

STAFF SUGGESTED DECISION

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

**THIS IS NOT A PREDETERMINED DECISION. ALL EVIDENCE WILL BE
CONSIDERED. A DIFFERENT DECISION MAY RESULT IN AN UPDATE OF THE
FINDINGS OF FACT, CONCLUSIONS OF LAW, OR CONDITIONS**

In the Matter of:)	DSRFY2025-0008
))	
Design Review)	
8695 W Marigold St.)	FINDINGS OF FACT,
Garden City, Ada County, Idaho)	CONCLUSIONS OF LAW
)	AND DECISION)

THIS MATTER, came before the Garden City Council for consideration on December 8, 2025. The Garden City Council reviewed the application and materials submitted. Based on the evidence presented, pursuant to Garden City Code Table 8-6A-1, the Garden City Council makes the following Findings of Fact, Conclusions of Law, and Decision:

FINDINGS OF FACT

1. The application is a design review for the construction of a new multi-family development.
2. There has been no denial of any Design Review application on this property within one year of this application.
3. The applicant is Rennison Companies c/o John Rennison and Zach Turner on behalf of Pacific West Communities, Inc.
4. The property owner of record is Boise Bible College Inc.
5. The location of the project is 8695 W Marigold Street; Ada County Assessor parcel number(s) S0525233602; Described as PAR #3602 OF W2NW4 SEC 25 4N 1E #233600-B #7923556.
6. The property is a legal lot of record.
7. The subject property is 16.320 acres.
8. The project is located in the R-3 medium density residential zoning district.
9. Within the R-3 zoning district, “dwelling unit, multiple family” is permitted.
10. The project is located in the Residential Medium Density Future Planning Area of the Garden City Comprehensive Plan Land Use Designation.

10. The project is outside of the Special Flood Hazard Area according to the 2020 adopted FIRM (the FIRM has adopted seclusion and utilizes the 2003 Flood Insurance Study).
11. The project outside the Special Flood Hazard Area according to FEMA's most recent model as adopted by resolution 1083-20.
12. The following standards apply to this proposal:
 - a. Garden City Code [8-1A-4 Applicability](#)
 - b. Garden City Code [8-1B Existing Nonconforming Properties, Structures, and Uses](#)
 - c. Garden City Code 8-2B Base Zoning District Provisions
 - d. Garden City Code 8-2C-15 Land Use Provisions
 - e. Garden City Code 8-4A Design and Development Regulations- General Provisions
 - f. Garden City Code [8-4B-4 Multi-family Residential Dwelling Units](#)
 - g. Garden City Code [8-4C Design Provisions for Nonresidential Structures](#)
 - h. Garden City Code 8-4D Parking and Off-Street Loading Provisions
 - i. Garden City Code 8-4E Transportation and Connectivity Provisions
 - j. Garden City Code [8-4H Flood Hazard](#)
 - k. Garden City Code 8-4I Landscaping and Tree Protection Provisions
 - l. Garden City Code 8-4L Open Space Provisions
 - m. Garden City Code 8-6A-3 General Application Process
 - n. Garden City Code [8-6A-4 Required Application Information](#)
 - o. Garden City Code [8-6A-5 Administrative Process with Notice](#)
13. The following plans and policies apply to this proposal:
 - a. Garden City Comprehensive Plan
 - b. Garden City Sidewalk Policy
 - c. Garden City Street Light Policy
14. The applicant provided the following application information:

Materials Provided Per GCC Table 8-6A-2 Required Application Information			
Provided			
Yes	No	Waived pursuant to GCC 8-6A-4	
X			Compliance Statement
X			Neighborhood Map
X			Site Plan
X			Landscape Plan
X			Schematic Drawings
X			Lighting Plan
X			Topographic Survey

X			Grading Plan
X1			Will Serve
X			Approved Address

15. Additional application materials submitted include:

- a. Statement of Intent;
- b. Drainage District No. 2 Correspondence;
- c. Ditch Tiling Plan;
- d. Floor Plans;
- e. Materials Plan;
- f. Grading & Drainage Plan;
- g. Fence Plan;
- h. Concept Sign Plan;
- i. Open Space Plan;
- j. Affidavit of Legal Interest;
- k. Traffic Impact Study;
- l. Application;
- m. 300' Neighborhood List;
- n. Neighborhood Meeting Sign-In Sheet;
- o. Neighborhood Meeting Property Posting Photos;
- p. Neighborhood Meeting Property Posting Affidavit;
- q. Neighborhood Meeting Notice Letter;
- r. Neighborhood Meeting Affidavit;
- s. Additional Applicant Submittal dated 8/11/2025
- t. Additional Applicant Submittal dated 11/11/2025
- u. Additional Applicant Submittal dated 11/20/2025
- v. Additional Applicant Submittal dated 12/11/2025

16. Agency Comments were received from:

- a. Ada County Highway District, dated June 17, 2025 and updated November 24, 2025
- b. Garden City Engineer, dated June 9, 2025
- c. Idaho Transportation Department, dated June 10, 2025
- d. Republic Services, dated June 23, 2025
- e. Department of Environmental Quality, dated June 9, 2025
- f. North Ada County Fire and Rescue, dated November 6, 2025

Committer/Date	Committer/Date	Committer/Date
Bob Sorvaag 06222025	Capozzi Sandy 07012025	Carrie Witt 07222025
Charles Leffler 06062025	Corey Arnold 09092025	Corey R. Arnold 06062025

¹ A conditional water and sanitary sewer ability to serve letter was provided by the city engineer stating the very limited capacity to serve any expansion in the area.

² The City received over 45 public comments regarding application DSRFY2025-0008. All recommending and decision-making bodies have full access to the complete set of public comments, which are included in the official record. This summary is not intended to capture every individual comment, concern, or question, but rather to provide an overview of the predominant themes reflected in the public input.

