

From: BRO Admin
To: planning
Cc: Jennifer Lahmon
Subject: RE: GARDEN CITY AGENCY NOTICE (updated)
Date: Monday, January 12, 2026 10:31:28 AM
Attachments: image003.png
image012.png
image015.png
image016.png
image017.png
image018.png
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image020.png
image021.png
image023.png
image001.png

The Boise Regional DEQ Administration has no comments at this time.

Sincerely,



Carlene Oberg
Administrative Assistant I
Idaho Department of Environmental Quality
1445 North Orchard Street Boise, Idaho 83706
P: (208) 373-0550 | www.deq.idaho.gov

From: planning <planning@GARDENCITYIDAHO.ORG>
Sent: Tuesday, January 6, 2026 4:09 PM
To: planning <planning@GARDENCITYIDAHO.ORG>; Golart, Aaron <Aaron.Golart@idwr.idaho.gov>; ABC - Idaho State Police <abc@isp.idaho.gov>; ACHD Planning Review <planningreview@achdidaho.org>; Andrea Fogleman <eafof@msn.com>; Andrea Tuning <atuning@cityofboise.org>; aurbanek@idahoconservation.org; Bill Jacobs <wljacobs2000@gmail.com>; Flack, Brandon <brandon.flack@idfg.idaho.gov>; Brent Copes <bcopes@cdh.idaho.gov>; Brian Duran <Brian.Duran@itd.idaho.gov>; Brian Higgins <brian.higgins@intgas.com>; Brittany Hill <blhill@cityofboise.org>; Bruce Smith <smithbr9@republicservices.com>; C. Miller <cmiller@compassidaho.org>; Carla.bernardi@cableone.biz; Jones, Cass <Cass.Jones@idwr.idaho.gov>; Charissa Bujak <bujak.charissa@epa.gov>; Charles Leffler <charlesleffler@ymail.com>; Charles Wadams <cwadams@GARDENCITYIDAHO.ORG>; City Council <CityCouncil@GARDENCITYIDAHO.ORG>; clittle@achdidaho.org; Colin Schmidt <cscmidt@GARDENCITYIDAHO.ORG>; COMPASS <glsshared@compassidaho.org>; Connie Sol <csol@gardencitypolice.org>; Cory Stambaugh <cstambaugh@gardencitypolice.org>; Cynthia Gibson <cvgibson@idahoconservation.org>; Cynthia Rose <Cynthia.Rose@gcura.org>; D. Gordon <dgordon@cityofboise.org>; Daniel Pavlinik <danielpavlinik@gmail.com>; David Reinhart <Reinhart.David@westada.org>; Dean Johnson <djohnson@idl.idaho.gov>; Desiree LeClair <dleclair@gardencitypolice.org>; dsteam@dspropertymgt.com; Forrest France <france@cityofboise.org>; building <building@GARDENCITYIDAHO.ORG>; Griffith, Christen CIV CENWW CENWD (US) <Christen.M.Griffith@usace.army.mil>; Hanna Veal <hveal@GARDENCITYIDAHO.ORG>; BRO Admin <BRO.Admin@deq.idaho.gov>; idprospect@aol.com; Info <alturas1@yahoo.com>; Info <info@westernada.com>; ITD Development Services District 3 <d3development.services@itd.idaho.gov>; Jackson Heim <jackson-heim@hotmail.com>; james herbert <onceinever@gmail.com>; James Page <jpage@GARDENCITYIDAHO.ORG>; James Pavelek <jpavelek@GARDENCITYIDAHO.ORG>; Jamie Huff <jamie.huff@dhs.gov>; Jenah Thornborrow <jthorn@GARDENCITYIDAHO.ORG>; Jim Keyser <jkeyser@idahostatesman.com>; jkeyser@idahostatesman.com; Joanna Ortega <jortega@GARDENCITYIDAHO.ORG>; Joseph Canning <jdcanning@centengr.com>; John Evans <jevans@GARDENCITYIDAHO.ORG>; John Living <johnliving13@gmail.com>; Kathleen Collins <KCollins@cityofboise.org>; Kirk Meyers <kirk@pioneerirrigation.com>; Lanette Daw <lanette.daw@boiseschools.org>; Lindsey Pettyjohn <lpettyjohn@GARDENCITYIDAHO.ORG>; Lindsey Pettyjohn_Library <lpettyjohn@gardencitylibrary.org>; Lisa Leiby <lleiby@GARDENCITYIDAHO.ORG>; Lori Badigian <Lbadigian@cdh.idaho.gov>; Lynn Livingston <lynnlivingston13@gmail.com>; M. reno <mreno@cdhd.idaho.gov>; Mack <mack@settlersirrigation.org>; Mark Wasdahl <mark.wasdahl@itd.idaho.gov>; Mary Buersmeyer <mary@westboisesewer.com>; McDannel, Konrad <KMCDannel@republicservices.com>; Mike Bisagno <MBisagno@cityofboise.org>; Mike Nero <mikenero@jps.net>; Mindy Wallace <Mwallace@achdidaho.org>; Miranda Carson <carson.miranda@westada.org>; Nadine Curtis <Nadine.Curtis@idpr.idaho.gov>; newdrycreek@gmail.com; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Niki Scheppers <Scheppers.niki@westada.org>; Olesya Durfey <odurfey@GARDENCITYIDAHO.ORG>; Pastoor, William <WPastoor@republicservices.com>; PDSTransmittal@cityofboise.org; Peg Temple <peg.temple@gmail.com>; Preservation <info@preservationidaho.org>; projectmgr <projectmgr@boiseriver.org>; Rachele Klein <rklein@republicservices.com>; Randy Morgan <randy.morgan@intgas.com>; Rebecca Phillips <Rphillips@achdidaho.org>; Richard Beck <rbeck@adacounty.id.gov>; Rob Tiedemann <ecodesigninc@mac.com>; roger.phillips@intgas.com; Romeo Gervias <rgervias@cityofboise.org>; Ronald Wilper <rjwilper@gmail.com>; Roy Boehm <rboehm@cityofboise.org>; rphillips@idahopower.com; rscott3@republicservices.com; Ryan Dickson <RDickson@republicservices.com>; S. Bryce Farris <bryce@sawtoothlaw.com>; <bryce@sawtoothlaw.com>; Shelley <shelley@nacfire.org>; Stefanie <stefanie@settlersirrigation.org>; <stefanie@settlersirrigation.org>; Susanna Smith <ssmith@GARDENCITYIDAHO.ORG>; Tom Patterson <tpatterson@gardencitypolice.org>; Troy Vaughn <tvaughn@GARDENCITYIDAHO.ORG>; U.S. Army Corps of Engineers <CENWW-RD@usace.army.mil>; U.S. Fish & Wildlife Services <fw1idahoconsultationrequests@fws.gov>; Valley Reginal Transit <development@valleyregionaltransit.org>; Vincent Trimboli <Vincent.Trimboli@itd.idaho.gov>; Wed 2 No 1 <wed2no1@yahoo.com>; Will.Lindsey@intgas.com; Wyatt King <wking@GARDENCITYIDAHO.ORG>; Zach Kirk, PE <zakirk@adaweb.net>; Zach Turner <zach@rennisoncompanies.com>
Subject: GARDEN CITY AGENCY NOTICE (updated)

