development Retail store Small cell facility; Temporary use; Tobacco retail store	
<b>Conditionally Allowed Uses</b>	Bed and breakfast Church or place of religious worship Dwelling unit, group Eating establishment, limited and full service Food products, small scale processing Food store Health club Healthcare and social service Manufactured/mobile home park Nursing and residential care Parking facility Public service facility Public uses Retail production School	Dwelling unit, group  Animal care facility; Building material, garden and equipment; Church or place of religious worship Club Daycare, center; Food products, small scale processing; Laundry and dry cleaning establishment; Lodging; Manufactured/mobile home park; Mortuary; Nursing and residential care; Parking facility; Public service facility; Public uses; Retail production; School	Animal care facility Artist studio Bed and breakfast Church or place of religious worship Daycare, neighborhood Dwelling unit, multiple-family Eating establishment, full service Eating establishment, limited service Food products, small scale processing Hospital Manufactured/mobile home park Nursing and residential care Public service facility Public uses Retail production School
<b>Prohibited Uses</b>	All other uses	All other uses	All other uses

FORM STANDARDS					
District	Maximum Height	Minimum Setbacks			
		Front	Rear	Interior Side	Street Side
R-2	35'	5'/20' to garage	15'	0' interior to the development and 5' exterior to the development	20'

FORM STANDARDS					
District	Maximum Height	Minimum Setbacks			
		Front	Rear	Interior Side	Street Side
R-3 Current	No Max	5'/20' garage to	15'	0' interior to the property that is being developed and 5' exterior to the development	5'
R-3 Proposed	No Max	5'/20' garage to	15'	0' interior to the property that is being developed and 5' exterior to the development	5'

June 27, 2025

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**Date:** Wednesday, July 30, 2025, **Time:** 4:00 PM - 6:00 PM **Location:** Garden City, **City Hall, Council Chambers-** 6015 Glenwood Street, Garden City, Idaho 83714

This meeting is an opportunity for you to understand the proposed changes and for you to provide your input before the formal public hearing process begins. Questions and comments can also be directed to [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org).

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#### Public Hearings

There will be two public hearings. The first will be with the **Planning and Zoning Commission on Wednesday, August 20, 2025, at 6:30 pm**. The second public hearing will be with the **City Council on Monday September 8, 2025, at 6:00 pm**. Both hearings will be at Garden City, **City Hall, Council Chambers-** 6015 Glenwood Street, Garden City, Idaho 83714. Written comments will be incorporated into the record documents that will be reviewed by the decision makers. These comments should include the file number ZONFY2025-0001, your name, address, and any comments. Please submit them to [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org) or via mail to the Development Services Department, 6015 Glenwood Street, Garden City, Idaho 83714 no later than two weeks prior to the hearing. Oral comments will not be incorporated into the record unless provided at the public hearing.

#### Understanding the Proposed Rezoning: From R-3 to R-M

To understand the difference between the R-M and R-3 zoning districts it is important to point out that there are some changes that are slated to occur to the R-3 Zoning District. In order to best preserve existing neighborhoods, the city council has initiated this proposed rezone prior to adopting the proposed changes to the R-3 zoning district.

Here is a comparison of the R-M and both the current and proposed R-3 zoning districts.

## PURPOSE

It is proposed that the R-M zoning district is intended to implement the Comprehensive Plan's designation of medium density residential, and that the R-3 zoning district (currently classified as medium density residential) is intended to implement the Comprehensive Plan's designations of residential neighborhoods that are more urban in nature such as in the mixed-use residential area or in the Neighborhood Destination or Transit Oriented Development Nodes.

DENSITY		
District	Maximum Density	Minimum Density
Medium density residential district (R-M)	15 du/acre except for in an Activity Node where the maximum density is 25 du/acre	14 du/acre in an Activity Node unless a mixed-use development or a successful obtainment of a conditional use permit
Current R-3 Medium Density Residential	35 du/acre	14 du/acre in TOD locations of the comprehensive plan or neighborhood commercial nodes unless successful obtainment of a conditional use permit
Proposed R-3 Mixed Use Density Residential	35 du/acre except for in an Activity Node there is no maximum density.	14 du/acre in Activity Nodes unless a mixed-use development or a successful obtainment of a conditional use permit

The R-M uses are the same as the current R-3 zoning designation with the exception that the uses of Personal service; and Professional service are potentially allowed with a conditional use permit.

