

Meeting Agenda

Comprehensive Plan Update Ad Hoc Working Group

November 13, 2018

3:30- 5:00 PM

Introductions	All
Review of the Work Group Charter	Diane
Review of the Scope of Work and Schedule	Diane
Review and Discussion of the Background Information Update	All
Public Comments	Public
Next Steps	All

Attachments:

- Comprehensive Plan Working Group Charter
- Garden City Comprehensive Plan Update Scope of Work
- 2006 Comprehensive Plan
- Table of Contents for 2019 Update
- 2019 Update Background Information

Meeting #1 Notes

Comprehensive Plan Update Ad Hoc Working Group

November 13, 2018 | 3:30- 5:00 pm

Members Present: Pam Beaumont, Rich Childress, [Bud Compher](#), Heather Dennis, Louis Landry, Jerry Lowe, Monique Smith, [Bob Sorvaag, Jenah Thornborrow and Diane Kushlan](#)

Members Absent: Scott Nichols and James Page

Introductions: All members present introduced themselves. Council Member Pam Beaumont provided an introduction of why the City Council has launched this update to the Comprehensive Plan: it has been twelve years since the Plan was adopted; many changes have happened in the city; a lot has been implemented; and there are broader social changes, such as social media that have affected the community.

Review of the Work Group Charter: Diane Kushlan reviewed the charter of the Working Group emphasizing the limited time frame, and the focus on refresh and update of the Plan, not fundamental changes.

Rich Childress, a member of the 2006 Comprehensive Plan Citizens Committee, described the broad community outreach undertaken on the Plan, including the three community workshops.

Bob Sorvaag asked if there was an earlier Plan and it was explained that one was adopted in the mid 1990's. He also asked about the Local Land Use Planning Act (Idaho Statute 65-67) and its requirements. There was a discussion about the effect of the plan on zoning and local decisions, and it was explained by Jenah Thornborrow, Diane and Pam that consistency of a zoning or development decision must consider the consistency with the Comprehensive Plan, but a denial of a request cannot be based solely on that finding.

Review of the Scope of Work and Schedule: Diane outlined the scope of work and a working outline of the Updated Comprehensive Plan. The intent is that the Working Committee meet over seven meetings reviewing the updated information and attend the public workshops and hearings, if possible. The focus of the Working Group's work will be over the next three months.

Review and Discussion of the Background Information Update: Most of the meeting was devoted to a review of the Background Information Update. Changes and additions as suggested by the committee were as follows:

Introduction (page 1)

- Elaborate on the important changes that have come about with the linking the greenbelt, the pedestrian bridge, the opening of the Esther Simplot Park and the development along 36th Street in connecting the two cities along the Boise River.
- Describe the renaissance in the arts.
- Describe the opportunity to plan a streetscape along 34th street now that many properties have been consolidated in one ownership.
- Identify how important the Development Code has been in steering new and redevelopment.
- Include the role of schools in changing the community.

Natural Environment (page 2)

- Agricultural lands in the Area of the City of Impact, west of the City should be identified.
- The City' designation as a "Bee City" should be described.

Built Environment (pages 2-3)

- The potential sale of the Plantation Golf Course should be noted. [Pam stated that she or any other public official will have to recuse themselves from the group if there is a discussion about any specific pending projects]
- Demolition of buildings in the L-W-C District.
- Creative re-use of tenant spaces, and additional retail spaces and wineries should be included.
- The impact flooding from the river has on compatible land uses should be described.
- The north side of Chinden is an unexplored area that maybe should be considered a separate district.
- The future of the east end should be considered in terms of the pressures for development from West Boise and the potential stadium and CWI campus.

Demographics (page 3-4)

- The Connect the City Goal should be listed under demographics.

Housing (page 4)

- A lot of multi-family is under construction now that will change the percentages in the chart in the next six months.

