



Garden City Public Hearing Rezone

UPDATED NOTICE OF NEIGHBORHOOD MEETING AND UPCOMING PUBLIC HEARINGS

The City of Garden City, Idaho, is proposing to rezone certain properties to R-M, R-M/DA or R-2/DA to align zoning with the Comprehensive Plan designation of Residential Medium Density.

Open House (Neighborhood Meeting): Wednesday, January 28, 2026, 5:00 PM - 6:00 PM online ZOOM 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)

Public Hearings:

Planning and Zoning Commission Public Hearing: Wednesday, January 21, 2026, **moved to Wednesday, February 18, 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

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

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; 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.

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): 8695 W. Marigold Street

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

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.

Addresses within Garden City proposed to be rezoned R-2/ DA: 6265 N. Strawberry Glenn Road

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-M



Proposed R-3 to R-M/DA



Proposed R-3 to R-2/DA



UPDATED LEGAL NOTICE

NOTICE OF NEIGHBORHOOD MEETING AND UPCOMING PUBLIC HEARINGS

This notice updates a previously noticed application, as set forth in a notice dated November 25, 2025, ZONFY2026-0001 which identifies that the City of Garden City, Idaho, is proposing to rezone certain properties to align the zoning with the Comprehensive Plan designations of Residential Medium Density and Residential Low Density. The updated legal notice only pertains to the property located at 6265 N. Strawberry Glenn Road which is proposed to be rezoned to R-2/ DA. All other subject properties are proposed to have their zoning changed as previously noticed.

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

Planning and Zoning Commission Public Hearing: Wednesday, January 21, 2026, moved to 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.

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ADVERTISING PROOF

c/o ISj Payment Processing Center
PO Box 1570,
Pocatello, ID 83204
Ph. (208) 465-8129 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
01/07/26	83587

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
706620	PH NEIGHBORHOOD MEET	01/10/26	01/10/26	2	\$165.06

Payments:

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

Gross: **\$165.06**
Paid Amount: **\$0.00**

Amount Due: \$165.06

We Appreciate Your Business!

LEGAL NOTICE**UPDATED LEGAL NOTICE
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AND UPCOMING PUBLIC HEARINGS**

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From: [planning](#)
To: [planning](#); [Boise Weekly](#); [boisestatepublicradio@boisestate.edu](#); [Elizabeth Duncan](#); [Garden City Newsletter](#); [Idaho Business Review](#); [Idaho Press Tribune](#); [kekeluv@gmail.com](#); [ken.weaver@cumcillus.com](#); [KIVI News](#); [Patrick Orr](#); [Radio Boise](#); [Tia Markland-Crabtree](#)
Subject: Public Service Announcement (UPDATED)
Date: Tuesday, January 6, 2026 4:18:08 PM
Attachments: [image011.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
[image017.png](#)
[image018.png](#)
[image019.png](#)
[image020.png](#)
[image021.png](#)

Public Service Announcement

UPDATED NOTICE OF NEIGHBORHOOD MEETING AND UPCOMING PUBLIC HEARINGS

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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 3:38 PM

To: Boise Weekly <info@boiseweekly.com>; boisestatepublicradio@boisestate.edu; Elizabeth Duncan <eduncan@adacounty.id.gov>; Garden City Newsletter <gardencitynews@msn.com>; Idaho Business Review <news@idahobusinessreview.com>; Idaho Press Tribune <newsroom@idahopress.com>; 'kekeluv@gmail.com' <kekeluv@gmail.com>; ken.weaver@cumculus.com; KIVI News <news@kivitv.com>; Patrick Orr <porr@adacounty.id.gov>; Radio Boise <info@radioboise.org>; Tia Markland-Crabtree <tia@idahomedia.com>

Cc: planning <planning@GARDENCITYIDAHO.ORG>

Subject: Public Service Announcement

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.

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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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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](#)
To: [planning](#); Aaron Golart; ABC - Idaho State Police; ACHD Planning Review; Andrea Fogleman; Andrea Tuning; [aurbanek@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@achd.idaho.org](#); Colin Schmidt; COMPASS; Connie Sol; Cory Stambaugh; Cynthia Gibson; Cynthia Rose; D. Gordon; Daniel Pavlink; David Reinhardt; Dean Johnson; Desiree LeClair; [dsteam@dspropertymgmt.com](#); Forrest France; building; Griffith, Christen CIV CENWW; CENWW (US); Hanna Veal; Idaho DEO; [idrospect@aol.com](#); Info; Info; LTD Development Services District 3; Jackson Helm; James Herbert; James Page; James Pavelik; Jamie Huff; Jenah Thornborrow; Jim Keyser ([jkeyser@idahostatesman.com](#)); Joanna Ortega; Joseph Canning; John Evans; John Living; Kathleen Collins; Kirk Meyers; Lanette Daw; Lindsey Pettyjohn; [Lindsey.Pettyjohn.Library@isa.leiby](#); Lori Badigian; Lynn Livingston; M. reno; Mack; Mark Wasdahl; Mary Buersmeyer; McDannel, Konrad; Mike Bisagno; Mike Nero; Mindy Wallace; Miranda Carson; Nadine Curtis; [newdycreek@gmail.com](#); Niki Benyakhlef; Niki Scheppers; Olesya Dufey; Pastoor, William; [PDSTransmittal@cityofboise.org](#); Peg Temple; Preservation; Project Manager; Rachele Klein; Randy Morgan; Rebecca Phillips; Richard Beck; Bob 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 Regional Transit; Vincent Trimboli; Wed 2 No 1; Will Lindsey ([intgas.com](#)); Wyatt King; Zach Kirk, PE; Zach Turner

Subject: GARDEN CITY AGENCY NOTICE (updated)
Date: Tuesday, January 6, 2026 4:09:09 PM
Attachments: [image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image013.png](#)
[image002.png](#)
[image001.png](#)

CITY OF GARDEN CITY AGENCY NOTICE

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Sincerely,



Development Services

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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 Golart' <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' <aurbanek@idahoconservation.org>; 'Bill Jacobs' <wljacobs2000@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. 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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: [ZONEY2026-0001](#)

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



PSA Posting Locations

Meeting Type: ZONFY2026-0001

Notifications were posted at the following locations:

- A. Garden City Hall (3 bulletin boards posted) – 01/07/2026; Completed by Mariia Antonova
- B. Garden City Public Library – 01/07/2026; Completed by Mariia Antonova
- C. Garden City Police Department – Copy provided to PD 01/07/2026
- D. Garden City Fred Meyer - 5425 W Chinden Blvd –Posted on bulletin by public restrooms; Completed by Mariia Antonova 01/07/2026
- E. Quality Art - 200 E 50th street- Posted on bulletin board , 01/07/2026
- F. Garden City Social Media –01/07/2025; Completed by Kena Champion