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CITY OF GARDEN CITY AGENCY NOTICE

UPDATED NOTICE OF NEIGHBORHOOD MEETING AND UPCOMING PUBLIC HEARINGS

This notice updates a previously noticed application, [ZONFY2026-0001](#) which identifies that the City of Garden City, Idaho, is proposing to rezone certain properties to align zoning with the Comprehensive Plan designation of Residential Medium Density.

The updated agency notice only pertains to the property located at 6265 N. Strawberry Glenn Road which is proposed to be rezoned R-2/ DA. All other subject properties are proposed to keep the zoning as previously noticed.

Open House (Neighborhood Meeting): Wednesday, January 28, 2026, 5:00 PM - 6:00 PM **online meeting** at <https://app.zoom.us/jc/home?webp=1> or call in (301)-715-8592- Meeting ID [8188588340](https://app.zoom.us/jc/home?webp=1)

Planning and Zoning Commission Public Hearing: Wednesday, February 18, 2026, at 6:30 PM

City Council Public Hearing: Monday, March 9, 2026, at 6:00 PM

Public Hearings Location: Garden City, **City Hall, Council Chambers**- 6015 Glenwood Street, Garden City, Idaho 83714

Email: planning@gardencityidaho.org; Mail: Development Services Department 6015 Glenwood Street, Garden City, ID 83714.