Mobility (page 6-10)

- Update to reflect the changes anticipated with the State Street Corridor.
- Add description of the need for parking staging areas for the greenbelt and the purchase and construction of a surface parking lot by the City at 36th/Carr.
- Describe the value of the greenbelt as a multi-modal asset, and the need for additional connections to it for all modes, including vehicles, bikes and pedestrians.
- The impact of through traffic in the northwest sector should be described that was exacerbated by the connection of Maple Grove to Chinden.
- Garrett/Chinden intersection is unsafe for crossings.
- Changes on average and peak hour traffic on the major arterials should be documented.
- Need more greenbelt connections that are from outside the city, Cloverdale for example.

Public Works (page 10-11)

- The value of the canal system for irrigation and amenities should be noted. In some cases, property owners cannot get water rights established.

Boise River Greenbelt (page 11)

- Areas of vulnerability that became apparent during the last high flows should be documented.
- The possibility for rebuilding and elevating in certain areas should be noted.
- The increased popularity of the Greenbelt should be highlighted with the associated issues of maintenance, safety, and traffic. Identify the need for the Greenbelt to be widened in high use areas.

Public Comments: There were no comments from the public.

Next Steps: This time on Tuesday's work for most of those present. Staff will survey all the members to arrive at a time certain for the remainder of the meetings. The next meeting will be the week of November 26th.

Meeting Agenda #2

Comprehensive Plan Update Ad Hoc Working Group

November 29, 2018

Time: 3:15 – 4:45 PM

Introductions	All
Review of Draft #2 Background Information Update	All
Review of the Goals, Objectives and Action Steps <ul style="list-style-type: none">■ Nurture the City■ Improve the City Image■ Create a Heart for the City	Diane
Public Comments	Public
Next Steps (next meeting December 13, 2018)	All

Attachments:

- Meeting Memorandum
- Meeting #1 Notes November 13, 2018
- 2019 Update Background Information (Draft #2)
- Nurture the City
- Improve the City Image
- Create a Heart for the City

Meeting #2 Notes

Comprehensive Plan Update Ad Hoc Working Group

November 27, 2018 | 3:30- 5:00 pm

Members Present: [Pam Beaumont](#), [Rich Childress](#), [Bud Compher](#), [Heather Dennis](#), [Louis Landry](#), [Jerry Lowe](#), [Bob Sorvaag](#), [Jenah Thornborrow](#) and [Diane Kushlan](#)

Members Absent: Scott Nichols, James Page and Monique Smith.

Meeting Dates: Jenah Thornborrow passed out a schedule of meeting dates: Thursday December 13, Tuesday January 8, Tuesday January 17, Thursday January 29, Tuesday February 26 and Tuesday March 5. All meetings are from 3:15-4:45 pm.

Review of Draft #2 Background Information Update: Diane Kushlan explained that the Background Update would be continually changed so members should send minor edits to her directly.

Review of the Goals, Objectives and Action Steps: The Group went through the City Council direction and had discussion on the Vision, Goals, Objectives, and Action Steps for the sections “Nurture the City” and “Improve the City Image”. The consensus of the discussion is reflected in the document Draft #1. Other topics discussed were recorded on the document entitled, “Parking Lot” dated November 27, 2018.

Public Comments: Hannah Ball said she liked the ideas expressed by the group on the use of Osage and Stockton streets as one-way.

Meeting Agenda #3

Comprehensive Plan Update Ad Hoc Working Group

December 13, 2018

Time: 3:15 – 4:45 PM

Introductions	All
Review of Previous Meeting Work	All
■ Nurture the City	
■ Improve the City Image	
■ Parking Lot	
Review of the Goals, Objectives and Action Steps	Diane
■ Create a Heart for the City	
■ Emphasize the Garden	
■ Focus on the River	
Public Comments	Public
Next Steps (next meeting January 8, 2019)	All

Attachments:

- Meeting #2 Notes of November 27, 2018
- Draft #1 Work to Date
- Create a Heart for the City, Emphasize the Garden, Focus on the River Discussion Format
- Parking Lot

Meeting #2 Notes

Comprehensive Plan Update Ad Hoc Working Group

December 13, 2018 | 3:15- 4:45 pm

Members Present: [Pam Beaumont](#), [Rich Childress](#), [Bud Compher](#), [Heather Dennis](#), [Louis Landry](#), [Jerry Lowe](#), Monique Smith, [Bob Sorvaag](#), [Jenah Thornborrow](#) and [Diane Kushlan](#)

Members Absent: None

Public Members Present: Jonathon Farrell, Hannah Ball, Josh Campbell, and Mike Medberry.

Review of Draft #2 Goals, Objectives and Action Steps for the sections “Nurture the City” through “Focus on the River” for changes made based on the last Working Group Meeting.

Review of the Goals, Objectives and Action Steps: The Group continued discussion on the Vision, Goals, Objectives, and Action Steps for the sections “Create a Heart for the City”, “Emphasize the Garden” and “Focus on the River”. The consensus of the discussion is reflected in the document Draft #2. Other topics discussed were recorded on the document entitled, “Parking Lot” dated December 21, 2018.

Public Comments: Jonathon Farrell and Josh Campbell expressed support for the Group’s recommendations related to public involvement, and reaching out to the entire community. Mike Medberry suggested direction for improving the environment including the river wetlands and dark skies. Hannah Ball asked about the public responsibility for maintenance of public gathering places.

Meeting Agenda #4

Comprehensive Plan Update Ad Hoc Working Group

Tuesday January 8, 2019

Time: 3:15 – 4:45 PM

Introductions	All
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Review of Previous Meeting Work	All
■ Goal 1 Nurture the City – Goal 5 Focus on the River	
■ Parking Lot	
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Review of the Goals, Objectives and Action Steps	Diane
■ Goal 6 Diversity in Housing – Goal 8 Maintain a Safe City	
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Public Comments	Public
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Next Steps (next meeting January 17, 2019)	All

Attachments:

- Meeting #3 Notes of December 13, 2018
- Draft #2 Work to Date
- Goal 6 Diversity in Housing. Goal 7, Connect the City and Goal 8 Maintain a Safe City
- Parking Lot

Meeting #4 Notes

Comprehensive Plan Update Ad Hoc Working Group

January 8, 2019 | 3:15- 4:45 pm

Members Present: [Rich Childress](#), [Bud Compher](#), [Heather Dennis](#), [Elfreda Higgins](#), [Louis Landry](#),
Monique Smith, [Bob Sorvaag](#), [Jenah Thornborrow](#) and [Diane Kushlan](#)

Members Absent: Jerry Lowe

Public Members Present: Jonathon Farrell, Josh Campbell, and Mike Medberry.

Review of Draft #2 Goals, Objectives and Action Steps for the sections Goal 1 “Nurture the City” through Goal 5 “Focus on the River” for changes made based on the last Working Group Meeting.

Review of the Goals, Objectives and Action Steps: The Group continued discussion on the Vision, Goals, Objectives, and Action Steps for the sections “Goal 6 Diversity in Housing” through Action Step 7.2.6 of Goal 7 “Connect the City”.

Public Comments: Mike Medberry provided written recommendations for changes to Objective 5.6 and Action Step 5.6.6 which the Working Group endorsed. Jonathon Farrell and Josh Campbell expressed support for the Group’s discussion on the need for diversity in housing. They related that there are a substantial number of non-profits that are working for the underserved population in the city, and that they would volunteer for a housing commission, if one was set up as recommended by the plan.

