

From: [planning](#)
To: [Boise Weekly](#); boisestatepublicradio@boisestate.edu; [Elizabeth Duncan](#); [Garden City Newsletter](#); [Idaho Business Review](#); [Idaho Press Tribune](#); kekeluv@gmail.com; ken.weaver@cumculus.com; [KIVI News](#); [Patrick Orr](#); [Radio Boise](#); [Tia Markland-Crabtree](#)
Cc: [planning](#)
Subject: Public Service Announcement
Date: Thursday, November 20, 2025 3:38:24 PM
Attachments: [image001.png](#)
[image002.png](#)
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[image010.png](#)

Public Service Announcement

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](#).

November 20, 2025

FILE: ZONFY2026-0001

NOTICE OF NEIGHBORHOOD MEETING AND UPCOMING PUBLIC HEARINGS

Dear Property Owner,

The City of Garden City is proposing to rezone your property located at 8695 W. Marigold Street from R-3 (Medium Density Residential) to R-M (Medium Density Residential) with a Development Agreement. This change aligns zoning with the Comprehensive Plan designation of Residential Medium Density and preserves the property's existing property rights.

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Date: Monday, December 15, 2025, **Time:** 5:00 PM - 6:00 PM **Location:** Garden City, **City Hall, Council Chambers-** 6015 Glenwood Street, Garden City, Idaho 83714

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

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

Public Hearings

There will be two public hearings. The first will be with the **Planning and Zoning Commission on Wednesday, January 21, 2026, at 6:30 pm**. The second public hearing will be with the **City Council on Monday, March 9, 2026, at 6:00 pm**. Both hearings will be at Garden City, **City Hall, Council Chambers-** 6015 Glenwood Street, Garden City, Idaho 83714.

Written comments will be incorporated into the record documents that will be reviewed by the decision makers. Oral comments will not be incorporated into the record unless provided at the public hearing.

Submit Comments

Deadline: Two weeks before each hearing (once you have submitted the comments will remain in the file, and a secondary submittal is not necessary)

Include: File number ZONFY2026-0001, your name, address, and comments

Send to:

Email: planning@gardencityidaho.org
Mail: Development Services Department
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Understanding a Development Agreement

A development agreement can specify restrictions that differ from the base zoning district. This approach helps avoid the complications of nonconformities with the zoning code, such as limitations on expansion or rebuilding after damage.

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.

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

To understand the difference between the R-M and R-3 zoning districts it is important to point out that there are some changes that occurred this past July with regards to the R-3 Zoning District. Because of these changes to the R-3 zoning district, and to best preserve existing neighborhoods, the city council initiated a proposed rezone within the neighborhood.

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

Below are a comparison of the R-M and both the R-3 zoning district prior to the passing of ordinance 1057-25 on July 28, 2025, noted as "Historic R-3" and post the passing of ordinance 1057-25 noted as "New R-3".

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

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

USES			
	Historic R-3	New R-3	R-M
Allowed Uses	Dwelling Units: Accessory; Single-family; Two-family; Multifamily Nonresidential Uses: Accessory use; Agriculture; Artist studio;	Dwelling Units: Accessory; Single-family; Two-family; Multifamily Nonresidential Uses: Accessory use; Agriculture; Artist studio;	Dwelling Units: Accessory; Single-family; Two-family; Multifamily Nonresidential Uses: Accessory use; Agriculture; Artist studio;

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

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

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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.

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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

From: [planning](#)
To: [Aaron Golart](#); [ABC - Idaho State Police](#); [ACHD Planning Review](#); [Andrea Fogleman](#); [Andrea Tuning](#); [aurbane@idahoconservation.org](#); [Bill Jacobs](#); [Brandon Flack](#); [Brent Copes](#); [Brian Duran](#); [Brian Higgins](#); [Brittany Hill](#); [Bruce Smith](#); [C. Miller](#); [Carla.bernardi@cableone.biz](#); [Cass Jones](#); [Charissa Bujak](#); [Charles Leffler](#); [Charles Wadams](#); [City Council](#); [clittle@schlidaho.org](#); [Collin Schmidt](#); [COMPASS](#); [Connie Sol](#); [Cory Stambaugh](#); [Cynthia Gibson](#); [Cynthia Rose](#); [D. Gordon](#); [Daniel Pavlinik](#); [David Reinhart](#); [Dean Johnson](#); [Desiree LeClair](#); [dsteam@idspropertymt.com](#); [Forrest France](#); [Griffith, Christen CIV.CENWW](#); [CENWW \(US\)](#); [Hanna Veap](#); [Idaho DEQ](#); [idaprospect@aol.com](#); [Info](#); [Info](#); [ITD Development Services District 3](#); [Jackson Heim](#); [James Herbert](#); [James Page](#); [James Pavelsky](#); [Jamie Huff](#); [Jenah Thornborrow](#); [Jim Keyser](#) ([jkeyser@idahostatesman.com](#)); [Joanna Ortega](#); [Joseph Canning](#); [John Evans](#); [John Living](#); [Kathleen Collins](#); [Kirk Meyers](#); [Lanette Daw](#); [Lindsey Pettijohn](#); [Lindsey Pettijohn Library](#); [Lisa Leiby](#); [Lori Badigian](#); [Lynn Livingston](#); [M. reno](#); [Mack](#); [Mark Wasdahl](#); [Mary Buersemever](#); [McDannel, Konrad](#); [Mike Bisagno](#); [Mike Nero](#); [Mindy Wallace](#); [Miranda Carson](#); [Nadine Curtis](#); [newdrcreek@gmail.com](#); [Niki Benyakhtef](#); [Niki Scheppers](#); [Olesya Durfey](#); [Pastoor, William](#); [PDSTransmittal@cityofboise.org](#); [Peg Temple](#); [planning](#); [Preservation](#); [Project Manager](#); [Rachele Klein](#); [Randy Morgan](#); [Rebecca Phillips](#); [Richard Beck](#); [Rob Tiedemann](#); [roger.phillips@intgas.com](#); [Romeo Gervias](#); [Ronald Wilper](#); [Roy Boehm](#); [rphillips@idahopower.com](#); [rscott3@republicservices.com](#); [Ryan Dickson](#); [S. Bryce Farris](#) ([bryce@sawtoothlaw.com](#)); [Shelley](#); [Stefanie](#) ([stefanie@settlersirrigation.org](#)); [Susanna Smith](#); [Tom Patterson](#); [Troy Vaughn](#); [U.S. Army Corps of Engineers](#); [U.S. Fish & Wildlife Services](#); [Valley Reginal Transit](#); [Vincent Trimbol](#); [Wed 2 No 1](#); [Will.Lindsey@intgas.com](#); [Wvatt King](#); [Zach Kirk, PE](#); [Zach Turner](#)

Subject: GARDEN CITY AGENCY NOTICE
Date: Thursday, November 20, 2025 3:36:52 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)
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[image007.png](#)
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[image009.png](#)
[image010.png](#)

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](#)

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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

