CITY OF GARDEN CITY

6015 Glenwood Street
Garden City, Idaho 83714

Agenda
City Council
Work Session – 5:45 p.m.
Regular City Council Meeting–6:00 p.m.
Monday, October 26, 2026
City Hall – Council Chamber 6015 Glenwood Street, Garden City, Idaho

The official meeting is in person. For convenience, remote participation and/or observation via video conference or virtual attendance is permissible. However, the meeting may commence or resume if technical difficulties prevent remote participation and/or observation. Therefore, in-person attendance is required if you would like to ensure that your comments are heard and that you are able to observe the public hearing properly. https://zoom.us/j/8188588340
Meeting ID: 818 858 8340 Phone In # 301-715-8592

5:45 P.M. WORK SESSION

A. CALL TO ORDER
B. CENTRAL DISTRICT HEALTH RAT MITIGATION PRESENTATION – KRISTIN RYAN
C. ADJOURNMENT

6:00 P.M. REGULAR COUNCIL MEETING

A. CALL TO ORDER
Clerk Certifies Meeting
B. ROLL CALL
C. PLEDGE OF ALLEGIANCE
D. CHANGES TO AGENDA – *ACTION ITEM*
E. CONSENT AGENDA *(1)* **– *ACTION ITEM***
1. **Approval of Minutes October 12, 2026 (Page 5)**
2. **Ratification of Accounts Payable Claims (Page 8)**

F. SPECIAL BUSINESS – *ACTION ITEMS*
1. **Extra Mile Day Proclamation (Page 23)**
2. **Monthly Staff Reports (Page 24)**
3. **Monthly Financial Summary Reports (Page 37)**
4. **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. (Page 44)**
5. **Extension SUBFY2017-4 Garden Phoenix Subdivision located on Adams Street between 43rd and 44th Streets. (Page 70)**

G. ORDINANCES, RESOLUTIONS, CONTRACTS – *ACTION ITEMS*
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. (Page 79)**

2. **FIRST READING: 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. (Page 140)**

3. **PUBLIC HEARING OPENED 09/28/2026: 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. (Page 149)**

4. **FIRST READING: 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. (Page 189)**

5. **FIRST READING: 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. (Page 284)

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. (Page 305)**

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. (Page 307)**

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. (Page 321)**

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. (Page 335)**

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. (Page 363 & 370)**

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. (Page 393)**

H. UNFINISHED BUSINESS

I. NEW BUSINESS

J. EXECUTIVE SESSION for the following purposes:

K. ADJOURNMENT

(1) Items on this agenda line are considered as consent items and will be approved without discussion unless the Council requests the item be heard.