From:	Rod Linja
To:	Jenah Thornborrow
Cc:	Curt Fransen; nancy baskin
Subject:	SAPFY2026-0001 Heron Commons SAP
Date:	Monday, August 10, 2026 10:19:44 AM
Attachments:	image001.png image002.png image003.png image004.png image005.png image006.png Draft 5 SAPD 02 curt and RJL comments.docx

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Good Morning Jenah,

Let me say thanks again for meeting with me, Curt Fransen, and Nancy Baskin on August 7, 2026. We appreciate your time and brainstorming efforts.

I really think we are aligned on and saying the same thing with so many goals of the SAP – proper treatment and transitions to surrounding neighborhoods; pedestrian, bike, and emergency access to Adams Street in the Waterfront District (WFD); protecting the Boise River and greenbelt; and process for implementation.

It's more how we get there – we want to incorporate more certainty and understanding in the draft ordinance, so this area be developed thoughtfully to meet overall goals. Most of our comments really are about that.

This email provides our comments, edits, and thoughts on the modified Draft 5. If we had more time, we would add context to better explain "why".

Please find our remarks in the attached Draft 5 Word file. Our comments should show up in a different color than yours. Also, Curt provided you a copy of the Illustrative Master Plan with his markups during our August 5 meeting – this sketch should accompany our remarks.

Additionally, here are some comments:

> p.6 - is the final handwritten word "codified" or "identified" in E.2.
>
> Not sure what page but in Curt's supplement, 3. Interpretations of Ambiguities, B. instead of "walkable" only make it "walking and bike friendly"
>
> p. 11 chart
> Are we suggesting Adams Pathway or Adams Street Pathway. I like it without street in the title. This would also apply to edits on p. 20. Delete "street."
>
> p. 15, 3. Thurman Mill drop "multi-use". Seems like we are suggesting pathways and Reed extensions, so be consistent in that "pathways" are just for pedestrians and bicycles (with emergency access also possible if pathway is hardened for heavier vehicles.
>
> p. 29, 2.e. add "District" after Waterfront or change to WFD which is also used in our

edits to the document.

p. 33 A. Development Viability. New suggested language. Let's call it what Jenah said it is supposed to be without saying it is not a new downtown Garden City.

1. For properties greater than one (1) acre), the applicant shall provide an urban mixed-use plan that will provide mixed-income and diverse housing options and non-residential commercial activity emphasizing destination access to businesses, public open spaces and the Boise River. This urban mixed use plan shall also support cultural and community building activities in the SAP District and in the adjoining Heron Park throughout the year. The urban mixed use plan is intended to provide long-term fiscal sustainability via increased density in housing and commercial space while still being compatible with the existing surrounding neighborhoods.

2. I think this section should say smaller than 1 acre lots "need not" be consistent with the development intensity standards established in the RMD instead of using the word "shall be"

p. 34 new sentence under the chart add "existing" after "actual" setback. ... "compatible to the actual existing setback of structures..."

Thank you for your consideration of these matters. We are available to answer any questions you may have. Personally, I'm headed off grid to the Idaho mountains today and won't be available until this Thursday.

Thank you,

Rod Linja

From: Jenah Thornborrow <jthorn@GARDENCITYIDAHO.ORG>
Sent: Friday, August 7, 2026 3:19 PM
To: Rod Linja <rodlinja@gmail.com>; Curt Fransen <gcfrnsn@gmail.com>; nancy baskin <nancybaskin3@gmail.com>
Subject: Fw: Meeting Coordination: SAP

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From: Jenah Thornborrow
Sent: Tuesday, 21 July 2026 17:44:54
To: nancy baskin <nancybaskin3@gmail.com>
Cc: gcfrnsn@gmail.com <gcfrnsn@gmail.com>
Subject: RE: Meeting Coordination: SAP

Nancy, Curt,

My apologies for sending this email without answering your questions. I spoke with the Chairman today and he would prefer to hear the matter in September without a discussion that may change the proposal again in August. Therefore, this matter will not be on August's agenda. My hopes is to make the changes quickly after we meet and have the draft publicly available for as long as possible prior to the September hearing.

I have attached a copy of the working draft of changes that I have made. This is subject to change between now and when we meet but may assist with the discussions.

Thank you,

Jenah E. Thornborrow

Director

Development Services Department, **City of Garden City**

p: 208-472-2921

a: 6015 Glenwood Street, Garden City, ID 83714

w: https://gardencityidaho.org/

From: Jenah Thornborrow
Sent: Tuesday, July 21, 2026 5:24 PM
To: 'nancy baskin' <nancybaskin3@gmail.com>
Cc: gcfrnsn@gmail.com
Subject: RE: Meeting Coordination: SAP

Nancy,

Thank you very much for reaching out.

On Wednesday August 5th I have availability from 10:30-11:45; and from 1:15-3:00. Friday August the 7th I availability from 10:00-3:00.

Once we have a time, I would be happy to schedule a room at City Hall.

Thank you,

Jenah E. Thornborrow

Director
Development Services Department, **City of Garden City**
p: 208-472-2921
a: 6015 Glenwood Street, Garden City, ID 83714
w: https://gardencityidaho.org/

From: nancy baskin <nancybaskin3@gmail.com>
Sent: Friday, July 17, 2026 4:15 PM
To: Jenah Thornborrow <jthorn@GARDENCITYIDAHO.ORG>
Cc: gcfrnsn@gmail.com
Subject: Re: Meeting Coordination: SAP

Jenah,
Thank you for the quick response. Unfortunately, these dates are unworkable due to travel plans. I thought we were shooting for two weeks out form the P &Z meeting. Our preference would be to meet in person. I'm sure we could reserve the WFD clubhouse or come to your office. Video conference can be our backup plan. Do you have time to meet between August 4 and 7? We expect the only other person at the meeting will be Rod Linja (civil engineer who spoke at the last meeting).

We would also like to get some questions to you before we meet, so the meeting might go quicker.

Also, can you confirm the timeline the Chairman stated for written comments as Curt and I came away with different understandings. I thought the Commissioners were going to get their comments to you by early August and you were going to put out a revised Option 4 2.0 before the Aug. 19 meeting, public comments on the 2.0 revisions at the

Aug. 19 meeting and possibly more comments on any revisions to a Option 4 3.0 on Sept 16 when P & Z hopes to take a final vote. Is this correct?

We know you have worked hard on Option 4 and clarifications may eliminate some of our concerns stated on July 15th P & Z meeting. We look forward to sharing some data and other suggested modifications when we meet.

Have a great weekend.
Nancy
Sent from my iPad

> On Jul 16, 2026, at 10:45 AM, Jenah Thornborrow <jthorn@gardencityidaho.org> wrote:
>
> ---
>
> Resent with an updated address.
>
> Good morning,
>
> Thank you for your time and efforts as this ordinance makes it way through the process.
>
> I have availability:
> Next Tuesday the 21st after 10:30 (remote only).
> Next Friday the 24th anytime after 10:30 (either in person or remotely).
> Monday the 27th in the afternoon (either in person or remotely).
> Wednesday the 29th 11:00-3:00 (either in person or remotely).
>
> Please let me know if any of these times work for you both. If you would like to meet in person, please let me know how many people we would be expecting.
>
> Thank you,
>
> <image001.png>
>
> <image002.png>
>
> Jenah E. Thornborrow
> *Director*
> Development Services Department, **City of Garden City**
> p: 208-472-2921

a: 6015 Glenwood Street, Garden City, ID 83714
w: https://gardencityidaho.org/

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