

BEFORE THE GARDEN CITY COUNCIL
GARDEN CITY, ADA COUNTY, IDAHO

In the Matter of:)	SAPFY2023-0001
)	
)	
Specific Area Plan:)	AMENDED
The Residences at River Club)	FINDINGS OF FACT
6515 State Street)	CONCLUSIONS OF LAW,
Garden City, Ada County, Idaho)	AND DECISION
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THIS MATTER came before the Garden City City Council for consideration on 6/12/2023 6/26/2023, 7/10/2023, and 8/14/23. The Garden City City Council reviewed the application and materials submitted and considered public testimony. Based on the evidence presented, the Garden City City Council makes the following Findings of Fact, Conclusions of Law and Decision:

FINDINGS OF FACT

1. The application is for a Specific Area Plan.
2. The applicant is Trevor Nicoll with LPC West, Inc.
3. The subject property owner of record is LB River Club Owner LLC.
4. The applicant has provided *prima facie* evidence, through the Delegation of Authority and other documentation, of ownership and control of the property.
5. The location of the project is for a portion of the property addressed as 6515 W. State Street, Garden City, Idaho 83714; Taxing Parcel Numbers: S0630223350 and S0630212910; The property is described by the Ada County Assessor's Office as Parcel S0630212910 @ NE4NW4 in TCA 06-15 Section 30 4N 2E; and Parcel S0630223350 of Sec 24-25 & 30 Lots 2-3 4N2E & Lots 2-3 Block 4 Plantation Subdivision #1 #222680C #244315C S0630212900C S0525110106C S0619336570C R7100400583C R7100400605C.
6. The subject property includes roughly 22 acres of the 100.72-acre parcels.
7. The subject property is in the R-2 Low Density Residential Zoning District.
8. The subject property is in the Activity Node: Neighborhood Destination, Green Boulevard Corridor, Residential Low Density, Future Park/ Open Space designations of the Comprehensive Plan Future Land Use Map.

9. The following sections of the Garden City Development Code are added or amended by this proposal:
 - a. 8-2A-2 Official Zoning Map
 - b. 8-8 Specific Area Plans
 - c. 8-8A The Residences at River Club District

10. There has been no denial of any application in the same form for the same use on this property within one year.

11. The following sections of the Garden City Development Code apply to this proposal:
 - a. Garden City Code 8-1A-4: General Regulations, Applicability
 - b. Garden City Code 8-2A-2: Official Zoning Map
 - c. Garden City Code 8-6A: Administration
 - d. Garden City Code 8-6B-6: Specific Area Plan

12. The applicant provided the following application information:

Materials Provided Per GCC Table 8-6A-2 Required Application Information			
Provided			
Yes	No	Waived	
X			Compliance Statement
X			Preliminary Title Report
X			Neighborhood Map
X			Master Plan
		X	Site Plan
X			Topographic Survey
X			Natural Hazards and Resource Analysis
		X	Dedications and Easements
	X**		Verification that address is an Ada County Approved Address*

*Items that are waived may be required for review at a later date.

**Addresses for the subject property will need to be submitted once they are provided by Ada County.

13. The application includes additional documentation to that which is required by the Garden City Code. All submitted application documents are a part of the record.

14. On December 30, 2022, the application was determined as complete and accepted.

15. The following noticing was completed in accordance with GCC 8-6A-7¹:

¹ The noticing was conducted for all hearings and the dates correspond to the first hearing date.

Noticing Requirement	Required Date	Completion Date
Neighborhood Meeting	12/20/2022	10/25/2022
Radius Notice	2/28/2023	12/30/2022
Legal Notice	2/28/2023	1/3/2023
Agency Notice	2/28/2023	12/29/2022
On site	3/5/2023	3/2/2023

- a. Public notice was posted at Garden City Hall, the Garden City Police Department, and Garden City Fred Meyer on 12/30/2022.
 - b. Interested parties have emailed notices and updates.
16. The agendas were posted in the Garden City lobby and on the Garden City website in accordance with Idaho Code 74-204.
17. Additional noticing was provided:
- a. On the Garden City Next Door site
 - b. On the Garden City website
18. Agency Comments were received from:
- a. City Engineer 1/8/2023
 - b. DEQ 1/5/2023
 - c. VRT 2/13/2023
 - d. Design Review Consultant Derek Hurd 2/24/2023, 03/10/2023, & 05/26/2023
 - e. Design Review Consultant Bret Labrie 2/24/2023, 03/10/2023, & 05/26/2023
 - f. Boise School District 03/10/2023 & 05/08/2023
 - g. Ada County Highway District 04/17/2023 and 04/27/2023
 - h. City of Boise 03/15/2023
19. Written Public Comments received on or before June 5, 2023, were received from:
- | | |
|------------------------------|-------------------------------|
| <u>In Favor</u> | n. Steve and Cathleen Aikman |
| a. Jerry Ochofield | o. Glenn and Viktoria Elam |
| b. Patricia Perkins | p. Dick and Janelle Curtis |
| c. Mike Nero | q. Steve and Terry Selekof |
| d. Janice & Bob Wilcox | r. Adam and Andrea Krueger |
| e. Tom Donahoe | s. Mark and Christina Johnson |
| f. Tyler McReynolds | t. Sheryl Scott |
| g. Scott White | u. Brian Marsh |
| h. Joyce and John Raudabaugh | v. Rick York |
| i. Lou and Gerre Pagano | w. Naney Marsh |
| j. Nancy Cenell | x. Robert DeBolt |
| k. Save Plantation Coalition | y. Jeff Cliff |
| l. Craig Fenwick | z. Vicki Malloy |
| m. Joe and Audrey Leaf | aa. Terri Nero |

- bb. Bruce & Jean Christensen
- cc. Andrew Johnson
- dd. Kristen Colter
- ee. Anne & Bill Connors
- ff. Deanna Turner
- gg. Brent Pipal
- hh. Jason Dobis
- ii. Joyce & John Raudabaugh
- jj. Will Gustafson
- kk. Dennis Huston
- ll. Karen Buich
- mm. Marty Pieroni
- nn. Kristina Lawcynell
- oo. Nathan Lawcynell
- pp. Leslie Sand
- qq. Robert and Janet Bennett
- rr. Marcia Bleymaier
- ss. Garden City Visitors Bureau
- tt. Briana and Doug Werner
- uu. Travis Young
- vv. Bob Running
- ww. Mark Johnson
- xx. Dick Curtis
- yy. Kevin Helmick
- zz. Tom Donahoe
- aaa. Riely Hickox- Retracted