Changes to dimensions: R-3 does not have a height limit, whereas the R-2 is a maximum of 35'. R-2 has front setback of 15' (20' to garage) and 20' streetside setback. R-3 has front setback of 5' (20' to garage) and 5' streetside setback.

Changes to density: In the R-2 district there is a maximum density of 6 du/acre except for in an Activity Node where there is a maximum density of 20 units/acre. In the R-3 district there is a maximum density of 35 units/acre except for in an Activity Node where there is a minimum density of 14 units/acre unless a mixed-use development or a conditional use permit.

Changes to uses: The uses that are allowed in the R-3 district that are not allowed without a conditional use permit or are otherwise prohibited in the R-2 district include: Drinking establishment; Multi-family dwellings; Eating establishment, full service; Eating establishment, limited service; Financial institution; Food store; Health club; Healthcare and social service; Industry, information; Laboratory - medical, dental, optical; Laundromat, self-service cleaner; Nursery; Personal service; Professional service; Research and development; Retail store; and Tobacco retail store. Uses that are conditionally allowed in the R-3 District that are not allowed in the R-2 District include: Group Dwelling, Laundry and dry cleaning, Mortuary, Lodging, and Parking facilities.

Development Agreement: A development agreement is proposed to establish that legal non-conformities on the site, including density, height, and setbacks, remain conforming for the duration of the legally entitled use.

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.

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 file number ZONFY2026-0001, 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. The application materials can be found online at www.gardencityidaho.org at Departments>Development Services> Applications (quasi-judicial)> FY2026.

Proposed R-3 to R-2/DA



Sincerely,



Development Services

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

p: 208-472-2921

a: 6015 Glenwood Street, Garden City, ID 83714

w: www.gardencityidaho.org



From: planning

Sent: Thursday, November 20, 2025 3:37 PM

To: 'Aaron Golar' <Aaron.Golar@idwr.idaho.gov>; 'ABC - Idaho State Police' <abc@isp.idaho.gov>; 'ACHD Planning Review' <planningreview@achdidaho.org>; 'Andrea Fogleman' <eaofog@msn.com>; 'Andrea Tuning' <atuning@cityofboise.org>; 'aurbanek@idahoconservation.org' <aurbanek@idahoconservation.org>; 'Bill Jacobs' <wjacobs2000@gmail.com>; 'Brandon Flack' <brandon.flack@idfg.idaho.gov>; 'Brent Copes' <bcopes@cdh.idaho.gov>; 'Brian Duran' <Brian.Duran@itd.idaho.gov>; 'Brian Higgins' <brian.higgins@intgas.com>; 'Brittany Hill' <blhill@cityofboise.org>; 'Bruce Smith' <smithbr9@republicservices.com>; 'C. Miller' <cmiller@compassidaho.org>; 'Carla.bernardi@cableone.biz' <Carla.bernardi@cableone.biz>; 'Cass Jones' <cass.jones@idwr.idaho.gov>; 'Charissa Bujak' <bujak.charissa@epa.gov>; 'Charles Leffler' <charlesleffler@gmail.com>; 'Charles Wadams' <cwadams@GARDENCITYIDAHO.ORG>; 'City Council' <citycouncil@gardencityidaho.org>; 'clittle@achdidaho.org' <clittle@achdidaho.org>; 'Colin Schmidt' <cschmidt@GARDENCITYIDAHO.ORG>; 'COMPASS' <gisshared@compassidaho.org>; 'Connie Sol' <csol@gardencitypolice.org>; 'Cory Stambaugh' <cstambaugh@gardencitypolice.org>; 'Cynthia Gibson' <cgibson@idahoconservation.org>; 'Cynthia Rose' <cynthia.rose@gcura.org>; 'D. Gordon' <dgordon@cityofboise.org>; 'Daniel Pavlinik' <danielpavlinik@gmail.com>; 'David Reinhart' <Reinhart.David@westada.org>; 'Dean Johnson' <djohnson@idl.idaho.gov>; 'Desiree LeClair' <dleclair@gardencitypolice.org>; 'dsteam@dspropertymgt.com' <dsteam@dspropertymgt.com>; 'Forrest France' <ffrance@cityofboise.org>; 'Garden City Building Department' <building@gardencityidaho.org>; 'Griffith, Christen CIV CENWW CENWD (US)' <Christen.M.Griffith@usace.army.mil>; 'Hanna Veal' <hveal@GARDENCITYIDAHO.ORG>; 'Idaho DEQ' <BRO.Admin@deq.idaho.gov>; 'idprospect@aol.com' <idprospect@aol.com>; 'Info' <alturas1@yahoo.com>; 'Info' <info@westernada.com>; 'ITD Development Services District 3' <d3development.services@itd.idaho.gov>; 'Jackson Heim' <jackson-heim@hotmail.com>; 'James herbert'