Darla Rhude 06092025	Dopko, Matthew 06242025	Janis Rusev 09112025
Johnson, Cheryl 09182025	Ken Johnson 06262025	Kenley Grover 07072025
Laurie Langdon 09232025	Les Bock 09122025	Les Bock 09252025
Les Bock 09302025	Leslie Bock 09102025	Linda Gurrola 06192025
Mark C. Mitchell 09232025	Mark Wasdahl 07032025	Nick & Robin Bradish 09222025
Nick and Robin Bradish 10052025	Paul Cooperrider 08152025	Rodney Wolfe 06272025
Sandra and Lawrence Chess 09292025	Sara Poppleton & Jason McGlynn 09292025	Sorvaag, Bob 06302025
Thiel, Rebecca 06202025		Trent, James & Carol 08012025
WB residents 06122025: Sherry Montosa, Edward Montosa, Mary Jean Norton, Barbara Filiatreux, Gloria Nutter, Marila Jones, Mike Huffman, Fred and Jane Hahn, Deborah Caserotti, Lisa and Dave Toney, Marsha Huffman, Yvonne Nelson, Tina Duran, Cynthia Rose, Larry Kelsey, Jane Hahn, Mike O'Brian, Kali Carringer, Judy O'Brian, Linda Hales Sutch, David Caswell, George and Gail Newton, Gerrie Kenyon, Ineligible names and signatures,	WB residents 06302025: Carolo Zimmermann, Tanya Edwards, Chris Dirschl, James Carney, Cheryl Watts-Bastida, John Carey, and Rosanna Ford	WB residents 07022025: Jay Agosta, Janis Rusev, Gretchen Siri, Frances Rehrmann, Jim Yeamans, Tanna Willis, James Trent, Jordana Trent, and Carol Trent
WB residents 07032025: David Nichols, Mary Adams, and Sharon and Cory Hawkins	Karen Tino 10262025	Yvonna Brown 11242025
Andrew Birdwell 11262025	Penny J. Salow 11252025	Audrey R. Gillett 11252025
Jay Agosta 11222025	Victor and Joy Hummel- Sternbergs 11242025	Jocelyn Wright 12012025
Don and Anita Doyle 12012025	Larry Hinshaw 12012025	June Marguet 11282025
LATE EXHIBIT – Provided in the record Jonathan Perry 12022025	LATE EXHIBIT – Provided in the record Rebecca Thiel 12022025	LATE EXHIBIT – Provided in the record Terry Dean Willowbrook HOA 12022025

18. The following noticing was completed in accordance with GCC 8-6A and GCC 8-6B-3:

Noticing Requirement	Required Date	Completion Date
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DESIGN REVIEW DECISION - 4

DSRFY2025-0008; Boise Bible College Multi-Family Development; 9695 W. Marigold St.

Receipt of application		
Letter of Acceptance		
Radius Notice		
Agency Notice		
Property Posting Sign		
Affidavit of Property Posting		

19. On November 3, 2023, in accordance with GCC 8-6B-3, a Design Review Consultation was held with the Design Consultants. The Consultants provided the following comments and requests:
- a. The building does not address Marigold.
 - b. The off-site shared parking totals 51 stalls; plans must clearly show counts and space dimensions (9'x20' standards vs. 9'x18' with overhang). Clarify how stalls are allocated and where pedestrians move safely through the lots.
 - c. Add pedestrian connections between Buildings 1 & 2, to Parcel 4, and across drive aisles; include crosswalks, material changes, and emergency access controls. Also needed from the shared parking locations to the project sites.
 - d. Republic Services access, turning/back-up distances, and enclosure location were discussed. Current location meets code, but aesthetics/visibility and neighbor adjacency should be improved; alternate locations away from the east boundary to be explored.
 - e. Obtain updated ACHD staff report confirming third access point and right-turn lane.
 - f. Thurman Mill Canal Path: Provide an 8-ft pathway and low-maintenance landscape between path and canal or document a phased approach (gravel substructure now; final surface later) with easement/authorization details. Garden City has a long range transportation plan to require pathways and easements for public use along drainage canals.
 - g. Proceed with District No. 2 Drainage Ditch tiling; as an alternative compliance approach submit engineering/narrative justification based on extenuating circumstances (sewer line directly under the ditch).
 - h. Adjust Marigold fence to ≤ 3.5 ft or flush with façade; taper east vinyl fence to 3.5 ft in front setback.
 - i. While code does not prohibit gated communities, the gating is not appropriate based on the required findings regarding bicycle and pedestrian accessibility, and overall compatibility with the neighborhood.
 - j. Strengthen primary entries with form/material emphasis; add canopies/awnings/material shifts at secondary entries.

- k. Recalculate landscaping (exclude setback/perimeter areas), add Class II and III street trees along Marigold, trees at the start/end of each parking row, more evergreens on the east edge.
 - l. Remove signage from current application; submit later as a staff-level review.
20. The Design Review Consultants provided written comment in response to the November 13th, 2025, resubmittals, the following comments and requests were made:
- a. The façade updates do not clearly identify the building’s primary residential entry. Improvements to the leasing office and lounge façades do not resolve this issue. Primary building entrances should be clearly identifiable for both visitors and residents, and should be expressed through façade articulation that defines the main entry points. The main entrance serving the 300–400 daily users appears tucked near the 1A units and is not visually defined from key approaches.
 - b. Additional façade refinement is needed, including breaking up the cornice line on Building 1’s northeast corner similar to the treatment on Building 2.
 - c. The proposed gated development configuration does not satisfy requirements for a direct, convenient, and attractive pedestrian pathway. The project shall be revised to comply with connectivity standards and Comprehensive Plan direction discouraging gated developments.
 - d. Fencing along the front of the building shall comply with visibility and engagement objectives. A 3.5-foot fence provides minimal security benefit and reduces street interaction; therefore, any fencing in this location shall not be solid or constructed as privacy fencing.
 - e. Landscaping plans shall verify and comply with GCC 8-4I-6.E.3.a regarding internal tree counts in the south lot, and shall incorporate required landscaped medians pursuant to GCC 8-4I-5.
21. On December 11, 2025, the applicant provided updated materials and cover letter to address the comments from the Design Review Consultants.
22. On December 8, 2025, a public hearing before the Garden City Council was held: a. This section will be completed after the hearing.
23. The record contains:
- a. Application Documents
 - b. Noticing Documents
 - c. Agency Comments
 - d. Written Public Comments
 - e. Design Review Consultation Staff Report
 - f. City Council Staff Report
 - g. Information provided at the Public Hearing by Applicant, Staff and members of the public
 - h. Draft City Council Findings of Fact, Conclusions of Law, and Decision

CONCLUSIONS OF LAW

The Garden City Council reviewed the application with regard to Garden City Code, Title 8, Chapter 4, and based on the conditions required herein, concludes the application **meets/does not meet** the standards of approval under **GCC 8-6B-3 Design Review**.