Neutral or Unknown

- a. Curt and Linda Blake

Opposed

- a. Pat Pettiette
- b. Kathleen Ross
- c. Mark & Alana Annese
- d. Marilyn & Louis Stoddard
- e. Kelly Holzscheiter & Brently Bird
- f. Dr. Michael & Marty Downey
- g. Claudia & Jim Foltz
- h. Nick & Alicia Sullivan
- i. Dr. Ron & Carol Reagan
- j. Carmen & Larry Westberg
- k. David Patterson
- l. Dan & Betty Hollar

- m. Bob Schmellick
- n. Janelle Curtis
- o. Lynn Livingston
- p. Art & Cynthia Peavey
- q. Anthony Cardoni
- r. Gail & Ted Neil
- s. Riley Hickox
- t. Lou & Gerre Pagano (retracted)
- u. Kathy Clancy
- v. Colleen Lambertz & Mary Jo Nybald
- w. Mary & Rod Berkshire
- x. David Leroy
- y. Robert Bennett
- z. Debra Riedel
- aa. Jon Bolt
- bb. Ron Wilper
- cc. Rita & Bob Franklin
- dd. Jim Classen
- ee. David Rae
- ff. Marilee Pospahala
- gg. Parker & Gretchen Massman
- hh. Mary Ann Cook
- ii. 'Save Plantation Coalition'
- jj. Bruce Moore
- kk. Andrea Fogelman
- ll. Eric Fogelman
- mm. Pete Edmunds
- nn. Vickie Northop
- oo. Jerry Sly
- pp. Irene Latta
- qq. Kathleen Klokke
- rr. Patricia Hendrick
- ss. Rhea Hirsch
- tt. Susan Troyer
- uu. Chris Niebrand
- vv. Margaret Henbest
- ww. Virginia Morris
- xx. Hildegard Ayer
- yy. Susan Halen
- zz. Liz Lanvin
- aaa. Sue Evancho
- bbb. Lu Northrup
- ccc. Gary Crupper

ddd. Joan Lang
eee. Diane Dann
fff. Joy Kemper
ggg. June Knowlton
hhh. LaVerne Thatcher
iii. Carol Crupper
jjj. Pete Edmonds
kkk. Robert Jue
lll. Roger Ivie
mmm. Jerry & Gerrie Sly
nnn. Kathleen Klokke
ooo. Lawrence Campbell
ppp. Susan Troyer
qqq. John Atwater
rrr. LouAnn McKay
sss. Peter Snowden
ttt. Wilfred Lemon
uuu. Winnie Morton
vvv. Gretchen Massman
www. Parker Massman
xxx. Kathleen Grover
yyy. Tina Ellis
zzz. Richard English
aaaa. Sharon Grisham
bbbb. Paul Westberg Dorothy
Raney
cccc. Karen Schneider
dddd. Norbert Dekerchove
eeee. Thyne Murdoch
ffff. Bob Punbeck
gggg. David Patterson
hhhh. Edward Altian
iiii. Heidi Pearson
jjjj. Louis Stallman
kkkk. Alexander Robinson
llll. Michael Thiry
mmmm. Art Peavy
nnnn. Margaret Henbest
oooo. M.J. Byrne
pppp. Jeanne Patterson
qqqq. Pierce Roan
rrrr. Donna Schlagel
ssss. Edwina Lysinger
tttt. Josephine Santillanes
uuuu. Jeraldine Cunningham
vvvv. Robyn Zimmerman
wwww. Carol Bower

xxxx. Barbara Keubs
yyyy. Marilyn Farneman
zzzz. Mary Ann Murdoch
aaaaa. Barbara Emery
bbbbb. Carolyn Gill
ccccc. Neva Pastlethwait
ddddd. Rebecca Wald
eeeee. Patricia Warner

20. On March 15, 2023, a public hearing before the Garden City Planning and Zoning Commission was scheduled:
 - a. The hearing was continued to a date certain of April 27, 2023.
21. On March 27, 2023, a public hearing before the City Council was scheduled:
 - a. The hearing was continued to a date certain of May 22, 2023.
22. On April 27, 2023, a public hearing before the Garden City Planning and Zoning Commission was held:
 - a. Chairman Rasmussen introduced the application.
 - i. It was noted that the application is quasi-judicial.
 - ii. Commissioner Brown provided disclosures and noted that he lives in the neighborhood and sits on the Plantation Master Association. He indicated that he had been careful not to discuss this matter. He has recused himself and was not present when the item was discussed with the Plantation Master Association. He has answered some procedural questions. He stated that he does not have a conflict of interest.
 - iii. It was noted for the record that Commissioner Wilde had recused himself and was not present.
 - iv. Commissioners Montoya, Shepard, and Rasmussen all noted that they had not had any ex parte communication and that they do not have conflict.
 - v. The order of hearing was noted.
 - vi. The time limitation exceptions were noted for the record.
 - vii. The rules of conduct were reviewed.
 - b. The applicant presented the application. The applicant team included:
 - i. Will Gustafson
 - ii. Jenny Pham
 - iii. JoAnn Butler
 - iv. Bob Taunton
 - v. Brian Perkins
 - vi. John Ringard
 - c. Jenah Thornborrow provided a staff report.
 - d. Public testimony was received from:
 - In Favor
 - i. Tom Donahoe as a spokesperson for:
 - a. Rachel Bikerton
 - ii. Dick Curtis
 - iii. Patricia (Patty) Perkins
 - iv. Mark Johnson
 - Opposed
 - i. David Leroy as a spokesperson for:
 - a. Russell Ford

