CITY OF GARDEN CITY
CITY COUNCIL MEETING MINUTES
October 26, 2026
6:00 P.M.

REGULAR COUNCIL MEETING CALL TO ORDER

A. Mayor Jacobs called the meeting to order at 6:02 p.m.

CLERK CERTIFIED MEETING NOTICE

The meeting was noticed in accordance with Idaho Code 74-204.

B. ROLL CALL

Council members Carver-Herbert, Jorgensen, Page, and Rasmussen were present.

C. Mayor Jacobs led the pledge of allegiance.

D. CHANGES TO AGENDA

E. CONSENT AGENDA

1. **Approval of Minutes October 12, 2026**
2. **Ratification of Accounts Payable Claims**

Action: Councilmember Page moved to approve the consent agenda as presented, and Councilmember Jorgensen seconded.

ROLL CALL VOTE:

Councilmember Carver-Herbert	YES
Councilmember Jorgensen	YES
Councilmember Page	YES
Councilmember Rasmussen	YES

The motion passed.

F. SPECIAL BUSINESS

1. Mayor Jacobs read the Extra Mile Day Proclamation.
2. Monthly staff reports were submitted in writing.
3. The monthly financial summary reports were submitted in writing.

The order of original agenda items F4 and F5 were reversed to accommodate the applicant of item F4.

4. **Extension SUBFY2017-4 Garden Phoenix Subdivision located on Adams Street between 43rd and 44th Streets.**

Kevin Hawk and Helen Carnie presented the extension request.

Jenah Thornborrow, Development Services Director, presented the staff report.

Applicant representatives provided rebuttal and answered council questions.

Action: Councilmember Page moved to deny the extension request and Councilmember Rasmussen seconded.

ROLL CALL VOTE:

Councilmember Jorgensen	YES
Councilmember Page	YES
Councilmember Rasmussen	YES
Councilmember Carver-Herbert	YES

The motion passed.

5. **Third Extension of a design review approval DSRFY2022-0016 for two structures located at 209 E. 34TH Street; 211 E. 34th Street; 213 E 34th Street; and 215 E. 34th Street.**

Diem Thy Tran and Helen Carnie presented the extension request.

Jenah Thornborrow, Development Services Director, presented the staff report.

Applicant representatives provided rebuttal and answered council questions.

Action: Councilmember Page moved to approve the extension request conditioned on resubmittal to Design Review and Councilmember Jorgensen seconded.

ROLL CALL VOTE:

Councilmember Page	YES
Councilmember Rasmussen	NO
Councilmember Carver-Herbert	NO
Councilmember Jorgensen	YES

The vote resulted in a tie. Mayor Jacobs broke the tie with a YES vote and the motion passed.

G. ORDINANCES, RESOLUTIONS, CONTRACTS

1. **Public Hearing: CPAFY2026-0001 Code Text Amendment: Jeff Hatch with Hatch Design Architecture requesting to amend Title 8, Chapter 2B, Section 1, Table of Allowed Uses in All Base Zoning Districts. Continued from September 28, 2026.**

Councilmember Jorgensen recused herself from this request.

Abigail Germaine, applicant legal representative, presented the request.

Jenah Thornborrow, Development Services Director, presented the staff report.

Mayor Jacobs opened the public hearing at 7:20 p.m. The following individual spoke regarding the application:
1 – Jeff Hatch, applicant
Mayor Jacobs closed the public hearing at 7:26 p.m.

Applicant representatives provided rebuttal and answered council questions.

Action: Councilmember Page moved to continue the decision for CPAFY2026-0001 to a date certain of 11/09/2026 and Councilmember Rasmussen seconded.

ROLL CALL VOTE:

Councilmember Rasmussen	YES
Councilmember Carver-Herbert	YES
Councilmember Jorgensen	Recuse
Councilmember Page	YES

The motion passed.