USES			
	Current R-3	Proposed R-3	R-M
<b>Allowed Uses</b>	Dwelling Units: Accessory; Single-family; Two-family; Multifamily  Nonresidential Uses: Accessory use; Agriculture; Artist studio; Neighborhood and Personal Daycares; Home occupation; Kennel, hobby; Small cell facility; Temporary use	Dwelling Units: Accessory; Single-family; Two-family; Multifamily  Nonresidential Uses: Accessory use; Agriculture; Artist studio; Bed and breakfast; Bicycle sales, service, storage, rental; Neighborhood and Personal Daycares; Drinking establishment, limited service; Eating establishment, full service; Eating establishment, limited service; Financial institution; Food store; Health club; Healthcare and social service Home occupation;	Dwelling Units: Accessory; Single-family; Two-family; Multifamily  Nonresidential Uses: Accessory use; Agriculture; Artist studio; Neighborhood and Personal Daycares; Home occupation; Kennel, hobby; Small cell facility; Temporary use

		Industry, information; Kennel, hobby; Laboratory - medical, dental, optical Laundromat, self-service cleaner; Nursery; Personal service; Professional service; Research and development Retail store Small cell facility; Temporary use; Tobacco retail store	
<b>Conditionally Allowed Uses</b>	Dwelling unit, group  Bed and breakfast; Church or place of religious worship; Eating establishment, limited and full service; Food products, small scale processing; Food store; Health club; Healthcare and social service; Manufactured/mobile home park; Nursing and residential care; Parking facility; Public service facility; Public uses; Retail production; School	Dwelling unit, group  Animal care facility; Building material, garden and equipment; Church or place of religious worship* Club Daycare, center; Food products, small scale processing; Laundry and dry cleaning establishment; Lodging; Manufactured/mobile home park; Mortuary; Nursing and residential care; Parking facility; Public service facility; Public uses; Retail production; School	Dwelling unit, group  Bed and breakfast; Church or place of religious worship; Eating establishment, limited and full service; Food products, small scale processing; Food store; Health club; Healthcare and social service; Manufactured/mobile home park; Nursing and residential care; Parking facility; Personal service; Professional service; Public service facility; Public uses; Retail production; School
<b>Prohibited Uses</b>	All other uses	All other uses	All other uses

FORM STANDARDS					
District	Maximum Height	Minimum Setbacks			
		Front	Rear	Interior Side	Street Side
R-M	45'	15'/20' garage	to 15'	0' interior to the development and 5' exterior to the development	20'
R-3 Current	No Max	5'/20' garage	to 15'	0' interior to the property that is being developed and 5' exterior to the development	5'

FORM STANDARDS					
District	Maximum Height	Minimum Setbacks			
		Front	Rear	Interior Side	Street Side
R-3 Proposed	No Max	5'/20' garage	to 15'	0' interior to the property that is being developed and 5' exterior to the development	5'

June 30, 2025

## FILE: ZONFY2025-0001

### NOTICE OF NEIGHBORHOOD MEETING AND UPCOMING PUBLIC HEARINGS

Dear Property Owner,

The City of Garden City is **proposing to rezone your property**, currently designated R-20 (High Density Residential), to C-2 (Mixed Use Commercial). This proposed change intends to better align our zoning districts with the Garden City Comprehensive Plan's land use designations.

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#### Open House (Neighborhood Meeting)

We invite you to take part in an informal meeting to discuss this potential rezoning and its implications for your property. City staff will be available to answer your questions and provide more detailed information in an open-house format.

**Date:** Wednesday, July 30, 2025, **Time:** 4:00 PM - 6:00 PM **Location:** Garden City, **City Hall, Council Chambers-** 6015 Glenwood Street, Garden City, Idaho 83714

This meeting is an opportunity for you to understand the proposed changes and for you to provide your input before the formal public hearing process begins. Questions and comments can also be directed to [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org).

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#### Public Hearings

There will be two public hearings. The first will be with the **Planning and Zoning Commission on Wednesday, August 20, 2025, at 6:30 pm**. The second public hearing will be with the **City Council on Monday September 8, 2025, at 6:00 pm**. Both hearings will be at Garden City, **City Hall, Council Chambers-** 6015 Glenwood Street, Garden City, Idaho 83714.