- b. Colleen Lambert
 - c. Jeanne Patterson
 - d. Pierce Roan
 - ii. Ron Bush as a spokesperson for:
 - a. Mary Jo Nybald
 - b. Sandra Ford
 - c. Ben Doty
 - d. Eric Fogleman
 - iii. Pat Pettiette
 - a. M.J. Byrne
 - iv. John Livingston as a spokesperson for
 - a. Lynn Livingston
 - v. Barry Klezmer as a spokesperson for:
 - a. Steven Sterns
 - b. Andre Diaz
 - vi. Paul Schmellick as a spokesperson for:
 - a. David Patterson
 - b. Edward Altaan
 - vii. Pete Edmonds
 - viii. Dan Hollar
 - ix. Karen Houser
 - x. Kelly Hollshetter
 - xi. Alexander Robinsen
 - xii. Margaret Henbest
 - xiii. Andrea Fogelman
 - e. There were no additional members of the public present at the hearing that requested to provide public testimony.
 - f. Commissioner Brown noted that he will not be present during the next regularly scheduled Planning and Zoning Commission meeting scheduled for May 17, 2023.
 - g. Commissioner Brown moved to continue the public hearing until a date certain of May 24, 2023, at 5:30 pm.
 - h. Commissioner Montoya seconded the motion.
 - i. The motion passed on a 4/0 vote.
23. On May 22, 2023, a public hearing before the City Council was scheduled:
 - a. The hearing was continued to a date certain of June 12, 2023.
24. On May 24, 2023, a public hearing before the Garden City Planning and Zoning Commission was held:
 - a. Chairman Rasmussen introduced the application.
 - i. The chairman noted that public testimony is to be limited to only the new matter of the applicant's proposal to add a condition of approval to amend the East Sub-district to remove 7 townhomes and increase the setbacks.

- b. The applicant JoAnn Butler presented the proposed condition of approval to amend the Master Plan to the application.
- c. Public testimony was received from:

In Favor

- i. Mark Johnson

Opposed

- i. John Livingston as a spokesperson for
 - a. Debra Riedel
 - b. Eric Fogleman
 - c. Andrea Fogelman
- ii. Tina Ellis as a spokesperson for
 - a. Barry Klezmer
- iii. Ron Bush as a spokesperson for:
 - a. Edward Altaan
 - b. Pat Pettiette
 - c. Dorie Pettiette

Ron Bush indicated that he wished that the inability to discuss property ownership is a violation of his due process.

This was formally noted by city attorney, Charles Wadams, that this is noted in the record.

- iv. David Leroy as a spokesperson for:
 - a. Gretchen Massman
 - b. Parker Massman
 - d. Bob Schmellick
 - e. M.J. Byrne
 - f. Clarice Schmellick
 - g. David Patterson

- xiv. Dan Hollar

- d. There were no additional members of the public present at the hearing who requested to provide public testimony.
- e. The applicant, JoAnn Butler and Bob Taunton provided a rebuttal.
- f. The Commission called upon staff, Jenah Thornborrow, for questioning.
- g. The public testimony was closed.
- h. The Commission deliberated.
- i. All members of the Commission found that the revised documentation was not a substantial change to the application.
- j. Vice Chair Brown moved to recommend approval and adopt the draft findings of fact, conclusions of law in the affirmative, and conditions of

approval including the applicant's requested revisions except for deletion of conditions of conditions 3, 4, 5, and 11 a.

- k. Commissioner Shepard seconded the motion.
- l. The motion passed on a 4/0 vote.

25. On June 12, 2023, a public hearing before the Garden City Council was held:

- a. Mayor Evans introduced the application and addressed rules of conduct.
- b. No Member of the City Council or Mayor had any disclosures related to conflict of interest or *ex parte* communication.
- c. The applicant presented the application. The applicant team included:
 - i. Will Gustafson
 - ii. Jenny Pham
 - iii. Brian Perkins
 - iv. JoAnn Butler
 - v. Bob Taunton
- d. Jenah Thornborrow provided a staff review.
- e. Public testimony was received by:
 - i. Opposition
 - a. David Leroy - Spokesperson representing Livingstons, Pattersons, and Schmellicks speaking for Ben Doty, David Stackofsky, Byrne M.J., Edward W. Altian, Pat Pettiette, Grey Contos, Louis Stoddard
 - b. Virginia Morris
 - c. John W Longhurst
 - d. Reci Schmellick
 - e. Dan Hollar- Spokesperson for Betty Hollar, Eric Fogleman
 - f. Kathleen Grover
 - g. John Livingston- Spokesperson for Lynn Livingston
 - h. Andrea Fogleman-Spokesperson for Bob Schmellick - no testimony
 - i. Ronald Bush- Spokesperson for Debra Riedel, testimony read by Debra Riedel
 - j. Tina Ellis Spokesperson for Barbara Lee
 - k. David Patterson Spokesperson for Louis Stoddard , Mark Annese, Alana Annese, Jeanne Patterson, Parker Massman and Gretchen Massman
 - l. Dan Harrington
 - m. Larry Closerwher
 - n. Michael Thiry did not testify.
 - o. Brently Bird did not testify.
 - p. Philip Gordon did not testify.
 - q. Kelly Holzscheiter did not testify.
 - r. Kent Johnson did not testify.
 - s. Steven Sterns, Spokesperson for Sharon Grisham did not testify.
 - t. Barry Klezmer, Spokesperson for Marc Vance did not testify.

- ii. In Favor
 - a. Tom Donahoe – did not testify.
 - b. Janelle Curtis
 - c. Charles Schoefield
 - d. Mike Nero- did not testify.
 - e. Crissy Kojima - President of Pierce Park Neighborhood Association
 - iii. Neutral
 - a. Willford Lemon did not testify.
 - b. Pierce Roan on behalf of Plantation Master's Association
 - f. There was no one else present who indicated that they wished to provide testimony.
 - g. Public hearing continued to the date of June 26, 2023 for rebuttal and deliberation.
26. On June 26, 2023, the public hearing before the Garden City Council was held.
- a. Matters of process were addressed:
 - i. Council Member Heller noted that he lives on Sterling in the Plantation Subdivisions. He noted that he does not have an economic conflict of interest and has not had substantive ex parte communication to disclose.
 - ii. Upon inquiry, no other members of the Council or Mayor had substantive Ex Parte communications or a conflict of interest.
 - iii. Untimely public comments were noted. The Council determined that they will not be a part of the record.
 - iv. City attorney, Charles Wadams indicated that he had provided a memorandum and suggested reasoned statements for the draft decisions document. He noted that the statements were not a recommendation for approval, but rather examples of a sound reasoned statement.
 - b. The applicant's representatives Bob Taunton and JoAnn Buttler provided the rebuttal.
 - c. The Council deliberated.
 - d. The public hearing was closed.
 - e. Council President Page moved to approve the application in accordance with the Planning and Zoning Commission recommendation including the draft findings of fact, conclusions of law, and conditions of approval with the following amendments:
 - i. Include suggested reasoned statements.
 - ii. Eliminate the requirement to provide bicycle and pedestrian access to Fair Oaks Place.
 - iii. The area shown in the rebuttal presentation, referred to as exhibit A during the hearing shall be restricted to a height of 35.
 - f. Councilmember Jorgenson seconded the motion.
 - g. The motion passed on a 4/0 vote.