Required Findings: In order to approve a design review application, the decision maker shall make a determination with written reasoned statements on the following findings. To the extent that any reasoned statement or explanation of finding set forth under a specific finding is applicable to other findings, such statement or explanation is hereby incorporated by reference and shall apply to all relevant findings. Facts included within the Conclusions of Law section are hereby incorporated as Findings of Fact, and conclusions of law included within the Findings of Fact section are hereby incorporated as Conclusions of Law.

<p>The below are staff suggested conclusions and reason statements to support those conclusions. The City Council will review all evidence, and the draft findings may be updated based on their review and consideration.</p> <p>Should the City Council feel the application does not meet the required findings, they will need to identify which standards are not met and why.</p>	
<p>GCC 8-6B-3 DESIGN REVIEW: REQUIRED FINDINGS</p>	
<p>Finding</p>	<p>Standard</p>
<p>Application is compliant with standard</p>	<p>Finding 1. The proposed design shall comply with all design standards in Garden City Code, Title 8.</p> <p>Explanation of Finding (Reasoned Statement): As conditioned, the application meets this finding because it conforms to the reviewed sections of code noted in this decision, finding of fact number twelve.</p> <p>Based on the evidence in the record and the analysis provided in the staff report, the proposed design complies with all applicable design standards in Garden City Code, Title 8, subject to conditions of approval.</p> <p>The project is located in the R-3 Medium Density Residential District, where multi-family dwellings are a permitted use.</p> <p>Density calculations comply when considered per parcel under the associated Minor Land Division application (MLD2024-0001).</p> <p>Required setbacks and building height standards are met, including Building 1 being set back approximately thirty-two feet from Marigold Street, exceeding the minimum front setback requirement.</p> <p>The design incorporates articulation through wall offsets, balconies, and material changes, and primary entries have been revised to</p>

	<p>include enlarged canopies and accent materials, improving visibility and hierarchy as recommended by Design Review Consultants</p> <p>Amenities required for developments with more than seventy-five units are provided, including a clubhouse, fitness facilities, open space, and walking trails.</p> <p>District No. 2 Drainage Ditch tiling is an appropriate and legal approach based on the extenuating circumstances that the location of the sewer line is directly under the ditch, making daylighting infeasible.</p> <p>Landscaping exceeds minimum requirements, with fourteen percent of the site landscaped excluding setbacks, surpassing the five percent minimum. Tree and shrub counts meet or exceed code standards, and perimeter landscaping is provided along residential boundaries. Conditions of approval require Class II or III street trees along Marigold to ensure compliance with best practices.</p> <p>Parking meets cumulative requirements with three hundred ninety-two spaces provided versus three hundred eighty-nine required, and bicycle parking complies with code with two hundred sixty-four spaces provided. A parking demand study prepared by Kittelson & Associates indicates that, based on the ITE Parking Generation Manual, 5th Edition, the projected peak parking demand for the development is approximately 298 spaces using a dwelling-unit-based analysis, or 270 spaces using a per-bedroom analysis. The proposed provision of 392 parking spaces is sufficient to meet the anticipated parking demand for the development. Internal circulation and pedestrian connectivity have been improved per consultant recommendations, with crosswalks and defined pathways added.</p> <p>Proposed fencing meets height and material standards, outdoor lighting complies with section 8-4A-4, and trash enclosures are screened per section 8-4A-5.</p> <p>Stormwater systems utilize permeable pavers and landscaped drainage features, consistent with code.</p> <p>Sewer and water service compliance is conditioned upon resolution of capacity issues and installation per City Engineer requirements.</p> <p>Private and common open space requirements are met for all units, with Parcel 4 dedicated entirely to open space. The applicant is conditioned to achieve certification through a recognized green building program or equivalent measures prior to occupancy.</p>
Application is compliant with standard	<p>Finding 2. The proposed design shall provide effective bicycle and pedestrian access and movement to, from, within, and across the site.</p> <p>Explanation of Finding (Reasoned Statement):</p>

	<p>As designed and conditioned, this proposal provides effective bicycle and pedestrian access and movement to, from, within, and across the site.</p> <p>The site plan includes a system of internal pedestrian pathways that connect major building entrances to parking areas, open spaces, and the public sidewalk along Marigold Street, complying with the connectivity standards of Garden City Code section 8-4E.</p> <p>A primary pedestrian route links the buildings to the public sidewalk, ensuring direct and safe access to and from the site. Crosswalks and material changes have been incorporated to enhance visibility and safety across drive aisles.</p> <p>The design aligns with Garden City’s long-range transportation goals by including a future public access easement along the Thurman Mill Canal for a multi-use pathway.</p> <p>The project provides 264 bicycle parking spaces, including 236 enclosed spaces and 28 surface spaces, meeting and exceeding code requirements. Enclosed bike storage areas are located near primary building entries to support convenience and security for residents.</p> <p>While the original proposal included gated entries, a condition of approval requires removal of the gates, ensuring that pedestrian and bicycle movement is not restricted and that the site remains permeable and accessible.</p>
<p>Application is compliant with standard</p>	<p>Finding 3. The proposed design shall be compatible with or improve the public’s use of existing and planned public spaces, including but not limited to the greenbelt and pathways, sidewalks, parks, roadways, open space, public facilities, Boise river and waterways, canals, and other surface irrigation</p> <hr/> <p>Explanation of Finding (Reasoned Statement): The application is compatible with the current public use of public spaces.</p> <p>It provides a connected attached and detached sidewalk system with an 8’ landscape buffer that will provide a safe and comfortable space for pedestrians walking along Marigold Street, a collector street.</p> <p>Based on documentation provided, the proposal does not exceed the level of service criteria required by ACHD on surrounding roadways. Further, based on the 2024 Trip Generation Review prepared by Kimley Horn for the applicant and accepted by the transportation agencies, the project does not warrant mitigation at the Marigold/Glenwood intersection as the percent of site traffic to total traffic is 2.1% in the AM peak hour and 1.6% in the PM peak hour. The design supports Garden City’s long-range transportation goals by providing a public access easement along the Thurman Mill Canal. The Thurman Mill Canal will remain open as a natural amenity, consistent with code requirements.</p> <p>The proposal to tile the Drainage District No. 2 canal is supported by engineering justification and agency approval due to infrastructure conflicts, ensuring continued hydraulic function while improving groundwater management. The site design includes internal pedestrian</p>

