GARDEN CITY, IDAHO

Urban Storage

Development Code Text Amendment — CPAFY2026-0001

FILE NUMBER	CPAFY2026-0001
APPLICANT	Jeff Hatch
APPLICANT REP.	Abbey Germaine, Elam & Burke
HEARING	Planning & Zoning Commission — July 15, 2026

Report prepared by Hanna Veal

What's Being Proposed

A new conditional-use category for multi-story, climate-controlled self-storage

The amendment establishes “Urban Storage” as a new conditional use — a multi-story, climate-controlled, interior-access self-service storage facility, distinct from the existing outdoor “Storage Facility, Self-Service” use.

PROPOSED IN THESE ZONING DISTRICTS

C-2
Mixed Use Commercial

C-1
Highway Commercial

LI
Light Industrial

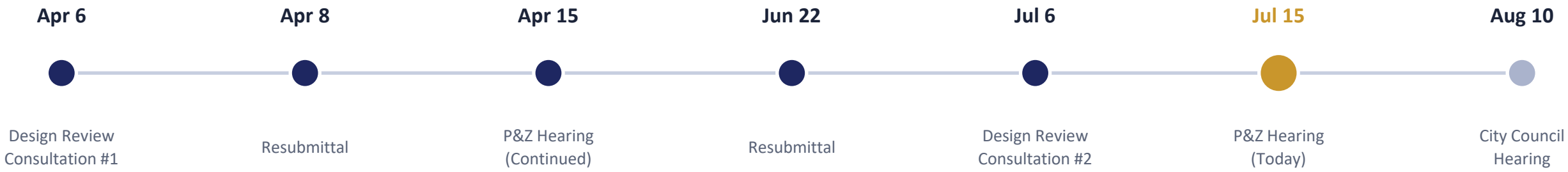
Conditional use = each project still requires an individual Conditional Use Permit review.

DEVELOPMENT CODE SECTIONS AMENDED

- **Table 8-2B-1**
  Adds Urban Storage as a conditional use (C-2, C-1, LI)
- **§8-2C-50 (new)**
  Use-specific standards for Urban Storage
- **Table 8-3A-1**
  Overlay district allowances (NCN / TOD / GBC)
- **Tables 8-4D-3 / 8-4D-4**
  Vehicle and bicycle parking ratios
- **§8-7A-1**
  Definition of “Urban Storage”

Hearing History

Two continuances and two resubmittals have shaped the application now before the Commission



Both continuances directed the applicant to return with revised code language after Design Review consultation. The June 22, 2026 resubmittal and the July 6, 2026 Design Review Consultation form the basis of tonight's staff report.

Progress Since April 15

Of 14 issues tracked in the April staff report, most have been resolved by the June 22 resubmittal

- ✓ Asterisk added to “Urban Storage” in Table 8-2B-1, signaling that §8-2C-50 applies
- ✓ Formal definition added to §8-7A-1, and use renamed from “Class A” to “Urban Storage”
- ✓ Use expanded beyond C-2 into the C-1 and LI zoning districts, as staff suggested
- ✓ Subjective “state-of-the-art security” and lighting language replaced with objective, measurable standards
- ✓ Vague “bike rack, bench, etc.” language removed; ground floor now cross-references §8-4C design standards
- ✓ Urban Storage added to the vehicle and bicycle parking tables (8-4D-3, 8-4D-4)

Remaining Open Issues

Staff recommends approval, conditioned on five items being addressed before Council review

1	**8-7A-1 Definition**	Remove design/operational standards (three-story minimum, activation language) from the definition; keep only use-defining characteristics.
2	**§8-2C-50(B)(1)**	Remove as redundant — the eligible zoning districts are already shown in Table 8-2B-1.
3	**§8-2C-37(F) Cross-Reference**	Staff and applicant disagree whether the merchandise-sale prohibition and related standards apply; Commission input requested.
4	**Design Review Trigger**	Clarify whether Design Review is mandatory for every Urban Storage CUP, or only when triggered under existing rules.
5	**NCN / TOD Overlays**	Remove Urban Storage from Table 8-3A-1 for these overlays unless overlay-specific standards are submitted before the hearing.

ISSUE SPOTLIGHT

The NCN, TOD & GBC Overlay Question

The June 22 resubmittal adds Urban Storage as a conditional use within the Neighborhood Commercial Node (NCN), Transit-Oriented Development (TOD), and Green Boulevard Corridor (GBC) overlay districts — an addition not part of the Commission's April 15 direction.

STAFF'S CONCERN

NCN exists to create a “focal point of vibrancy and activity” and currently bans self-service storage outright. TOD is built around transit-supportive, non-vehicle-dependent uses. Staff does not find Urban Storage compatible with either overlay's stated purpose as currently written.

WHERE THINGS STAND

✓ Applicant indicated willingness

At the July 6, 2026 Design Review Consultation, the applicant verbally indicated a willingness to draft overlay-specific standards.

⚠ No language submitted yet

As of the staff report date, this remains a verbal indication only — no code language is in the record.

→ Staff's fallback

If no overlay-specific standards are submitted before the hearing, staff recommends Urban Storage be removed from NCN and TOD. The GBC addition may still be retained for Council consideration.

Staff Recommendation

Approval of CPAFY2026-0001, subject to five conditions

APPROVAL WITH CONDITIONS

The core concept — a multi-story, climate-controlled, interior-access self-service storage use as a conditional use in C-2, C-1, and LI — is not inherently incompatible with the Development Code or Comprehensive Plan. Remaining issues are correctable and do not require another continuance, provided Commission direction and Design Review feedback are incorporated before the matter proceeds to City Council.

1. Revise the §8-7A-1 definition to remove design/operational standards; retain only use-defining characteristics
2. Remove §8-2C-50(B)(1) as redundant with Table 8-2B-1
3. Replace restated §8-2C-37(C)/(F) language with a direct cross-reference; Commission to weigh in on (F) applicability
4. Remove or rewrite the Design Review trigger in §8-2C-50 as a clear, mandatory, use-specific requirement
5. Remove Urban Storage from NCN and TOD in Table 8-3A-1, unless overlay-specific standards are submitted before the hearing

Tonight's Decision Options

The Commission may take any of the following actions

1

Approve as Conditioned

Recommend approval to City Council, subject to the conditions identified in the Draft Decision document, requiring the applicant to address all outstanding items before ordinance adoption.

2

Continue the Hearing

Direct the applicant to return with revised materials addressing outstanding deficiencies and incorporating July 6 Design Review feedback.

3

Recommend Denial

Recommend the City Council deny the application as drafted, based on findings of non-compliance with the Comprehensive Plan or potential material detriment.

Next Steps

Whatever recommendation the Commission reaches tonight, findings of fact, conclusions of law, and conditions of approval will be finalized in the Draft Decision document and forwarded to the City Council.

CITY COUNCIL HEARING

August 10, 2026

Questions for Staff

Hanna Veal, Planning Staff • City of Garden City, Idaho