- 27. The Council approved the written decision on July 10, 2023. On August 14, 2023, after a request for reconsideration was submitted by Dave Leroy, and pursuant to stipulation between Dave Leroy and the applicant, the Council approved this Amended Findings of Fact, Conclusions of Law, and Decision to clarify the decision.

- 28. The record contains:
 - a. Application and application materials
 - b. Noticing Documents
 - c. Agency Comments
 - d. Design Review Consultant Recommendations
 - e. Public Comments
 - f. Staff Report
 - g. Planning and Zoning Commission Recommendation
 - h. Planning and Zoning Commission Minutes and audio: February 15, 2023; March 15, 2023; April 27, 2023; May 24, 2023
 - i. City Council Decision
 - j. City Council Minutes and audio: June 12, 2023, June 26, 2023, July 10, 2023, and August 14, 2023.

- 29. In consideration of a Specific Area Plan the decision maker shall make the following findings:

GCC 8-6B-6: SPECIFIC AREA PLAN: REQUIRED FINDINGS			
Conclusion			
Compliant	Not Compliant	Not Applicable to this Application	Standard
X			<p>Finding 1. The SAP application, as conditioned, is consistent with the city comprehensive plan, as amended, including the future land use map and the land use planning area guidelines and land use designations, if applicable.</p> <p>Reasoned Statement:</p> <p>The application is in accord with the city Comprehensive Plan including the Future Land Use Map and the land use planning area guidelines and land use designations.</p> <p>Goals</p> <ul style="list-style-type: none"> • 1 Nurture the City • 2 Improve the City Image • 6 Diversity in Housing • 10 Plan for the Future

			<ul style="list-style-type: none"> • 11 Serve the City • 12 Evolve as a Destination <p>Objectives and Action Steps</p> <ul style="list-style-type: none"> • Amend the Land Use Code to improve the quality of development design through new land-use districts; zoning standards; and design regulations and review process. • Create a premier destination place to live, work, and recreate. • Encourage new and distinctive neighborhoods. • Encourage high quality design and landscaping, including the use of water features, in new development. • Explore the opportunities to create distinctive neighborhoods through defining the unique attributes of the individual neighborhood, the incentives needed to encourage those characteristics, and the design, architecture, and development standards to guide future development. • Create a vision for the design of all streets and highways consistent with the city's urban setting. • Include the pedestrian zone in the highway right-of-way to satisfy the City's Development Code requirements for open space. • Create public gathering places at multiple locations throughout the city. • Beautify and landscape. • Encourage the use of non-potable water sources that are available to new development, including the installation of pressurized irrigation systems where appropriate. • Beautify streets, sidewalks and gateways with landscaping, trees, and public art. • Continue to require sidewalks and
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			<p>landscaping in all new development, and in major alterations and re-use of existing commercial sites.</p> <ul style="list-style-type: none"> • Allow relocation of canals and drains where appropriate. Require mitigation of the impacts that closing water systems have on the ground water and habitat. • Support efforts of Valley Regional Transit for fixed transit stops, bus turnouts, and more frequent service as financially feasible. • Evaluate the increasingly important destination Garden City is becoming within the region and the changing demand that places on public transportation. • Designate locations in proximity to existing and future transit stops throughout the city that serve as activity centers. • Participate in regional planning. • Amend the Development code to facilitate transit-oriented development nodes along the arterial roadways as designated on the Land Use Map and described in the Land Use Designation and follow the State Street Corridor Study recommendations. • Amend the Development Code to facilitate destination and neighborhood centers that draw people to the location and are supported by transit as designated on the Land Use Map and described in the Land Use Designation for activity nodes. • Continue to be a leader and set an example for the region in creating a diversity of housing. • Maintain the diversity of housing. • Continue to explore opportunities to encourage mixed income housing in new developments.
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			<ul style="list-style-type: none"> • Provide a transition in the height and scale of development that is compatible with the existing surrounding neighborhoods. • Limit the location of the new neighborhood commercial districts to areas that are a maximum of two blocks in length or appropriate in size to the location, and that can provide transition and buffering to any adjoining residential land uses. • Support a positive business environment. • Create a premier destination for work, recreation, entertainment, culture, and commerce. • Market the city to smaller businesses and support a positive environment for entrepreneurial businesses. <p>Garden City’s regional transportation planning includes the State Street Corridor Transit Oriented Development plan (“State Street Corridor Study”). The State Street Corridor Study was adopted by the city (Res 1077-20) and is referenced in the Comprehensive Plan identifies the project location as Neighborhood Destination Activity Node with proximity to a transit stop, and encourages a new and distinctive neighborhood in the area with a density of “at least 14-20 units per acre”</p> <p>Action Steps in the City’s Comprehensive Plan include:</p> <ul style="list-style-type: none"> • 10.4.1 Amend the Development Code to facilitate transit-oriented development nodes along the arterial roadways as designated on the Land Use Map and described in the Land Use Designation, and also follow the State Street Corridor Study recommendations. • 10.4.2 Amend the Development Code to facilitate destination and
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			<p>neighborhood centers that draw people to the location and are supported by transit as designated on the Land Use Map and described in the Land Use Designation activity node.</p> <ul style="list-style-type: none"> • 10.4.3 Provide a transition in the height and scale of development that is compatible with the existing surrounding neighborhoods. <p>The city amended its Development Code (Ord 1018-20; Site Specific Area Plan). Use of the adopted Specific Area Plan process facilitates the development of transit-oriented development activity nodes and neighborhood destination activity nodes.</p> <p>The creation of the River Club SAP District, and adoption of the nontransferable zoning regulations of the River Club SAP District code, provides the development standards and design regulation to implement the Comprehensive Plan’s land use designation and supports the transportation goals of the Green Boulevard Corridor designation for State Street, and create and maintain a diversity of housing.</p> <p>The application, and the record as a whole, describes how the SAP, as conditioned, is consistent with the Comprehensive Plan guidelines.</p>
X			<p>Finding 2. The SAP application, as conditioned, meets the minimum requirements of chapter 6 of the Garden City Development Code.</p> <p>Reasoned Statement:</p> <p>The SAP application meets the minimum requirements of Chapter 6, Article A. of the Garden City Development Code.</p>