	<p>routes that connect to public sidewalks and future pathway corridors, improving accessibility for residents and visitors.</p> <p>Enhanced perimeter landscaping and tree planting are proposed along Marigold Street to improve the visual quality of the streetscape.</p>
<p>Application is compliant with standard</p>	<p>Finding 4. The proposed design shall be compatible with the neighborhood in scale and intensity.</p> <p>Explanation of Finding (Reasoned Statement): Given compliance with R-3 zoning standards, substantial setbacks, perimeter landscaping, and mitigation measures, the proposed design meets the threshold to be considered compatible with the neighborhood in scale and intensity as defined by Garden City Code, even though its form differs from adjacent single-family homes.</p> <p>The property is zoned R-3 Medium Density Residential. This zoning district allows multi-family dwellings. The proposed density of approximately thirty-three to thirty-four dwelling units per acre per parcel complies with the maximum allowed density of thirty-five units per acre under R-3 standards. While the proposed buildings are four stories, this height is permitted by code and was established under the 2015 R-3 amendment. Significant setbacks assist in mitigating the impacts of the height, with Building 1 set back thirty-two feet from Marigold Street and eastern setbacks ranging from eighty-eight to one hundred fifty-two feet from adjacent single-family homes, providing a much larger buffer than what code requires.</p> <p>Contrary to some neighbors’ assertions, the proposed development does not constitute illegal spot zoning. The Applicant has not requested a rezone of the property; therefore, this approval cannot, as a matter of law or fact, be characterized as spot zoning. The property has been zoned R-3 since at least 1998, and multi-family residential uses have been expressly permitted within the R-3 zoning district since 2015.</p> <p>Properties to the west and south are similarly zoned R-3; properties to the north and east are zoned R-2.</p> <p>Perimeter landscaping and a six-foot opaque fence along the eastern property line create a physical and visual transition between the multi-family development and the adjacent single-family neighborhood. Enhanced landscaping, including evergreen trees along the east edge, softens the interface. Although neighboring property owners to the east have expressed concerns regarding the proximity of the parking area, the combination of solid fencing and enhanced landscaping, including an extra deep landscape buffer (15’ instead of 10’) and 69 trees more than required by code on the eastern boundary, serves to mitigate potential impacts associated with the new parking lot. Traffic impacts have been reviewed by the Ada County Highway District, which found that the development will not exceed level-of-service thresholds for Marigold Street. Marigold Street is classified as a residential collector roadway, for which ACHD policy allows up to 530 vehicle trips during the PM peak hour. Existing PM peak hour traffic volumes are 391 trips. The proposed project is expected to generate an additional 92 PM peak hour trips, resulting in a total of approximately 483 PM peak hour trips, which remains below the applicable service-level threshold.</p>

	<p>Further, based on the 2024 Trip Generation Review by Kimley Horn provided by applicant and accepted by the transportation agencies, the project does not warrant mitigation at the Marigold/Glenwood intersection as the percent of site traffic to total traffic is 2.1% in the AM peak hour and 1.6% in the PM peak hour. While there is public concern that the design is urban in character, the proposal meets code standards and incorporates articulation, material variation, landscaping, and open space, which will assist in reducing perceived mass and improve visual quality.</p> <p>Several individuals raised concerns about parking spilling over to surrounding streets. On-site parking exceeds code requirements. Given the City's required parking ratios and the Applicant's Parking Analysis, adequate parking will be provided. There is nothing unique about this project that would require parking beyond that proposed by Applicant, which exceeds the City's approved parking ratios for multi-family.</p> <p>Further, the subdivision located directly to the east contains private roads on which no public parking is allowed. There are adequate enforcement mechanisms to ensure that no parking occurs on these streets.</p>
<p>Application is compliant with standard</p>	<p>Finding 5. The proposed design shall not create an adverse impact on the surrounding neighborhood.</p> <p>Explanation of Finding (Reasoned Statement):</p> <p>There is significant public concern regarding potential adverse impacts on the neighborhood. Concerns raised include congestion, traffic safety, parking, structural massing, architectural design, environmental impacts, and water and sewer infrastructure.</p> <p>As conditioned, the proposed design will not create an undue adverse impact on the surrounding neighborhood. For purposes of this finding, undue means impacts that exceed those reasonably anticipated for a permitted use under applicable zoning and design standards.</p> <p>There is no evidence in the record, aside from anecdotal or intuited comments that there will be traffic safety or congestion concerns. Ada County Highway District reviewed the application and determined that the additional traffic generated by the development will not exceed the adopted level-of-service threshold for Marigold Street. ACHD required improvements, including a dedicated eastbound right-turn lane and controlled driveway design, to mitigate potential congestion and ensure safe operations. The lack of findings that the adopted levels of service will be exceeded due to the proposal and the conditions imposed by ACHD address concerns raised in public comments about traffic impacts.</p> <p>Further, the Applicant will pay ACHD impact fees, ensuring that existing residents are not burdened with the cost of transportation infrastructure improvements and that the transportation system keeps pace with increased demand by new development.</p> <p>The project provides 392 parking spaces, exceeding the cumulative requirement of 389 spaces under Garden City Code, and bicycle parking also meets code requirements, reducing reliance on vehicles and minimizing overflow parking on adjacent streets.</p> <p>A condition of approval requires the applicant to provide an acceptable solution to the sewer constraints to ensure that levels of service are not</p>