<onceinever@gmail.com>; James Page <jpage@GARDENCITYIDAHO.ORG>; 'James Pavelek' <jpavelek@gardencityidaho.org>; 'Jamie Huff' <jamie.huff@dhs.gov>; Jenah Thornborrow <jthorn@GARDENCITYIDAHO.ORG>; 'Jim Keyser' <jkeyser@idahostatesman.com>; 'Joanna Ortega' <jortega@GARDENCITYIDAHO.ORG>; 'Joe Canning' <jdcanning@centengr.com>; John Evans <jevans@GARDENCITYIDAHO.ORG>; 'John Living' <johnliving13@gmail.com>; 'Kathleen Collins' <KCollins@cityofboise.org>; 'Kirk Meyers' <kirk@pioneerirrigation.com>; 'Lanette Daw' <lanette.daw@boiseschools.org>; 'Lindsey Pettyjohn' <lpettyjohn@GARDENCITYIDAHO.ORG>; Lindsey Pettyjohn_Library <lpettyjohn@gardencitylibrary.org>; Lisa Leiby <lleiby@GARDENCITYIDAHO.ORG>; 'Lori Badigian' <Lbadigian@cdh.idaho.gov>; 'Lynn Livingston' <lynnlivingston13@gmail.com>; 'M. reno' <mreno@cdhd.idaho.gov>; 'Mack' <mack@settlersirrigation.org>; 'Mark Wasdahl' <mark.wasdahl@itd.idaho.gov>; 'Mary Buersmeyer' <mary@westboisesewer.com>; 'McDannel, Konrad' <KMcDannel@republicservices.com>; 'Mike Bisagno' <MBisagno@cityofboise.org>; 'Mike Nero' <mikenero@jps.net>; 'Mindy Wallace' <Mwallace@achdidaho.org>; 'Miranda Carson' <carson.miranda@westada.org>; 'Nadine Curtis' <nadine.curtis@idpr.idaho.gov>; 'newdrycreek@gmail.com' <newdrycreek@gmail.com>; 'Niki Benyakhlef' <Niki.Benyakhlef@itd.idaho.gov>; 'Niki Scheppers' <Scheppers.niki@westada.org>; Olesya Durfey <odurfey@GARDENCITYIDAHO.ORG>; 'Pastoor, William' <WPastoor@republicservices.com>; 'PDSTransmittal@cityofboise.org' <PDSTransmittal@cityofboise.org>; 'Peg Temple' <peg.temple@gmail.com>; planning <planning@GARDENCITYIDAHO.ORG>; 'Preservation' <info@preservationidaho.org>; 'Project Manager' <projectmgr@boiseriver.org>; 'Rachele Klein' <rklein@republicservices.com>; 'Randy Morgan' <randy.morgan@intgas.com>; 'Rebecca Phillips' <Rphillips@achdidaho.org>; 'Richard Beck' <rbeck@adacounty.id.gov>; 'Rob Tiedemann' <ecodesigninc@mac.com>; 'roger.phillips@intgas.com' <roger.phillips@intgas.com>; 'Romeo Gervias' <rgervias@cityofboise.org>; 'Ronald Wilper' <rwilper@gmail.com>; 'Roy Boehm' <rboehm@cityofboise.org>; 'rphillips@idahopower.com' <rphillips@idahopower.com>; 'rscott3@republicservices.com' <rscott3@republicservices.com>; 'Ryan Dickson' <RDickson@republicservices.com>; 'S. Bryce Farris' <bryce@awtoothlaw.com>; 'Shelley' <shelley@nacfire.org>; 'Stefanie' <stefanie@settlersirrigation.org>; 'Susanna Smith' <ssmith@GARDENCITYIDAHO.ORG>; Tom Patterson <tpatterson@gardencitypolice.org>; Troy Vaughn <tvaughn@GARDENCITYIDAHO.ORG>; 'U.S. Army Corps of Engineers' <CENWW-RD@usace.army.mil>; 'U.S. Fish & Wildlife Services' <fw1idahoconsultationrequests@fws.gov>; 'Valley Regional Transit' <development@valleyregionaltransit.org>; 'Vincent Trimboli' <Vincent.Trimboli@itd.idaho.gov>; 'Wed 2 No 1' <wed2no1@yahoo.com>; 'Will.Lindsey@intgas.com' <Will.Lindsey@intgas.com>; 'Wyatt King' <wking@GARDENCITYIDAHO.ORG>; 'Zach Kirk, PE' <zachkirk@adaweb.net>; 'Zach Turner' <zach@rennisoncompanies.com>
Subject: GARDEN CITY AGENCY NOTICE