2. **<u>FIRST READING:</u> ORDINANCE 1070-26 AN ORDINANCE OF THE CITY OF GARDEN CITY, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, AMENDING THE GARDEN CITY CODE, TITLE 8 ("DEVELOPMENT CODE"), CHAPTER 2 ("BASE ZONING DISTRICT REGULATIONS"), ARTICLE B ("BASE ZONING DISTRICT PROVISIONS"), SECTION 2 ("ALLOWED USES"), TABLE 8-2B-1 ("ALLOWED USES IN ALL BASE ZONING DISTRICTS"); CHAPTER 2, ARTICLE C ("LAND USE PROVISIONS"), BY ADDING SECTION 50 ("URBAN STORAGE"); CHAPTER 3 ("OVERLAY ZONING DISTRICT REGULATIONS"), ARTICLE A ("GENERAL PROVISIONS"), SECTION 3 ("ALLOWED USES"), TABLE 8-3A-1; CHAPTER 4 ("DESIGN AND DEVELOPMENT REGULATIONS"), ARTICLE D ("PARKING AND OFF-STREET LOADING PROVISIONS"), SECTION 5 ("REQUIRED NUMBER OF OFF-STREET PARKING SPACES"), TABLE 8-4D-3 AND TABLE 8-4D-4; AND CHAPTER 7 ("REFERENCES"), ARTICLE A ("DEFINITIONS"), SECTION 1 ("DEFINITIONS OF USES"), TO ESTABLISH "URBAN STORAGE" AS A NEW CONDITIONAL USE IN THE MIXED USE COMMERCIAL (C-2), HIGHWAY COMMERCIAL (C-1), AND LIGHT INDUSTRIAL (LI) ZONING DISTRICTS; TO ESTABLISH SPECIFIC USE STANDARDS FOR URBAN STORAGE; TO ADD A DEFINITION FOR URBAN STORAGE; TO ADDRESS THE ALLOWANCE OF URBAN STORAGE WITHIN OVERLAY ZONING DISTRICTS; AND TO ESTABLISH VEHICLE AND BICYCLE PARKING REQUIREMENTS FOR URBAN STORAGE; PROVIDING SEVERABILITY; REPEALING CONFLICTING CITY CODE PROVISIONS; APPROVING A SUMMARY OF THE ORDINANCE; AND PROVIDING AN EFFECTIVE DATE.**

   The first reading of Ordinance 1070-26 was tabled in conjunction with the continuance of the decision of CPAFY2026-0001 to 11/09/2026.

   Mayor Jacobs called for a short recess at 7:35 p.m. The meeting reconvened at 7:50 p.m.

3. **<u>PUBLIC HEARING OPENED 09/28/2026:</u> SAPFY2026-0001: A PROPOSED SPECIFIC AREA PLAN (SAPD-02) TO CREATE A ZONING DISTRICT AND REZONE PROPERTIES LOCATED BETWEEN HERON PARK AND THE WATERFRONT DISTRICT ON BOTH SIDES OF ADAMS STREET. ADDRESSES**

INCLUDE: 220; 221; 301; 305; 317 E. 37TH STREET; 215; 300; 304; 308; 300; 306; 310; 311 E. 38TH STREET; 3700; 3775; 3799; 3800; 3807; 3824; 3825; 3832; 3833; 3845, S1005120600 (BARE LAND) N. ADAMS STREET; 3825; 3831; 3845 N REED STREET.

Charles Wadams, City Attorney, presented the legal review.

Jenah Thornborrow, Development Services Director, presented the staff report. Her disclosures in the written staff report.

Mayor and council made the following disclosures:
Councilmember Rasmussen: has no conflict with the application and disclosed one ex parte communication regarding the draft 7 updates. He can remain impartial.

Councilmember Jorgensen: has no conflict with the application and has no disclosures.

Councilmember Carver-Herbert: has no conflict with the application and disclosed an ex parte conversation with Director Thornborrow regarding the draft updates. She can remain impartial.

Councilmember Page: has no conflict with the application and disclosed an ex parte conversation with Director Thornborrow regarding the Conditional Use Permit option and visited the site in 2016. He can remain impartial.

Mayor Jacobs: has no conflict with the application and disclosed multiple conversations with various developers regarding the site. He can remain impartial.

Charles Wadams, City Attorney, disclosed multiple meetings with council members to provide legal advice.

The following individuals spoke:
1 – Curt Fransen, Garden City
2 – Nacy Baskin, Garden City
3 – Sylvia Hampel, Garden City
4 – Rod Linja, Garden City
5 – Tom Baskin, Garden City

Jenah Thornborrow, Development Services Director, provided rebuttal.

> **Action**: Councilmember Page moved to enter the late submittals of two emails and the information from Councilmember Carver-Herbert into the record and Councilmember Jorgensen seconded.

ROLL CALL VOTE:
Councilmember Carver-Herbert YES
Councilmember Jorgensen YES
Councilmember Page YES
Councilmember Rasmussen YES

The motion passed.

Action: Councilmember Page moved to enter the handouts from Curt Fransen into the record and Councilmember Jorgensen seconded.

ROLL CALL VOTE:
Councilmember Jorgensen YES
Councilmember Page YES
Councilmember Rasmussen YES
Councilmember Carver-Herbert YES

The motion passed.

Action: Councilmember Jorgensen moved to enter the handouts from Rod Linja into the record and Councilmember Page seconded.