Written comments will be incorporated into the record documents that will be reviewed by the decision makers. These comments should include the file number ZONFY2025-0001, your name, address, and any comments. Please submit them to [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org) or via mail to the Development Services Department, 6015 Glenwood Street, Garden City, Idaho 83714 no later than two weeks prior to the hearing. Oral comments will not be incorporated into the record unless provided at the public hearing.



## COMPARISON OF THE R-20 AND THE C-2 ZONING DISTRICTS

### Purpose

The C-2 zoning district intended to implement the Comprehensive Plan's vision for mixed-use commercial and Activity Nodes. The designation may be appropriate to implement the Comprehensive Plan's designations of Mixed-Use Commercial and Main Street Corridor. Your properties are next to State Street which is designated by the Comprehensive Plan as Green Boulevard Corridor. Because adjacent properties are zoned C-2 city staff suggest that the C-2 designation would be the best to align with the Comprehensive Plan and not create spot zoning.

Additionally, the city currently has only eleven properties zoned R-20 (Medium-High Density Residential). By rezoning these few R-20 properties, the city may eliminate the R-20 zoning district entirely, which will help simplify Garden City's overall zoning code.

### Density

District	Maximum Density	Minimum Density
High density residential district (R-20)	No maximum	14 du/acre in an Activity Node unless a mixed-use development or a successful obtainment of a conditional use permit
Mixed Use Commercial	No maximum	No minimum

### Form Standards

District	Maximum Height	Minimum Setbacks			
		Front	Rear	Interior Side	Street Side
R-20	No Max	5'/20' to garage	5'	0' interior to the development and 5' exterior to the development	5'
C-2	No Max	5'/20' to garage	5'	0' interior to the development and 5' exterior to the development	5'

### Uses

	C-2	R-20
<b>Allowed Uses</b>	Dwelling Units; Accessory; Single family; Two family; Multifamily; <b>Group</b>	Dwelling Units; Accessory; Single family; Two family; Multifamily  Nonresidential Uses:

	<p>Nonresidential Uses:</p> <p>Accessory use;</p> <p>Agriculture;</p> <p>Artist studio;</p> <p>Bed and breakfast;</p> <p>Bicycle sales, service, storage, rental;☐</p> <p>Drinking establishment, limited service;</p> <p>Eating establishment, limited and full service;</p> <p>Financial institution;</p> <p>Food products, small scale processing;</p> <p>Food store;</p> <p>Health club;</p> <p>Healthcare and social services;</p> <p>Home occupation;</p> <p>Industry, information;</p> <p>Kennel, hobby;</p> <p>Laboratory - medical, dental, optical;</p> <p>Laundromat, self-service cleaner;</p> <p>Nursery;</p> <p>Personal service;</p> <p>Professional service;</p> <p><b>Public service facility;</b></p> <p><b>Public uses;</b></p> <p>Research and development;</p> <p>Retail production;</p> <p>Retail store;</p> <p>Small cell facility;</p> <p>Temporary use;</p> <p>Tobacco retail store</p>	<p>Accessory use;</p> <p>Agriculture;</p> <p>Artist studio;</p> <p>Bed and breakfast;</p> <p>Bicycle sales, service, storage, rental;</p> <p><b>Neighborhood and Personal Daycares;</b></p> <p>Drinking establishment, limited service;</p> <p>Eating establishment, limited and full service;</p> <p>Financial institution;</p> <p>Food products, small scale processing;</p> <p>Food store;</p> <p>Health club;</p> <p>Healthcare and social service</p> <p>Home occupation;</p> <p>Industry, information;</p> <p>Kennel, hobby;</p> <p>Laboratory - medical, dental, optical</p> <p>Laundromat, self-service cleaner;</p> <p>Nursery;</p> <p>Personal service;</p> <p>Professional service;</p> <p>Research and development;</p> <p>Retail store</p> <p>Small cell facility;</p> <p>Temporary use;</p> <p>Tobacco retail store</p>
<b>Conditionally Allowed Uses</b>	<p><b>Amusement center;</b></p> <p>Animal care facility;</p> <p>Building material, garden, and equipment;</p> <p>Church or place of religious worship;</p> <p>Club;</p> <p>Commercial Entertainment Facility;</p> <p>Daycare, center;</p> <p><b>Drinking establishment, full service;</b></p> <p><b>Drive-through establishment;</b></p> <p><b>Equipment Rental;</b></p> <p><b>Fuel sales;</b></p> <p><b>Hospital;</b></p> <p><b>Industry, flex;</b></p> <p>Laundry and dry-cleaning establishment;</p> <p><b>Laundry and dry cleaning, commercial plant;</b></p> <p>Lodging;</p>	<p><b>Dwelling unit, group</b></p> <p>Animal care facility;</p> <p>Building material, garden, and equipment;</p> <p>Church or place of religious worship;</p> <p>Club;</p> <p>Daycare, center;</p> <p>Laundry and dry-cleaning establishment;</p> <p>Lodging;</p> <p>Manufactured/mobile home park;</p> <p>Mortuary;</p> <p>Nursing and residential care;</p> <p>Parking facility;</p> <p>Public service facility;</p> <p><b>Public uses;</b></p> <p><b>Retail production;</b></p>

