From:	Ken Pyle
To:	Jenah Thornborrow
Cc:	planning
Subject:	Re: SAPFY2026-0001 Interested Party Notice
Date:	Thursday, September 24, 2026 11:23:12 PM
Attachments:	image001.png image002.png image003.png image004.png image005.png image006.png SAPFY2026-0001_Heron_Commons_Common Infrastructure_Comment_Letter.docx.pdf SAPFY2026-0001_Heron_Commons_Mobility and Affordability_Comment_Letter.docx.pdf Heron_Commons_Funding_Memo.docx.pdf Idaho_2027_Entitlement_Increment_OnePager .docx.pdf

---

Hi Jenah,

Please forward this message (and the four attachments) to the Garden City Council for the upcoming meeting. Unfortunately, I won't be able to attend the event.

Again, kudos to you and the planning team for creating this plan. It is better than the million-dollar consultant-led plans I used to see for a city with a million people.

With that said, the council should be in no rush to approve it if they believe there are still improvements that can be made. There is time. This is the biggest single opportunity they will have to change the face of Garden City for decades to come. Does it reflect their vision? My vision, as referenced in the survey, is that Heron Commons should be known as "Idaho's Live-Work-Create Hub" when complete.

With that being said, the four documents add to the proposed Specific Area Plan as follows:

- The "Common Infrastructure" letter is about ensuring that the infrastructure is designed to maximize competition, efficiency, aesthetics, and that it is future-proof (dig-once).
- The "Mobility and Affordability' letter asks to take a wider view of the movement of people and goods to and from the SAP. It also asks for it to be developed to accommodate future technologies that are just around the corner (and already in other cities).
- The Heron Commons Funding Memo looks at how public improvements can be funded after the plan is adopted.
- Finally, the Idaho 2027 Entitlement Increment funding proposes a path to work with the Idaho legislature and ACHD to ensure that a portion of the excess gains from having an SAP is invested in the area negatively impacted by the SAP.

In Community,

Ken Pyle
3598 Prospect Way
Garden City

On Mon, Sep 21, 2026 at 12:22 PM Jenah Thornborrow <jthorn@gardencityidaho.org> wrote:

> This email is being sent to notify you as an interested party regarding **SAPFY2026-0001, the Heron Commons (SAP) District** application.

The record documents have been updated and are available for review at https://gardencityidaho.org/FY2026-Applications/ prior to the **City Council hearing** on **Monday, September 28, 2026, at 6:00pm**, at Garden City Hall, 6015 Glenwood Avenue, Council Chambers.

Sincerely,

Development Services Department

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

--

Ken Pyle
Managing Editor

Viodi View - https://www.viodi.com/
ViodiTV - https://www.viodi.tv

Click Here to Subscribe to the Viodi View Newsletter

Twitter - @viodi

LinkedIn
youtube.com/viodi
Facebook

9169 W State St #304
Boise, ID 83714

ken.pyle@viodi.com
408 676 6496