ROLL CALL VOTE:
Councilmember Page YES
Councilmember Rasmussen YES
Councilmember Carver-Herbert YES
Councilmember Jorgensen YES

The motion passed.

Action: Councilmember Jorgensen moved to keep the public hearing open to a date certain of 12/14/2026 to allow testimony on height, setbacks, and contested facts and Councilmember Page seconded.

ROLL CALL VOTE:
Councilmember Rasmussen YES
Councilmember Carver-Herbert YES
Councilmember Jorgensen YES
Councilmember Page YES

The motion passed.

4. **<u>FIRST READING:</u> ORDINANCE 1071-26 AN ORDINANCE BY THE CITY OF GARDEN CITY, A MUNICIPAL CORPORATION ESTABLISHING TITLE 8 ("DEVELOPMENT CODE"), CHAPTER 8 ("ADOPTED SPECIFIC AREA PLAN PROJECT ORDINANCES") ARTICLE B. "HERON COMMONS" SETTING FORTH GENERAL PROVISIONS, ILLUSTRATIVE MASTER PLAN, FORM STANDARDS, SUB-DISTRICTS, USE STANDARDS, PROCEDURES, FLOOD PROTECTION,**

DEFINITIONS OF USES AND TERMS, AND ADMINISTRATION; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

5. **<u>FIRST READING:</u> ORDINANCE 1072-26 AN ORDINANCE BY THE CITY OF GARDEN CITY, A MUNICIPAL CORPORATION PROVIDING FOR REZONE OF CERTAIN REAL PROPERTY DESCRIBED HEREIN FROM C-2 MIXED USE COMMERCIAL AND R-3 MIXED USE RESIDENTIAL TO SAPD-02 HERON COMMONS SAP DISTRICT; AMENDING THE ZONING MAP OF THE CITY OF GARDEN CITY TO REFLECT SAID CHANGES IN ORDER TO BETTER ALIGN WITH THE FUTURE LAND USE MAP, TO IMPLEMENT THE COMPREHENSIVE PLAN MORE EFFECTIVELY, AND TO REFLECT THE CITY COUNCIL'S ADOPTION OF RELATED DISCUSSIONS; PROVIDING FOR SEVERABILITY; APPROVING A SUMMARY OF THE ORDINANCE; AND PROVIDING AN EFFECTIVE DATE**.

   Action: Councilmember Jorgensen moved to continue items G4 and G5 to a date certain of 12/14/2026 and Councilmember Rasmussen seconded.

   ROLL CALL VOTE:

Councilmember Carver-Herbert	YES
Councilmember Jorgensen	YES
Councilmember Page	YES
Councilmember Rasmussen	YES

   The motion passed.

Mayor Jacobs called for a short recess at 10:11 p.m. The meeting reconvened at 10:20 p.m.

6. **RESOLUTION 1267-26: A RESOLUTION RELATING TO SURPLUS PROPERTY; DECLARING CERTAIN PROPERTY OF THE CITY TO BE SURPLUS; AUTHORIZING AND DIRECTING THE TRANSFER OR DISPOSAL OF THE SURPLUS PROPERTY; PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.**

   Action: Councilmember Page moved to adopt Resolution 1267-26 and Councilmember Jorgensen seconded.

   ROLL CALL VOTE:

Councilmember Jorgensen	YES
Councilmember Page	YES
Councilmember Rasmussen	YES
Councilmember Carver-Herbert	YES

   The motion passed.

7. **RESOLUTION 1270-26: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN CITY, IDAHO, REGARDING THE LIMITED-PURPOSE TECHNICAL EVALUATION TEAM FOR REQUEST FOR QUALIFICATIONS NO. RFQFY2026-0001; CONFIRMING THE TEAM'S COMPOSITION, DUTIES, AND AUTHORITY; CONFIRMING CONFLICT-DISCLOSURE, CONFIDENTIALITY, COMMUNICATION, RECORD-PRESERVATION, AND PROCEDURAL REQUIREMENTS; CONFIRMING THAT THE TEAM PERFORMS ADMINISTRATIVE AND TECHNICAL REVIEW ONLY AS A RECOMMENDING AUTHORITY AND HAS NO INDEPENDENT DECISION-MAKING AUTHORITY ON BEHALF OF THE CITY; AND PROVIDING AN EFFECTIVE DATE.**

   Action: Councilmember Page moved to adopt Resolution 1270-26 and Councilmember Jorgensen seconded.

   ROLL CALL VOTE:

Councilmember Page	YES
Councilmember Rasmussen	YES
Councilmember Carver-Herbert	YES
Councilmember Jorgensen	YES

   The motion passed.