CITY OF GARDEN CITY AGENCY NOTICE

NOTICE OF NEIGHBORHOOD MEETING AND UPCOMING PUBLIC HEARINGS

The City of Garden City, Idaho, is proposing to rezone certain properties to R-M or R-M/DA to align zoning with the Comprehensive Plan designation of Residential Medium Density.

Open House (Neighborhood Meeting): Monday, December 15, 2025, 5:00 PM - 6:00 PM

Planning and Zoning Commission Public Hearing: Wednesday, January 21, 2026, at 6:30 PM

City Council Public Hearing: Monday, March 9, 2026, at 6:00 PM

Location: Garden City, **City Hall, Council Chambers**- 6015 Glenwood Street, Garden City, Idaho 83714

Application: [ZONFY2026-0001](#)

Changes to dimensions: R-3 does not have a height limit, whereas the R-M is a maximum of 45'. R-3 has front setback of 5' (20' to garage) and 5' streetside setback. R-M has front setback of 15' (20' to garage) and 20' streetside setback.

Changes to density: In the R-M district there is a maximum density of 15 du/acre except for in an Activity Node where there is a minimum density of 14/ du/ acre unless a mixed use development or a conditional use permit and the maximum density is then 25 du/acre. In the R-3 district there is a maximum density of 35 du/acre except for in an Activity Node where there is a minimum density of 14/ du/ acre unless a mixed use development or a conditional use permit.

Changes to uses: The uses that are allowed in the R-3 district that are not allowed without a conditional use permit or are otherwise prohibited in the R-M district include: Bed and breakfast; Bed and breakfast; Bicycle sales, service, storage, rental; Drinking establishment, limited service; Eating establishment, full service; Eating establishment, limited service; Financial institution; Food store; Health club; Healthcare and social service; Industry, information; Laboratory - medical, dental, optical; Laundromat, self-service cleaner; Nursery; Personal service; Professional service; Research and development; Retail store; and Tobacco retail store. The uses that are conditionally allowed in the R-3 district that are prohibited in the R-M district include: Animal care facility; Building material, garden and equipment; Daycare, center; Laundry and dry cleaning establishment; Lodging; and Mortuary.

Development Agreement: A development agreement is proposed to establish that legal non-conformities on the site, including density, height, and setbacks, remain conforming for the duration of the legally entitled use.

Addresses within Garden City proposed to be rezoned R-M: 6023 **N GARRETT ST**; 6030, 6031, 6042, 6043, 6054, 6055, 6066, 6067, 6088 **N FRANCIS PL**; R7608900120 (Bare Land), 6170, 6171, 6178, 6187, 6192, 6195, 6202, 6208, 6211, 6218, 6219, 6226, 6227, **N ETHAN PL**; 9346, 9368, 9390, 9412, 9434, 9456, 9478, 9500, 9522, 9544, 9545, 9566, 9567, 9589, 9602 **W MARIGOLD ST**; 9624, 9633, 9634, 9638, 9641, 9642, 9648, 9649, 9657, 9658, 9665, 9666, 9671 **W HOFF DR**.

Addresses within Garden City proposed to be rezoned R-M/ DA (R-M with a development agreement): 6265 N. Strawberry Glenn Road & 8695 W. Marigold Street

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. 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 file number [ZONFY2026-0001](#), 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. The application materials can be found online at www.gardencityidaho.org at Departments>Development Services> Applications (quasi-judicial)> [FY2026](#).

Proposed R-3 to R-M



Sincerely,



Development Services

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

p: 208-472-2921

a: 6015 Glenwood Street, Garden City, ID 83714

w: www.gardencityidaho.org