	<p>exceeded. The applicant will also pay all required fees for sewer and water connections.</p> <p>The use, massing, and architectural design comply with Garden City Code, Title 8, and all findings required for applications processed under GCC 8-6B-3 Design Review.</p> <p>Due to neighbor concerns about noise and odor, trash enclosures were moved to the west side of the property, with only the recycling remaining on the east border, further minimizing impact on the neighborhood.</p> <p>The design incorporates substantial setbacks of up to 152 feet (Building 1) and 88 feet (Building 2) from the property line of adjacent homes, and perimeter landscaping, including evergreen trees and a six-foot privacy fence, to buffer the development from neighboring properties. Building articulation and material variation reduces perceived mass and visual dominance.</p> <p>North Ada County Fire and Rescue reviewed the application and approved it subject to compliance with fire code requirements. The project is approximately .6 miles from the nearest fire station (Station No. 16). The applicant will pay required impact fees to NAFCR to offset the costs of the development.</p> <p>The Applicant has removed the proposed gates in response to City comments. This ensures unrestricted emergency access and reduces spill over parking.</p> <p>Stormwater management uses permeable pavers and landscaped drainage features to reduce runoff impacts, and sewer capacity concerns have been addressed through an alternative connection plan, conditioned for compliance prior to construction.</p> <p>While public comments expressed concerns about traffic, building height, and neighborhood character, these issues are code compliant or have been mitigated through ACHD-required roadway improvements, enhanced landscaping, and compliance with zoning standards.</p>
<p>Application is compliant with standard</p>	<p>Finding 6. The proposed architecture and site improvements shall have facades, features, materials and building form, and other physical improvements that are compatible with or enhance the neighborhood.</p> <p>Explanation of Finding (Reasoned Statement):</p> <p>The proposed architecture and site improvements incorporate design elements intended to meet Garden City Code standards and enhance neighborhood compatibility.</p> <p>The building elevations include articulation through wall offsets, recessed areas, balconies, and varied materials, which reduce visual mass and create pedestrian-scale interest.</p> <p>Materials include brick, accent colors, and durable finishes consistent with multi-family residential standards. These updates improve wayfinding and create focal points, addressing prior concerns about unclear entry sequences.</p> <p>In response to recommendations from the Design Review Consultants to strengthen primary entries and improve hierarchy, the applicant added enlarged entry canopies with accent colors at major entrances, expanded brick massing at building corners for visual anchoring, and brick inlay patterns near entries to provide craftsmanship and detail. This has been</p>

	<p>further conditioned to require the primary entries to be clearly identifiable and provide additional façade refinement.</p> <p>Site improvements include enhanced perimeter landscaping and evergreen buffers that soften the transition to adjacent single-family homes. Specifically, the eastern boundary includes enhanced landscaping that exceeds code requirements, with seven additional deciduous trees and 62 additional coniferous trees beyond what is required. This landscape buffer is also 15-feet rather than 10-feet required by code. Street-facing improvements feature a detached sidewalk along a portion of the frontage with an eight-foot landscape buffer and Class II or III trees, as conditioned, to improve the public realm.</p> <p>While the building height of four stories differs from surrounding one- and two-story homes, this form is permitted under the R-3 zoning district. Architectural detailing and landscaping mitigate perceived scale and intensity, aligning with the intent of Garden City’s design standards.</p> <p>Conditions of approval require confirmation that secondary entries also receive canopy or material emphasis to ensure consistency across the site, and additional conditions address tree species selection and screening of service areas to maintain visual quality.</p> <p>Neighbors have stated that the development fails to comply with the Garden City Comprehensive Plan. While not a direct finding required by City Code, we find that the development (and its design) further numerous objective of Comprehensive Plan. For example, the development furthers Comprehensive Plan Objectives 6.2 and 6.3, related to creating and maintaining diversity in housing. The development provides an alternative housing option for individuals, couples, families, and seniors who may prefer or require rental housing, smaller units, or lower maintenance living.</p> <p>Likewise, the design of the development furthers Comprehensive Plan Objection 2.3, which promotes quality design and architecturally interesting buildings.</p> <p>Closely related, the enhanced landscaping furthers Comprehensive Plan Objection 4.1, beautify and landscape, and 4.3, beautify streets, sidewalks and gateways with landscaping, trees and public art.</p> <p>The development also provides for pedestrian and bicycle-friendly connections throughout, in furtherance of Objective 7.1</p>
<p>Application is compliant with standard</p>	<p>Finding 7. The proposed design and landscape shall improve the design and function of the site and be consistent with the southwest Idaho climatic conditions.</p> <p>Explanation of Finding (Reasoned Statement):</p> <p>As conditioned, the proposed design provides outdoor spaces and landscaping that are compatible with southwest Idaho climatic conditions. The design and landscaping improve the site’s functionality and respond to the regional climate by organizing buildings, parking areas, and open spaces to create clear pedestrian and vehicular circulation.</p> <p>Trash enclosures and service areas are screened and integrated into the site design to minimize visual and acoustic impacts.</p>

	<p>Landscaping exceeds minimum code requirements, with fourteen percent of the site landscaped excluding setbacks and more than fifty thousand square feet of dedicated open space on Parcel 4.</p> <p>Perimeter buffers and evergreen plantings provide privacy and mitigate visual impacts on adjacent residential properties, while landscaped islands in parking areas and street trees along Marigold enhance aesthetics and environmental performance.</p> <p>Plant selections include drought-tolerant species suitable for southwest Idaho’s semi-arid climate, reducing irrigation demand.</p> <p>Stormwater management incorporates permeable pavers and landscaped drainage features to support infiltration and reduce runoff during seasonal precipitation events. Building materials and finishes are durable and appropriate for local temperature fluctuations and freeze-thaw cycles.</p> <p>Conditions of approval require Class II or III street trees along Marigold to provide shade and long-term canopy growth, improving microclimate and pedestrian comfort. Sustainability measures, including green building certification, further align the project with regional environmental goals. The Applicant’s 12/11 resubmittal updated the landscape plans to incorporate Class II trees.</p>
<p>Application is compliant with standard</p>	<p>Finding 8. The proposed design shall be compatible with applicable natural, scenic, and historic features, including but not limited to wetlands, the Boise River, waterways, and historic structures.</p> <p>Explanation of Finding (Reasoned Statement)</p> <p>The proposed design is compatible with natural and scenic features and does not adversely affect historic resources.</p> <p>The site includes two waterways: the Thurman Mill Canal along the southern property boundary and the Drainage District No. 2 canal along the northeastern boundary. The Thurman Mill Canal will remain open as a natural amenity, consistent with Garden City Code requirements. The applicant has committed to providing a ten-foot pathway and low-maintenance landscaping along this canal or documenting a phased approach with interim gravel and easement details, which supports Garden City’s long-range connectivity goals.</p> <p>The Drainage District No. 2 canal is proposed to be tiled due to a significant infrastructure conflict with an existing sewer main located directly beneath the ditch. This request meets code exceptions because maintaining the ditch in its current form is infeasible. This is supported by the engineering justification that demonstrates a direct conflict with the existing public sewer main and easement and meets the exception criteria under GCC 8-4A-9(B)(2), which allows enclosure when maintaining the ditch in its current form renders the property’s use infeasible. The Drainage District supports the proposal, confirming that hydraulic function will be preserved and groundwater management improved.</p>