			<ul style="list-style-type: none"> • The application contains the required information and has been deemed complete. • All required fees have been paid/ • All public notice requirements have been met. • The required design review consultation has been completed. • All required public hearings with the Planning and Zoning Commission and City Council have been conducted. <p>The SAP application meets the minimum requirements of Chapter 6, Article B:</p> <ul style="list-style-type: none"> • An SAP may be used on any property in the City, including the application property, that would benefit from a master plan and phasing approach to ensure orderly planning and development. • Garden City Code encourages an SAP for the application property, which is defined in the Comprehensive Plan as a Neighborhood Destination Activity Node. • The application includes the required set of nontransferable zoning regulations. • All required pre-application meetings and neighborhood meetings have been held.
X			<p>Finding 3. The SAP application promotes the orderly planning and development of land, as set forth in the purpose for this process.</p> <p>Reasoned Statement:</p> <p>The SAP purpose is to establish a specific area plan district with distinct nontransferable zoning regulations and a master plan with the goal of ensuring orderly planning and development of land. See GCC § 8-6B-6.A.</p>

			<p>As discussed by the Council in its adoption of the Specific Area Plan ordinance (ORD. 1018-20): A Specific Area Plan, with its master plan and tailored zoning regulations, will promote orderly and efficient development patterns that avoid the conflicts and financial loss that occur with piecemeal development decisions.</p> <p>The SAP application, as conditioned promotes the orderly planning and development of the application property by:</p> <ul style="list-style-type: none"> • Implementing the goals and objectives of the City's Comprehensive Plan, as amended, including the Future Land Use Map. See also, Finding #1 in required Finding for 8-6B-6. • Contributing to the social, economic, and environmental sustainability of the city. See also Finding #4 in required Findings 8-6B-10(below). • Contributing amenities. • Designating and protecting open space withing the application boundaries. • Providing a mix uses, including a mix of house types and sizes. • Planning and coordinating the phased construction of infrastructure, including public facilities and transportation system components. <p>As each detailed design phase of the project is brought back to the city the proposed development, guided by the concept master plan design vision, will be reviewed by the city to continually ensure orderly development including the phased construction of public facilities (such as sewer, water, and irrigation facilities), and coordination with the transportation</p>
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			agencies working in the State Street Corridor.
X			<p>Finding 4. The SAP application will create a district that is identifiable as a distinct area of the city with a distinguishing character.</p> <p>Reasoned Statement:</p> <p>The SAP application, with the densities, design and land uses identified in the application concept master plan and nontransferable zoning regulations, will implement the guidance of the Comprehensive Plan, and support the State Street Corridor Study with a transit-supportive residential development and a neighborhood activity hub that will be a destination for future residents and the surrounding community. The SAP application represents the initial development in Garden City along State Street implement the community vision to transform the State Street Corridor from an auto-centric roadway to an urban high-capacity transit corridor.</p> <p>As stated in the application narrative, the vision for project is a walkable, mixed-use, multi-generational community, offering diverse housing options catering to various demographic and lifestyle preferences, and linked together by pathways, recreation opportunities, and retail facilities to encourage physical activity and social engagement.</p> <p>Written support for the project has been received from the Garden City Visitors Bureau and the Boise Metro Chamber of Commerce as backing the State Street Corridor planning and the business organizations' mission to improve the quality of life and prosperity for the Garden City and the entire Treasure Valley</p>

X		<p>Finding 5. The SAP application has been noticed and public hearing held in accordance with Title 8 of Garden City Code.</p> <p>Reasoned Statement:</p> <p>This application has been duly noticed with: notices of neighborhood meetings; radius notice; agency notice; and on-site posting. In addition, notice was published at: the Garden City Hall; the Garden City Police Department; the Garden City Fred Meyer; the Garden City Next Door site; and the Garden City website. Interested parties were emailed notices and updates. Public meeting agendas were posted in the Garden City Hall lobby and the Garden City website.</p> <p>Public hearings before Planning and Zoning and the City Council were held in accordance with Title 8 of the Garden City Code.</p>
X		<p>Finding 6. The SAP application complies with all city zoning regulations and codes in effect at the time of the SAP application.</p> <p>Reasoned Statement:</p> <p>The SAP application includes its own nontransferable zoning regulations applicable in the SAP district (that is the "River Club SAP District code"). As provided for Finding #2 in required Findings for GCC 8-6B-6 (above), The SAP application complies with all city zoning regulations and codes in effect at the time of the application, notably Chapter 6, Articles A and B of Garden City Code, except as modified by the adopted River Club SAP District code.</p>

GCC 8-6B-10 Zoning Map Amendment and Annexation: REQUIRED FINDINGS			
Conclusion			
Compliant	Not Applicable to this Application	Not Compliant	Standard
X			<p>Finding 1: The zoning map amendment complies with the applicable provisions of the comprehensive plan;</p> <p>Reasoned Statement:</p> <p>See Finding #1 in required Findings for 8-6B-6.</p>
	X		<p>Finding 2: The zoning map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;</p> <p>Reasoned Statement:</p> <p>This application proposes a new Specific Area Plan zoning district. See, Finding #3 in required Findings for 8-6B-6 (above) regarding the purpose statement for SAP district.</p> <p>All procedures required under Garden City Code § 8-6B-10 for a Zoning Map Amendment have been met:</p> <ul style="list-style-type: none"> • All application and public hearings have duly noticed and held. • The subject property meets the minimum dimensional standards of the proposed SAP District. • The City has required a development agreement in connection with the rezone. • As conditioned, all development agreement requirements of Garden City Code Section 8-6B-4 will be met: <ul style="list-style-type: none"> ○ The development agreement shall be attached to the ordinance establishing the zoning map amendment. ○ Compliance with the goals and policies of the City's