	Manufactured/mobile home park; Mortuary; Nursing and residential care; Parking facility; Public Service Facility; <b>Recreational vehicle park;</b> School; <b>Service provider;</b> <b>Tobacco entertainment facility;</b> <b>Vehicle rental;</b> <b>Vehicle sales;</b> <b>Vehicle service;</b> <b>Warehouse and storage, wholesale</b>	School	
<b>Prohibited Uses</b>	All other uses	All other uses	All other uses

**June 30, 2025**

## **FILE: ZONFY2025-0001**

### **NOTICE OF NEIGHBORHOOD MEETING AND UPCOMING PUBLIC HEARINGS**

Dear Property Owner,

The City of Garden City is **proposing to rezone your property**, currently designated R-20 (High Density Residential), to R-3 (Mixed Use Residential). This proposed change is intended to better align our zoning districts with the Garden City Comprehensive Plan's land use designation which designates your property as a Transit Oriented Development Node.

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#### **Open House (Neighborhood Meeting)**

We invite you to participate in an informal meeting to discuss this potential rezoning and its implications for your property. City staff will be available to answer your questions and provide more detailed information in an open-house format.

**Date:** Wednesday, July 30, 2025, **Time:** 4:00 PM - 6:00 PM **Location:** Garden City, **City Hall, Council Chambers-** 6015 Glenwood Street, Garden City, Idaho 83714

This meeting is an opportunity for you to understand the proposed changes and for you to provide your input before the formal public hearing process begins. Questions and comments can also be directed to [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org).

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#### **Public Hearings**

There will be two public hearings. The first will be with the **Planning and Zoning Commission on Wednesday, August 20, 2025, at 6:30 pm**. The second public hearing will be with the **City Council on Monday September 8, 2025, at 6:00 pm**. Both hearings will be at Garden City, **City Hall, Council Chambers-** 6015 Glenwood Street, Garden City, Idaho 83714.

Written comments will be incorporated into the record documents that will be reviewed by the decision makers. These comments should include the file number ZONFY2025-0001, your name, address, and any comments. Please submit them to [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org) or via mail to the Development Services Department, 6015 Glenwood Street, Garden City, Idaho 83714 no later than two weeks prior to the hearing. Oral comments will not be incorporated into the record unless provided at the public hearing.

## Understanding the Proposed Rezoning: From R-20 to R-3

To understand the difference between the R-20 and R-3 zoning districts, it is important to point out that there are some changes that are slated to occur to the R-3 Zoning District. In order to best preserve existing neighborhoods, the city council has initiated this proposed rezone prior to adopting the proposed changes to the R-3 zoning district.

Here is a comparison of the R-20 and both the current and proposed R-3 zoning districts.

### PURPOSE

The R-3 zoning district, currently designated as Medium Density Residential, is slated for an update. The proposed change aims to reclassify it as Mixed Use Residential. This revision intends to align the R-3 district with the Comprehensive Plan's vision for more urban residential neighborhoods, specifically those located within mixed-use areas, Neighborhood Destination Nodes, or Transit-Oriented Development Nodes.