	<p>Questions were raised by the public regarding the absence of a hydraulic study for the proposed canal tiling. The proposed 18” pipe will connect to and match the size of the existing 18” pipe flowing to the west along the southern frontage of Marigold Street. As described in the November 12, 2025 letter from Applicant’s engineer, David Evans and Associates. Inc., the proposed system will maintain all existing flow capacities and ensure conveyance of water consistent with 8-4A-9(B)(4). Further, the Drainage District supports the proposal and prior to commencing any tiling work, the applicant will be required to comply with all applicable standards and requirements of the Drainage District. This will ensure that the identified concerns are adequately addressed and that the tiling fully conforms to Drainage District standards.</p> <p>The site is outside the Special Flood Hazard Area and does not contain wetlands. Conditions encourage building to the best available flood data for safety and insurance considerations. There are no historic structures on the site, and the proposed development does not impact any identified historic resources. Enhanced perimeter landscaping and tree planting improve the visual quality of the site and its interface with natural features, and conditions require Class II or III trees along Marigold Street to provide shade and ecological benefits consistent with Garden City’s design objectives.</p>
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23.The record was reviewed by the Garden City Council to render the decision.

DECISION

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

POTENTIAL CONDITIONS FOR APPROVAL

Scope of this permit:

1. The scope of this permit is to allow for the use of a new multi-family development.
2. The scope of this permit is limited to Parcels 2, 3, and 4 of the proposed Minor Land Division application. Without the approval of MLDFY2024-0001, this application is not viable as proposed based on the limited scope of the project, and the city's current inability to service the proposed project until the Minor Land Division as conditioned is approved.
3. Approval of this permit is contingent upon resolution of all outstanding issues related to adequate water and sewer service pursuant to the Minor Land Division as conditioned. The developer shall meet all City requirements for providing water and sewer connections to Parcels 1, 2, 3, and 4.
4. Construction noise that is disruptive to the neighborhood shall be limited to Monday through Saturday from 7:00a.m. to 8:00p.m. unless residents within 300' and the city have been notified in advance of the specific days which will be necessary to exceed this limitation.
5. The tiling of the Drainage District No. 2 canal along the northeastern boundary is allowed as an approved exception under GCC 8-4A-9 due to the documented conflict with the public sewer main and easement.

Prior to Building Permit Issuance:

1. The associated Minor Land Division (MLDFY2024-0001) shall be approved by the city and recorded by the County prior to the issuance of any building permit(s).
2. All comments from the City Engineer, including but not limited to the comments regarding water and sewer services, shall be fully addressed and resolved.
3. Submit a sustainability checklist that demonstrates compliance with, or an exemption from Garden City Code 8-4G.
 - a. The applicant shall comply with GCC 8-4G by obtaining certification through a nationally or regionally recognized green building program. Prior to building permit issuance, the applicant shall submit: (1) the selected certification program; (2) the intended certification level; and (3) proof of project enrollment or pre-verification from the certifying body. Prior to certificate of occupancy, the applicant shall submit documentation from the certifying agency verifying that the project has achieved the required certification level.
 - b. If certification is not obtained, the applicant shall complete corrective measures acceptable to the City, which may include fulfilling the remaining sections of the Garden City Sustainability Checklist or implementing equivalent sustainability measures as determined by the Planning Official.
4. A copy of recorded legally binding documents that states the maintenance and ownership responsibilities for the management of the development, including, but not limited to, structures, parking, common areas, and other development features shall be provided to the City.

- a. This document shall also include that all common open space shall remain unaltered and maintained in perpetuity, and that parcel 4 shall remain unbuildable.
5. The building permits must be in conformance with the approved plans. Staff may approve minor changes to the approvals so if they are compliant with Garden City Code including:
 - a. Substitutions of plant species, if there is no reduction in landscaping and the species are comparable in height and width. Substitutions of trees must be of the same or larger tree classification and be comparable or larger in tree canopy and height.
 - b. Less than 5% of rearrangement of elevations or building façade materials if there is no reduction in building modulation, fenestration, or glazing.
 - c. Less than 5% of rearrangement of site.
 6. All utilities serving the development shall be installed underground, including electric, natural gas, telecommunications, water, wastewater, and storm drainage lines.
 7. The landscaping shall be in conformance with this approval as reviewed and approved or otherwise conditioned.
 - a. An updated arborist report and tree mitigation plan shall be submitted to the City for review and approval prior to the issuance of building permits. The updated documents shall reconcile inconsistencies between Sheet L2.00 and the tree identification chart, clearly establish the required caliper-inch mitigation in accordance with GCC 8-41-7, and demonstrate how required mitigation will be provided on-site.
 - i. Any trees removed prior to this clarification will be considered to have been healthy, and thus, mitigation will be required.
 - ii. Mitigation shall be required for all existing trees 4" caliper or greater that are removed from or damaged at the site.
 1. Mitigation shall be provided at a 1:1 caliper inch replacement ratio, up to 100% of the total caliper inches lost.