			<p>Comprehensive Plan were demonstrated in a written narrative by the applicant. See also, Finding #1 in required Findings for the Garden City Code § 8-6B-6 (above).</p> <ul style="list-style-type: none"> ○ There is compatible transition in scale, building form, and proportion between the proposed structure/use and existing structures and landscape. ○ The proposed uses and development of the subject property are appropriate for the location, the property, and the neighborhood. As demonstrated with the parking study by Fehr and Peers submitted for the record, the parking spaces provided are “more than sufficient to support the land uses” at the project. ○ The proposed uses and development shall not adversely affect the character, public health, safety, and/or general welfare of the neighborhood or the community. See also Findings #3 in required Findings for GCC 8-6B-10 (below) ○ As demonstrated with the traffic impact study prepared by Kittleson and Associates and as provided in recommendations from ACHD, the proposed use and development of the subject property shall not cause undue traffic congestion, dangerous traffic conditions.
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			<p>The proposed use(s) and development of the subject property shall not adversely impact other infrastructure such as, but not limited to, public utilities and communication systems, water, wastewater, and drainage systems. See also Findings #4 in required Findings for 8-6B-10 (below).</p>
X			<p>Finding 3: The zoning map amendment shall not be materially detrimental to, or impacts can be mitigated that affect, the public health, safety, and welfare or impacts;</p> <p>Reasoned Statement:</p> <p>As provided in Finding #1 for GCC 8-6B-10 (above), the zoning map amendment complies with the legislatively adopted Comprehensive Plan. As provided in Findings #2 for GCC 8-6B-10 (above), the zoning map amendment complies with the legislatively adopted regulations for the SAP District, which regulations are enacted to protect promote the health, safety, and general welfare of the community by implementing the goals of the Comprehensive Plan. See Garden City Code § 8-1A-2.</p> <p>As provided in Finding #4 GCC 8-6B-10 (below), as conditioned, the zoning map amendment will not have an adverse impact on the delivery of public services, which delivery of public services.</p> <p>Accordingly, a Finding of compliance with the Comprehensive Plan, and a Finding of compliance with the SAP District regulations, and a Finding of no adverse impact on the delivery of public services, demonstrates that the zoning map amendment will not materially detrimental to the public's health, safety, and welfare.</p>

X			<p>Finding 4: The zoning map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts;</p> <p>Reasoned Statement:</p> <p>Conditions of approval require, without limitation: water and sewer infrastructure plans to be reviewed by Garden City Public Works Department and Boise City (as applicable); transit infrastructure plans to be reviewed by VRT; and public road design and construction to coordinated with (ACHD).</p> <p>TGS Consulting completed a Fiscal Impact Analysis (peer reviewed by W/ David Eberle) to review the monetary impact of the project on Garden City, which analysis shows: no adverse financial impact to the community; \$237M in new taxable value; a net revenue surplus to the City’s General Fund of \$2.16M over 15 years; more than sufficient permit fees (\$1.8M) to cover administrative costs; adequate cash flow maintained for water and sewer service infrastructure based on “fee for services” budget; and the potential for an increase in State sales tax distribution to the City (\$200K/year).</p>
	X		<p>Finding 5: The annexation of land, if proposed, is in the best of interest of the city and complies with the procedures as set forth in Idaho Code section 50-222.</p> <p>Reasoned Statement:</p> <p>This application is not proposing annexation into Garden City; the property has been annexed into Garden City.</p>

GCC 8-6B-5 DEVELOPMENT CODE AMENDMENT: REQUIRED FINDINGS			
Conclusion			
Compliant	Not	Not Applicable	Standard

	Compliant	to this Application	
X			<p>Finding 1: The text amendment complies with the applicable provisions of the comprehensive plan.</p> <p>See Finding #1 in required Findings for 8-6B-6. (above)</p>
X			<p>Finding 2: The text amendment shall not be materially detrimental to the public health, safety, and welfare;</p> <p>See Finding #3 in required Findings for 8-6B-10. (above)</p>
X			<p>Finding 3: The text amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city;</p> <p>See Finding #4 in required Findings for 8-6B-10. (above)</p>

30. The record was reviewed in its entirety by the City Council to render the decision.

CONCLUSIONS OF LAW

The Garden City Council reviewed the application with regard to Garden City Code, Title 8, and based on the conditions required herein, concludes the application **satisfies** the required findings under GCC 8-5B-6.

DECISION

WHEREFORE, based upon the foregoing Findings of Fact and Conclusions of Law contained herein, the City Council hereby does **APPROVE** the application, subject to the following conditions:

1. Approval of this application is for:
 - a. Approval of the Zoning Code Amendment.
 - b. Approval of rezoning the subject property from R-2 Low Density Residential to The Residences at River Club District/ DA
 - c. The approval of the conceptual Master Plan as conditioned
2. Future applications within the area designated by this Specific Area Plan application shall be in conformance with the Residences at River Club District, Development Agreement and in substantial conformance with the conceptual master plan.
3. If there is ever any judicial determination that the subject property's legal owner of record has not consented to this application the approval of this application shall be nullified and reversed.
4. The lot must be verified by the city as a legal lot of record or made into a legal lot of record.
5. A subdivision or Minor Land Division must be completed to separate the subject property area from the current parcel.
6. A development agreement shall be approved prior to the third reading and adoption of the rezone ordinance. The purpose of the development agreement will be to adopt the conceptual Master Plan.
7. Each structure required by code and each sub-area must obtain a design review approval prior to construction.
8. Connection to the city of Boise's sanitary sewer collection system must be coordinated with the city of Boise.
9. Required revisions to the Conceptual Master Plan include:
 - a. The height, as defined by adopted Code, of the area of the East Subdistrict, identified in the image referred to "Exhibit A" of the applicant's rebuttal presentation on June 26, 2023, hearing shall be limited to a maximum of

35'. The review of this change to the East Subdistrict will be reviewed no later than the design review of the West Subdistrict.

