

From: [D3 Development Services](#)
To: [planning](#)
Subject: RE: GARDEN CITY AGENCY NOTICE
Date: Wednesday, March 18, 2026 11:02:29 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Hello,

After careful review of the transmittal submitted to ITD on March 13, 2026, regarding, SUBFY2026-001, CUPFY2026-0009, CPAFY2026-0001, CUPFY2026-0005, CPAFY2024-0005, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study, nor does it pose any safety concerns. If you have any questions, please contact Kendra Conder at 208-334-8377 [/Kendra.Conder@itd.idaho.gov](mailto:Kendra.Conder@itd.idaho.gov)

Thank you

Mila Kinakh

D3 Planning and Development

From: planning <planning@GARDENCITYIDAHO.ORG>
Sent: Friday, March 13, 2026 3:18 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 <eafog@msn.com>; Andrea Tuning <atuning@cityofboise.org>; aurbanek@idahoconservation.org; Austin Miller <amiller@compassidaho.org>; Bill Jacobs <bjacobs@GARDENCITYIDAHO.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>; Carla.bernardi@cableone.biz; Cass Jones <cass.jones@idwr.idaho.gov>; Charissa Bujak <bujak.charissa@epa.gov>; Charles Leffler <charlesleffler@ymail.com>; Charles Wadams <cwadams@GARDENCITYIDAHO.ORG>; City Council <CityCouncil@GARDENCITYIDAHO.ORG>; clittle@achdidaho.org; Colin Schmidt <cschmidt@GARDENCITYIDAHO.ORG>; COMPASS <gisshared@compassidaho.org>; Connie Sol <csol@gardencitypolice.org>; Cory Stambaugh <cstambaugh@gardencitypolice.org>; Cynthia Gibson <cgibson@idahoconservation.org>; Cynthia Rose <Cynthia.Rose@gcura.org>; D. Gordon <dgordon@cityofboise.org>; Daniel Pavlinik <danielpavlinik@gmail.com>; David Reinhart <Reinhart.David@westada.org>; Dean Johnson <djohnson@idl.idaho.gov>; Desiree LeClair <dleclair@gardencitypolice.org>; dsteam@dspropertygmt.com; Forrest France <ffrance@cityofboise.org>; building <building@GARDENCITYIDAHO.ORG>; Griffith, Christen CIV CENWW CENWD (US) <Christen.M.Griffith@usace.army.mil>; Hanna Veal <hveal@GARDENCITYIDAHO.ORG>; Idaho DEQ <BRO.Admin@deq.idaho.gov>; idprospect@aol.com;

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Subject: GARDEN CITY AGENCY NOTICE

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CITY OF GARDEN CITY AGENCY NOTICE

Pursuant to Garden City Code 8-6A-7, you are hereby provided notice of the following application:

SUBFY2026-0001: Tamee Crawford with Centurion Engineers, Inc is requesting a Combined Preliminary Plat/Final Plat consisting of 4 residential lots and 2 common lots. The property is currently located at 3519 N. Clay St. and 121 E. 36th St.; Ada County Parcels #R2734540110 and #R2734540117 in the C-2 Zoning District.

Planning & Zoning: April 15, 2026, at 6:30 PM

City Council: May 11, 2026, at 6:00 PM

CUPFY2026-0009: Conditional Use Permit: Julie Miller with Studio H Architects is requesting a Conditional Use Permit to encompass future uses in an effort to expedite tenant occupancy at 521 E. 41st St.; Ada County Parcel #R2734520791, located in the C-2 Mixed Use Commercial Zoning District with a Development Agreement.

Planning & Zoning Hearing: April 15, 2026

CPAFY2026-0001: Code Text Amendment: Jeff Hatch with Hatch Design Architecture is requesting to amend Title 8, Chapter 2B, Section 1, Table of Allowed Uses in All Base Zoning Districts.

Planning and Zoning Hearing: April 15, 2026, at 6:30 PM

City Council: May 11, 2026, at 6:30 PM

CUPFY2026-0005: Conditional Use Permit: Hatch Design Architecture is requesting a Conditional Use Permit for a new 74,875 sqft. Storage facility located at 575 E. 42nd St.; Ada County Parcel #R2734520952, located in the C-2 General Commercial Zoning District.

Planning & Zoning Hearing: May 20, 2026, at 6:30 PM

CPAFY2024-0005: The Garden City Council will hold a **Public Hearing on April 13, 2026, at 6:00 p.m. at City Hall, 6015 Glenwood Street, Garden City, Idaho**, to consider updates to Ordinance 1051-24, approved through **CPAFY2024-0005 Design and Administrative** Title 8 Code Update on September 9, 2024. Ordinance 1051-24 was paused after its second reading to allow the City to ensure alignment with the Veterans Park Neighborhood Ass'n, Inc. v. City of Boise, 51027 (Idaho Jan. 22, 2025) ruling. The proposed amendments are intended to ensure legal compliance, clarify procedural standards, and reflect actual administrative practices.

Summary of Proposed Changes

The updates to Ordinance 1051-24 include:

- Removal of provisions identified in the adopted Garden City Hearing and Meeting Guideline Policy
- Clarification that public hearings are de novo, and appeals are not de novo, but are a free review.
- Refinement of language to accurately reflect the practices for the appointment of the Planning and Zoning Commission.

- Defining administrative, administrative with notice, and public hearing processes, including associated appeals and requests for reconsideration.
- Clarifying language added to the Design Review thresholds.
- Clarification that “compatible with the neighborhood” means compatible as identified in the Garden City Comprehensive Plan.
- Update language currently codified in error to be consistent with what was adopted per ordinances 1004-19 and 1026-22 8-6A-2.

If you do not respond by **April 3rd, 2026**, your response will be considered “No Comment.” Comments should also be addressed to the applicant.

Please send comments to planning@gardencityidaho.org.

Comments may also be mailed to:

City of Garden City

Attn: Development Services

6015 N. Glenwood

Garden City, Idaho 83714

Please note it is the responsibility of those interested and/or affected jurisdictions to schedule their own applicable meeting. In some cases, Garden City's applications are processed before other jurisdictions' response and the conditions of approval state that the approval is subject to statutory requirements of affected other jurisdictions.



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



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