Additionally, the city currently has only eleven properties zoned R-20 (Medium-High Density Residential). By rezoning these few R-20 properties, the city may eliminate the R-20 zoning district entirely, which will help simplify Garden City's overall zoning code.

DENSITY		
District	Maximum Density	Minimum Density
High density residential district (R-20)	No maximum	14 du/acre in an Activity Node unless a mixed-use development or a successful obtainment of a conditional use permit
Current R-3 Medium Density Residential	35 du/acre	14 du/acre in TOD locations of the comprehensive plan or neighborhood commercial nodes unless successful obtainment of a conditional use permit
Proposed R-3 Mixed Use Density Residential	35 du/acre <u>except for in an Activity Node there is no maximum density.</u>	14 du/acre in Activity Nodes unless a mixed-use development or a successful obtainment of a conditional use permit

The R-M uses are the same as the current R-3 zoning designation with the exception that the uses of Personal service; and Professional service are potentially allowed with a conditional use permit.

USES			
	Current R-3	Proposed R-3	R-20
Allowed Uses	Dwelling Units: Accessory; Single-family; Two-family; Multifamily	Dwelling Units: Accessory; Single-family; Two-family; Multifamily	Dwelling Units: Accessory; Single-family; Two-family; Multifamily
	Nonresidential Uses:	Nonresidential Uses:	Nonresidential Uses:

	<p>Accessory use; Agriculture; Artist studio; Neighborhood and Personal Daycares; Home occupation; Kennel, hobby; Small cell facility; Temporary use</p>	<p>Accessory use; Agriculture; Artist studio; Bed and breakfast; Bicycle sales, service, storage, rental; Neighborhood and Personal Daycares; Drinking establishment, limited service; Eating establishment, limited and full service; Financial institution; Food store; Health club; Healthcare and social service Home occupation; Industry, information; Kennel, hobby; Laboratory - medical, dental, optical Laundromat, self-service cleaner; Nursery; Personal service; Professional service; Research and development Retail store Small cell facility; Temporary use; Tobacco retail store</p>	<p>Accessory use; Agriculture; Artist studio; Bed and breakfast; Bicycle sales, service, storage, rental; Neighborhood and Personal Daycares; Drinking establishment, limited service; Eating establishment, limited and full service; Financial institution; Food products, small scale processing; Food store; Health club; Healthcare and social service Home occupation; Industry, information; Kennel, hobby; Laboratory - medical, dental, optical Laundromat, self-service cleaner; Nursery; Personal service; Professional service; Research and development Retail store Small cell facility; Temporary use; Tobacco retail store</p>
<b>Conditionally Allowed Uses</b>	<p>Dwelling unit, group</p> <p>Bed and breakfast; Church or place of religious worship; Eating establishment, limited and full service; Food products, small scale processing; Food store; Health club; Healthcare and social service;</p>	<p>Dwelling unit, group</p> <p>Animal care facility; Building material, garden and equipment; Church or place of religious worship* Club Daycare, center; Food products, small scale processing;</p>	<p>Dwelling unit, group</p> <p>Animal care facility; Building material, garden and equipment; Church or place of religious worship* Club Daycare, center; Laundry and dry cleaning establishment; Lodging;</p>

	Manufactured/mobile home park; Nursing and residential care; Parking facility; Public service facility; Public uses; Retail production; School	Laundry and dry cleaning establishment; Lodging; Manufactured/mobile home park; Mortuary; Nursing and residential care; Parking facility; Public service facility; Public uses; Retail production; School	Manufactured/mobile home park; Mortuary; Nursing and residential care; Parking facility; Public service facility; Public uses; Retail production; School
<b>Prohibited Uses</b>	All other uses	All other uses	All other uses

<b>FORM STANDARDS</b>					
<b>District</b>	<b>Maximum Height</b>	<b>Minimum Setbacks</b>			
		<b>Front</b>	<b>Rear</b>	<b>Interior Side</b>	<b>Street Side</b>
R-20	No Max	5'/20' to garage	5'	0' interior to the development and 5' exterior to the development	5'
R-3 Current	No Max	5'/20' to garage	15'	0' interior to the property that is being developed and 5' exterior to the development	5'
R-3 Proposed	No Max	5'/20' to garage	15'	0' interior to the property that is being developed and 5' exterior to the development	5'