- b. Extend the publicly accessible bicycle and pedestrian pathway that runs adjacent to the golf course to connect the West Sub-district and the Pierce Park and State Street intersection. The pathway shall also provide for a potential future connection to the adjacent property at the westerly boundary.
- c. There shall be no bicycle or pedestrian access to North Fair Oaks Place. A physical barrier between the East Subdistrict and North Fair Oaks Place shall consist of fencing, landscaping, and/or watercourse or some combination thereof. The review of this change to the East Subdistrict will be reviewed no later than the design review of the West Subdistrict.
- d. The private road through the Central and East sub-districts shall be reviewed at the design review of the sub-districts to ensure that it adequately addresses the Garden City design consultant's recommendation to increase intuitive function of the traffic flow through the sub-districts to the State Street/Pierce Park intersection.
- e. Design for adequate stacking for left turn movements onto State Street as requested by ACHD.
- f. Vacate the existing right-of-way for Plantation Drive, and remove associated access onto State Street, as required by ACHD.
- g. There shall be no unsignalized left turns into or out of the project from State Street, unless determined by Garden City and ACHD at a future date as safe and appropriate.

10.A Development Agreement shall be entered into that adopts the Master Plan with the following conditions:

- a. The master plan is conceptual.
- b. The phasing of the development will occur as identified in the master plan.
- c. The pathways shall be consistent or greater in width and landscaping buffering as depicted in the master plan.
- d. The irrigation drain may be piped in sections but shall be daylighted and utilized as an amenity as shown in the conceptual Master Plan. If the waterway amenity is precluded by the drainage district or property owner, an amenity that equally enhances the linear park shall be provided. Any revisions to the proposed amenity shall be reviewed with the future review of the West sub-district. If the waterway amenity is constructed, permission from the off-site property owner allowing for the construction of the off-site improvement shall be provided.
- e. No vehicular access shall be allowed onto a public right-of-way unless approved and according to the Ada County Highway District standards. As recommended by ACHD, there shall be no vehicular access to North Fair Oaks Place, except for emergency access if required by the fire authorities.
- f. The setbacks for any type of encroachments including but not limited to walls, bushes, artwork, etc. must be at least 18" from any sidewalk or multi-use path to not create shy space into the usable area of the sidewalk/path.

- g. Easements required to enact the Master Plan:
 - i. Shall be provided as required by the City Engineer, Development Services Staff, or this decision.
 - ii. Shall be recorded with Ada County Land Records.
 - iii. Shall be provided to Garden City once recorded.
 - iv. Shall define the grantee and adequate information to depict the location of the easement such as a legal description and illustration.
 - v. Shall be unobstructed unless otherwise specified.
 - vi. At a minimum, include easements for the following:
 - 1. Public utilities.
 - 2. Water and sewer
 - a. If not otherwise designated by the City Engineer the total easement width shall not be less than ten feet (10'), with twelve feet (12') recommended, front and rear, with at least twenty feet (20') required for water and sewer easements for main lines.
 - 3. Drainage.
 - 4. Public connections to and from the public rights-of-way (excluding North Fair Oaks Place) and pathways, including but not limited to users of Plantation Drive connecting to State Street.
 - 5. Public 12-foot, for a minimally 10-foot -wide concrete multi-use (bicycle and pedestrian) pathway along State Street.
 - 6. Publicly accessible 12-foot easement, for a minimally 10-foot -wide multi-use (bicycle and pedestrian) pathway that runs along the southern boundary of the subject property.
 - a. The term publicly accessible shall be defined to mean that the easement shall be perpetual and allow for public access with minor identified exceptions such as closures after customary travel hours.
- h. New water and sewer services, and site grading and drainage must be provided for review and approval by the Garden City Public Works Department.
- i. Should any connections be made to the Boise City sanitary sewer collection system, review and approval by Boise City Public Works must be provided.
- j. The alignment of N. Pierce Park Lane shall reflect ACHD's 99% design plans for the intersection at State Street.
- k. The bus stop amenities as outlined in the conceptual master plan are a requirement of the infrastructure to be installed as part of the master plan.
- l. The design and location of the proposed bus stop must be approved by Valley Regional Transit prior to construction.
- m. The phasing for the removal of the current bus stop and the installation of the proposed bus stop shall be coordinated with VRT and included in the phasing plan.
- n. Private roads shall provide street names and stop sign signage.

- o. The construction of roadway projects shall be coordinated with Ada County Highway District.
 - p. All sidewalks and public pathways shall be designed and constructed to the project boundaries so that they facilitate future connections except there shall be no connection to North Fair Oaks Place as provided further in condition 9.c above.
 - q. The Master Plan is an approved plan that is not subject to the one-year expiration identified in GCC 8-6A-8.
11. Prior to the adoption of The Residences at River Club District SAP Ordinance, revisions to proposed code shall be made to:
- a. Provide any clarifying or clerical language that does not change the intent of the approved provisions.
 - b. Make clear the following concepts are incorporated:
 - i. Amend regulations to limit the height of the area of the East Subdistrict, identified in the image referred to "Exhibit A" of the applicant's rebuttal presentation on June 26, 2023, hearing to a maximum of 35'.
 - ii. Amend regulations to clarify there shall be no bicycle or pedestrian (and, as recommended by ACHD, no vehicle) access to North Fair Oaks Place and a physical barrier between the East Subdistrict and North Fair Oaks Place shall consist of fencing, landscaping, and/or watercourse or some combination thereof.
 - iii. Add a new chapter to Garden City Code 8-8 Specific Area Plan Ordinances.
 - iv. Amend proposed code to be consistent with a new article of Garden City Code 8-8 Specific Area Plan Ordinances rather than the current proposal of including the proposed SAP in a new title 11.
 - v. Add Garden City Code Sustainability and Nonconforming regulations by reference.
 - vi. Add Language: Accesses onto public roads shall comply with the requirements of the Transportation Authority.
 - vii. Add Language: Specific Area Plan: The Residences at River Club District Ordinance shall supersede if in conflict with The Residences at River Club District Master Plan.
 - viii. Add Language: A variety of housing for the project shall be provided at a rate of at least 5% from each of two or more of the categories of universal design, studio, or one-bedroom units.
 - ix. Pressurized Irrigation: utilize term "shall" rather than "may;" delete word "proposed."
 - x. Amend Language: Remove word "potentially" and define "active adult" or change term to multi-family in regulations in the district's language.
 - xi. Add Language: Design must meet "design character" as identified in the adopted master plan.
 - xii. Office: language to require centrally and unique is needed.
 - xiii. Single family attached: Connection to sidewalk rather than drive-aisle needs clarified.