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2. All mitigation trees shall be a minimum of 2-inch caliper at the time of planting, unless otherwise approved by the Planning Official.
 - b. A minimum of one class II or class III tree shall be planted in the frontage of every adjacent streetside. An additional Class II or III tree shall be planted in the corresponding setback for every increment of fifty feet (50') of linear feet of frontage.
 - i. The frontage of Marigold Street shall have a total of 10 class II or III trees.
 - d. Required landscape areas shall be at least seventy percent (70%) covered with vegetation at maturity, with mulch used under and around the plants. Use of mulch, organic or rock as the only ground cover in required planting areas is prohibited.
 - e. Trees shall be planted at least three feet (3') from curbs, sidewalks, driveways, and other hard surfaces to buffer from stress caused by vehicle overhang and compacted soils or planted with sufficient space to provide for the full maturity of the particular tree species.

- f. All required landscaping shall be provided with an automatically controlled irrigation system in conformance with the best management practices for automatic irrigation systems.
 - g. The landscaping plan may be amended, and reviewed at a staff level, to ensure compliance with Garden City Code 8-4I Landscaping and Tree Protection Provisions, and 8-4L Open Space Provisions provided that there is equal or greater landscaping provided and no reduction in tree canopy. All other changes to landscaping must be approved by the Design Review Consultants or decision maker.
8. To enhance pedestrian visibility and safety within the development and to the adjacent Boise Bible School, all internal pedestrian street crossings shall be designed with enhanced features. These enhancements shall include at minimum, but are not limited to:
- a. Increased crossing widths to improve pedestrian comfort and visibility; and
 - b. Raised crosswalks to calm vehicular traffic and emphasize pedestrian priority; and
 - c. Use of contrasting hardscape materials to clearly delineate pedestrian zones; and
 - d. Additional crossing width where appropriate to accommodate higher pedestrian volumes or improve accessibility.
 - e. All pedestrian pathway crossings that traverse the common drive and parking lot drive isles shall be directly aligned with the corresponding pathway on the other side.
 - f. Final design details shall be subject to review and approval by the Planning Official, and all modifications shall meet the intent of the comments made by Design Review Consultants.

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9. All outdoor lighting will be required to be in compliance with code at the time of development.
- a. Pedestrian Pathway Lighting:
 - i. A revised site lighting plan shall be submitted for review and approval. The plan shall demonstrate consistent and adequate illumination along all pedestrian pathways throughout the development, including but not limited to shared walkways, common areas, and access routes between lots.
 - ii. The lighting plan shall incorporate a combination of pedestrian-scale lighting fixtures such as bollard lights, pole-mounted pathway lights, or recessed step/pathway lighting. Fixtures shall be compliant with dark sky standards; designed to minimize glare and light pollution and shall maintain a consistent color temperature for visual comfort and safety.
 - iii. Lighting fixtures shall be spaced and positioned to ensure continuous illumination with no significant dark spots along pedestrian routes. The plan shall include photometric analysis or diagrams demonstrating adequate light levels across all pedestrian areas.
 - iv. Lighting shall be integrated with the site's landscaping and Architectural features.
10. All stormwater systems must comply with Garden City Code 8-4A-7.
- a. Stormwater swales incorporated into required landscape areas shall be vegetated with grass or other appropriate plant materials. Gravel, rock, or cobble stormwater

facilities are not permitted on the surface of required landscape areas, unless designed as a dry creek bed or other design feature.

- b. All drainage shall be retained on site;
- c. All comments made by the City Engineer regarding site grading and drainage plan(s) and a Storm Water Operation and Management Agreement shall be resolved prior to civil plan approval.

11. All vehicle parking spaces shall meet the minimum dimensional standards set forth in Garden City Code 8-4D-3 or as otherwise reviewed and approved.

- a. When a bumper overhangs onto a sidewalk or landscape area, the parking stall dimensions may be reduced two feet (2') in length if two feet (2') is added to the width of the sidewalk or landscaped area planted in ground cover.
- b. There shall be a minimum of 389 vehicular parking spaces provided; with 236 to be covered, and 28 to be guest.

12. There shall be a minimum of 264 bicycle parking spaces provided.

13. Consistent with the November 24, 2025 updated ACHD Report approving the proposed new driveway access, the applicant shall construct a dedicated eastbound right-turn lane on Marigold Street at the driveway located approximately 298 feet east of Pintail Way. Final design, approval, and permitting for all access improvements shall be obtained from ACHD.

14. Driveways shall be limited to a maximum width of 36 feet within the public right-of-way and may be widened on private property to two 20-foot travel lanes with two 12-foot landscaped center islands.

a.

17. A pathway shall be installed along the Thurman Mill Canal, within the Public Access Easement, with the dimensions and specific location as identified in EASFY2026-0004. The pathway within the easement area shall:

- a. Have at least a ten foot (10') wide prepared travel width, ADA complaint, and constructed with either asphalt or concrete;
- b. Connect to the adjacent properties at the terminus of the property so that the

pathway can continue along the Thurman Mill;

Prior to Occupancy:

1. Occupancy of the site shall not commence until after a Certificate of Occupancy has been obtained from Garden City Development Services Department.
2. A building permit including fire and environmental review shall be applied for and approved by the Garden City Development Services Department.
3. A copy of recorded legally binding documents that states the maintenance and ownership responsibilities for the management of the development, including, but not limited to, structures, parking, common areas, and other development features shall be provided to the City.

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4. A keyless entry system, or suitable alternative, to provide police access to the common corridors under exigent circumstances shall be installed and maintained. The keyless entry system or alternative shall be subject to review and approval by the Garden City Police Department.
5. All outdoor service areas, including HVAC equipment, trash and recycling facilities, compactors, transformers, and utility vaults, shall be located out of public view or screened in accordance with Garden City Code 8-4A-5 Outdoor Service and Equipment Areas prior to the City prior to Certificate of Occupancy.
 - a. The existing transformer/utility box adjacent to W. Marigold shall be screened with a privacy fence or landscape material.
 - b. Any future outdoor service equipment shall be incorporated into the building and landscape design to ensure visual and acoustic impacts are fully contained.
6. A master sign plan shall be submitted for review and approval.