8. **RESOLUTION 1271-26: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN CITY, IDAHO, MAKING FINAL PROCUREMENT FINDINGS FOR REQUEST FOR QUALIFICATIONS NO. RFQFY2026-0001; RECEIVING THE EVALUATION TEAM'S ADVISORY RECORD; ADOPTING THE FINAL QUALIFICATIONS-BASED RANKING; IDENTIFYING THE HIGHEST-RANKED FIRM; AUTHORIZING THE REQUEST AND NEGOTIATION OF A FEE PROPOSAL FOR THE DEFINED BOISE RIVER LOMR SCOPE; REQUIRING DOCUMENTATION OF UNSUCCESSFUL NEGOTIATIONS; RESERVING CONTRACT APPROVAL TO THE CITY COUNCIL; DIRECTING PUBLIC AVAILABILITY AND RECORD PRESERVATION; AND PROVIDING AN EFFECTIVE DATE.**

   Action: Councilmember Page moved to adopt Resolution 1271-26 and Councilmember Jorgensen seconded.

   ROLL CALL VOTE:

Councilmember Rasmussen	YES
Councilmember Carver-Herbert	YES
Councilmember Jorgensen	YES
Councilmember Page	YES

   The motion passed.

9. **RESOLUTION 1273-26: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN CITY, IDAHO, APPROVING FURTHER AMENDMENTS TO THE CITY OF GARDEN CITY PURCHASING POLICY; REPLACING SUBSECTION D,**

"CATEGORY FOUR: PUBLIC WORKS CONSTRUCTION I.C. § 67-2805," AND SECTION 4, "PURCHASING METHODS"; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Action: Councilmember Page moved to adopt Resolution 1273-26 and Councilmember Rasmussen seconded.

ROLL CALL VOTE:

Councilmember Carver-Herbert	YES
Councilmember Jorgensen	YES
Councilmember Page	YES
Councilmember Rasmussen	YES

The motion passed.

10. **RESOLUTION 1274-26: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN CITY, IDAHO, APPROVING A MEMORANDUM OF UNDERSTANDING WITH THE GARDEN CITY URBAN RENEWAL AGENCY FOR THE TEST WELL/WELL 15 PROJECT; PROVIDING FOR THE CLOSEOUT AND TERMINATION OF THE PRIOR WELL 4 DESIGN AND ENGINEERING MEMORANDUM OF UNDERSTANDING; AUTHORIZING THE MAYOR TO EXECUTE THE MEMORANDUM OF UNDERSTANDING; AUTHORIZING CITY OFFICIALS TO ADMINISTER THE PROJECT AND SUBMIT QUARTERLY REIMBURSEMENT REQUESTS; AND PROVIDING AN EFFECTIVE DATE.**

Action: Councilmember Rasmussen moved to adopt Resolution 1274-26 and Councilmember Jorgensen seconded.

ROLL CALL VOTE:

Councilmember Jorgensen	YES
Councilmember Page	YES
Councilmember Rasmussen	YES
Councilmember Carver-Herbert	YES

The motion passed.

11. **RESOLUTION 1275-26: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARDEN CITY, IDAHO, APPROVING A MEMORANDUM OF UNDERSTANDING WITH THE GARDEN CITY URBAN RENEWAL AGENCY FOR THE PAM BEAUMONT PLAYGROUND EQUIPMENT REPLACEMENT PROJECT, OPTION 1; AUTHORIZING THE MAYOR TO EXECUTE THE MEMORANDUM OF UNDERSTANDING; AUTHORIZING CITY OFFICIALS TO ADMINISTER THE PROJECT AND SUBMIT QUARTERLY REIMBURSEMENT REQUESTS; AND PROVIDING AN EFFECTIVE DATE.**

Action: Councilmember Rasmussen moved to adopt Resolution 1275-26 and Councilmember Jorgensen seconded.

ROLL CALL VOTE:

Councilmember Page	YES
Councilmember Rasmussen	YES
Councilmember Carver-Herbert	YES
Councilmember Jorgensen	YES

The motion passed.

H. UNFINISHED BUSINESS

I. NEW BUSINESS

J. EXECUTIVE SESSION for the following purposes:

K. ADJOURNMENT

Councilmember Rasmussen moved to adjourn the meeting at 11:08 p.m. and Councilmember Jorgensen seconded. The motion passed unanimously.

ATTEST:

Lisa M. Leiby, City Clerk

APPROVED:

William L. Jacobs, Mayor

GARDEN CITY, IDAHO SEAL NESTLED BY THE RIVER