- xiv. Add language: Detached sidewalks are required to allow for landscaping and street tree buffers. Detailed criteria can be added to identify when a different solution is appropriate.
- xv. Amend language: Add criteria for roof signs or maintain as prohibited.
- xvi. Amend language: Maintain Electronic Message Boards as prohibited or with a master sign plan approval.
- xvii. Add language to require the integration of signage with the architecture.
- xviii. Amend language for perimeter screening; remove the allowance for vinyl fencing and add wrought iron as an alternative.
- xix. Amend language in tree mitigation to require mitigation for trees equal to or less than 4" in diameter.
- xx. Amend language that will allow for private open space to provide for an aggregate of private open space within the project.
- xxi. Amend language for open space to state that common open space areas shall not be adjacent to a collector or arterial street unless separated from the street by a constructed barrier of at least two feet (2') in height and an additional landscape buffer that incorporates shrubs and trees.
- xxii. Amend language for open space to remove the word "interior."
- xxiii. Amend language for pedestrian walkways to clarify when it is appropriate for pedestrian pathway (concrete or paved) to be considered open space, while precluding sidewalks from the open space calculations that are adjacent to public streets or primary private streets.
- xxiv. Amend language for parking to provide a definition for active adult if it will be utilized as standard.
- xxv. Adopt parking by reference, or incorporate the city's adopted parking, except for the proposed residential and bicycle parking standards:

Use	Total Required Vehicle Parking Spaces Per Dwelling Unit	Required Covered Vehicle Parking Spaces Per Dwelling Unit	Required Covered Bicycle Spaces Per Dwelling Unit
Dwelling, multi-family:			
Up to 1 bedroom	1	.5	.5
2+ bedrooms	2	.5	.5
Age Restricted	1	.5	.5
Dwelling, single-family detached	2	2	n/a
Dwelling, townhouse:	2	2	n/a
Guest Parking			

For developments with more than 2 dwelling units there shall be 0.5 additional vehicle parking spaces/unit provided for guest parking for the first 10 dwelling units. There shall be 0.1 parking spaces/unit provided for guest parking for every unit after the first 10 units.

- xxvi. Amend language for bicycle connectivity standards to require connectivity to the boundary of public right-of-way except there shall be no connection to North Fair Oaks Place as provided further in condition 9.c above.
- xxvii. Amend language setback language to clarify that the setbacks are reduced from parking areas only.
- xxviii. Add language that the setbacks for any type of encroachments including but not limited to walls, bushes, artwork, etc. must be at least 18" from any sidewalk or multi-use path to not create shy space into the usable area of the sidewalk/path.
- xxix. Amend language to identify that the multi-use path on State Street shall be 10' in width.
- xxx. Amend language within code that refers to bicycle routes and lanes to be consistent with the Institute for Traffic Engineers (ITE) definitions.
- xxxi. Provide a clearer Image of the conceptual Master Plan area for codification.
- xxxii. Add Language: The design of structures and amenities must be compatible with "Design Objectives" and "Design Character" as identified in the master plan.
- xxxiii. Adjust the requirement that parking cannot be within 40' of a corner to be state that parking cannot be within 25' from where two travel ways adjoin.

General Conditions:

1. This approval is for a Specific Area Plan.
2. The approval is specific to the application provided and reviewed.
3. This rezone decision document does not grant the approval of any specific use.
4. If this rezone is a result of a request by a property owner based upon a valid, existing comprehensive plan and zoning ordinance, the governing board shall not subsequently reverse its action or otherwise change the zoning classification of said property without the consent in writing of the current property owner for a period of four (4) years from the date the governing board adopted said individual property owner's request for a zoning classification change. If the governing body does reverse its action or otherwise change the zoning classification of said property during the above four (4) year period without the current property owner's consent in writing, the current property owner shall have standing in a court of competent jurisdiction to enforce the provisions of this section.
5. The applicant shall comply with all requirements of the reviewing entities.
6. All improvements and operations shall comply with applicable local, state, and federal requirements and procedures whether specifically addressed in the analysis of this application or not.

7. This approval is for this application only, and does not permit land work, vegetation removal, construction of any structure or infrastructure, or allow for any use. Additional permits, licenses and approvals may be necessary. All other applicable permits must be obtained prior to any work or commencement of any use.
8. The applicant shall submit payment to the City for all outstanding fees incurred by the City in obtaining a review of this project prior to the City issuing additional permits.
9. The date of decision and action is the date that the decision maker approves the written decision.
10. Materials submitted after the decision shall not be considered part of the record for this decision.
11. Final decisions are subject to judicial review pursuant to The Local Land Use Planning Act, Chapter 65 Title 67 Idaho Code.
12. Pursuant to Idaho Code, a request for reconsideration must be submitted within 14 days of the final decision and prior to judicial review. The written request must identify specific deficiencies in the decision for which reconsideration is sought. Upon reconsideration, the decision may be affirmed, reversed, or modified after compliance with applicable procedural standards. A written decision shall be provided to the applicant or affected person within sixty (60) days of receipt of the request for reconsideration or the request is deemed denied. A decision shall not be deemed final for purposes of judicial review unless the process required in this subsection has been followed. The twenty-eight (28) day timeframe for seeking judicial review is tolled until the date of the written decision regarding reconsideration or the expiration of the sixty (60) day reconsideration period, whichever occurs first.
13. A takings analysis pursuant to Idaho Code may be requested on final decisions.
14. If any term or provision of this decision, to any extent, is held invalid or unenforceable, the remaining terms and provisions hereof shall not be affected thereby, but each such remaining term and provision shall be valid and enforced to the fullest extent permitted by law.



Mayor, John G. Evans

August 14, 2023

Date