Site Specific Requirements for the Duration of the Use:

1. The development shall maintain all open spaces in accordance with Garden City Code 8-1C Property Maintenance Provisions as well as Garden City Code 8-4L Open Space Provisions.
 - a. The common open spaces shall not be altered or eliminated unless otherwise approved by the City of Garden City.
2. The following amenities shall be provided or replaced with an amenity from the same category of amenity as identified in Garden City Code:
 - a. Quality of life amenities provided: clubhouse, fitness facilities, enclosed bike storage, coworking space;
 - b. Open space amenities provided: open grassy area of ~ 66,322 SF feet. All of parcel 4 is considered open space;
 - c. Recreation amenities provided: walking trails and dog park.
3. A property management office must be on site, and tenants, and outside members of the public or police must be able to get a hold of emergency services 24- hours a day.
4. A maintenance storage area must be provided.
5. A central mailbox location is provided in accordance with this approval.
6. A directory and map of the development is located at the entrance or convenient location for those entering the development.
7. All roof and wall mounted mechanical, electrical, communications, and service equipment should be screened from public view from the adjacent public streets and properties by the use of parapets, walls, fences, enclosures, or by other Suitable means.

General Requirements:

1. This review and approval is specific to the design of the project. Final approval is subject to the approval of other reviewing agencies. Any more restrictive standards adopted and made applicable by any Transportation Authority, Fire Authority or other Federal, State or Local regulatory agencies shall prevail. This approval shall not annul any portion of Garden City Code or other applicable regulation unless specifically noted.
2. Any changes to the plans and specifications upon which this approval is based, other than those required by the above conditions, will require submittal of an application for modification and approval of that application prior to commencing any change.
3. 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. This shall include but not be limited to 8-4A General Provisions of Design and Development Regulations; 8-4I-3 and Landscape Maintenance Provisions 8-4I-9; and Standards for Transportation and Connectivity Provisions identified in 8-4E.
4. All utilities on the site, including telephone, cable television, and electrical systems shall be underground and in compliance with Garden City Code 8-4A-8.
5. Driveway openings in curbs shall comply with the requirements of the Transportation Authority. The driveway shall be straight or provide a 28-foot inside and 48-foot outside turning radius.
6. Plant materials which exhibit evidence of insect pests, disease, and/or damage shall be appropriately treated to correct the problem. Dead plant materials shall be replaced.
7. Where landscaping might impact motorist or pedestrian sight distance, shrubs shall be maintained below three feet (3') in height and trees shall be pruned so that the lowest branches will be at least seven feet (7') above the ground level.
8. A three-foot (3') clearance zone shall be maintained around the circumference of fire hydrants.
9. Retain and protect existing trees, vegetation, and native soils and integrate these features into the overall landscape plan as required by or exempted from Garden City Code 8-4I and as shown in the approved landscape plans.
10. Required landscape areas shall be at least seventy percent (70%) covered with vegetation at maturity, with mulch used under and around the plants. Use of mulch, organic or rock as the only ground cover in required planting areas is prohibited.
11. If trees are staked, the stakes shall be removed within twelve (12) months to prevent damage to the tree.
12. All planting areas that border driveways, parking lots, and other vehicle use areas shall be protected by curbing, wheel stops, or other approved protective devices.
13. Trees shall be planted at least three feet (3') from curbs, sidewalks, driveways, and other hard surfaces to buffer from stress caused by vehicle overhang and compacted soils or planted with sufficient space to provide for the full maturity of the particular tree species.

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14. All other plant material, except sod or ground cover, shall be set back a minimum of one foot (1') from any curb edge to protect from vehicle overhang and mechanical damage.
15. The landscape installation shall stabilize all soil and slopes.
16. All required landscaping shall be provided with an automatically controlled irrigation system in conformance with the best management practices for automatic irrigation systems.
17. This approval is for this application only. Additional permits, licenses and approvals may be necessary. All other applicable permits must be obtained prior to a Certificate of Occupancy.
18. Property Maintenance Standards shall be maintained as required by Garden City Code.
19. The property owner is responsible for the maintenance of all landscaping and screening devices required.

20. System Installation Required: Each and every lot within the subdivision shall have underground pressurized irrigation water. The pressurized irrigation system shall be constructed and installed at the same time as the domestic water lines but shall not necessarily be in the same trenches.
21. Materials submitted after the decision shall not be considered part of the record for this decision. If additional materials or information is submitted after the decision the application may be remanded to the decision-making body during which time the decision shall be stayed provided that there is no immediate threat to life or safety.
22. Any changes in the design, construction, operation, or use shall be brought to the immediate **attention** of the Planning Official for determination if the changes are in substantial conformance with the City's action. Any modification to approved plans shall require submittal and approval of these modifications prior to construction. Final approval is based on substantial conformance with the plans reviewed and approved.
23. Any substantial changes to the design shall be reviewed by the Design Review Committee for compliance with Garden City Code 8-4. Any other changes that are not in substantial conformance with the approval shall be remanded to the decision-making body.
24. Occupying the site prior to Certificate of Occupancy is a criminal offense.
25. The date of action is the date the decision body formalizes their decision. The decision body may formalize their decision by approving a draft decision or a draft decision with noted changes at the hearing. The date of action may be a different date than the applicant is provided with a signed copy of the decision.
26. Pursuant to Idaho Code, a request for reconsideration must be submitted within 14 days of the action and prior to judicial review. The written request must identify specific deficiencies in the decision for which reconsideration is sought.
27. A takings analysis pursuant to Idaho Code may be requested on final decisions.
28. 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.

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29. This approval shall expire two (2) years from its approval, unless otherwise extended as allowed by Garden City Code.

POTENTIAL CONDITIONS FOR DENIAL

1. Approval of an application can be achieved by addressing the deficiencies identified in the reasoned statements of the required findings, finding number 2 **and 4** of this decision documents.
2. The date of action is the date the decision body formalizes their decision. The decision body may formalize their decision by approving a draft decision or a draft decision with noted changes at the hearing. The date of action may be a different date than the applicant is provided with a signed copy of the decision.
3. Pursuant to 8-6A-9 Appeals, those with standing may appeal a decision within fifteen days from the date of action.
4. 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

Date