Meeting Agenda #5

Comprehensive Plan Update Ad Hoc Working Group

Tuesday January 17, 2019

Time: 11:30 AM – 1:00 PM

Introductions	All
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Review of Goals, Objectives and Action Steps	All
■ Goal 7 (7.2.6) Connect the City – Goal 11 Serve the City	
■ Parking Lot	
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Public Comments	Public
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Next Steps (next meeting January 29, 2019)	All

Attachments:

- Meeting #4 Notes of January 8, 2019
- Goal 7 Connect the City – Goal 11 Serve the City
- Parking Lot

Meeting #5 Notes

Comprehensive Plan Update Ad Hoc Working Group
January 17, 2019 | 11:30 am – 1:00 pm

Members Present: [Pam Beaumont](#), [Rich Childress](#), [Bud Compher](#), [Louis Landry](#), Jerry Lowe, Monique Smith, [Bob Sorvaag](#), [Jenah Thornborrow](#) and [Diane Kushlan](#)

Members Absent: Heather Dennis

Public Members Present: Jonathon Farrell

Review of the Goals, Objectives and Action Steps: The Group continued discussion on the Vision, Goals, Objectives, and Action Steps for the sections Goal 7 “Connect the City” to Goal 10 :Plan for the Future through Objective 10.1.

Public Comments: Jonathon Farrell commented on support for the Group’s work.

Meeting Agenda #6

Comprehensive Plan Update Ad Hoc Working Group

Tuesday January 29, 2019

Time: 3:15 – 4:45 PM

Introductions	All
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AARP Livability Index Metrics and Policies	Tom Trotter
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Review of Goals, Objectives and Action Steps	All
■ Review of the Land Use Map and designations	
■ Goal 10 Plan for the Future – Goal 11 Serve the City	
■ Goal 12 (new) – Evolve as a Destination	
■ Parking Lot	
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Public Comments	Public
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Next Steps	All
■ Next meeting February 19, 11:30 AM- 1 PM	
■ Meeting Schedule	

Attachments:

- Meeting #5 Notes of January 17, 2019
- Land Use Map and land use designations
- Goal 10 Plan for the Future – Goal 11 Serve the City
- Parking Lot
- Meeting Schedule
- Boise City Areas of Change and Stability

Meeting #6 Notes

Comprehensive Plan Update Ad Hoc Working Group

January 29, 2019 | 3:15 – 5:00 pm

Members Present: Pam Beaumont, Rich Childress, Bud Compher, Heather Dennis, Louis Landry, Jerry Lowe, Monique Smith, Bob Sorvaag, Jenah Thornborrow and Diane Kushlan

Members Absent: none

Public Members Present: Jonathon Farrell, Mike Medberry, Craig Quintana, and Bob Taunton

Review of the Goals, Objectives and Action Steps: The Group continued discussion on the section, “Plan for the Future”. After relaying her comments on the section, Councilmember Pam Beaumont excused herself to avoid a conflict with a discussion on any specific property. The remainder of the discussion was on the land use map and designation descriptions.

The future meeting schedule was also reviewed, and a decision was made that the Community Open House-Neighborhood Meeting should be scheduled for Monday March 18th in the City Council Chambers.

Public Comments: none

Meeting Agenda #7

Comprehensive Plan Update Ad Hoc Working Group

Tuesday February 19, 2019

Time: 11:30 AM – 1:00 PM

Introductions	All
AARP Livability Index Metrics and Policies	Tom Trotter
Review of Goals, Objectives and Action Steps	All
■ Objective 10.1 Plan for the Future – Goal 11 Serve the City	
■ Goal 12 (new) – Evolve as a Destination	
■ Parking Lot	
Public Comments	Public
Next Steps	All
■ Next meeting March 7, 3:45-4:45 pm	
■ Meeting Schedule	

Attachments:

- Meeting #6 Notes of January 29, 2019
- Objective 10.2 Plan for the Future – Goal 11 Serve the City
- Parking Lot updated 02/02
- Meeting Schedule
- Draft 5

Meeting #7 Notes

Comprehensive Plan Update Ad Hoc Working Group

February 19, 2019 | 11:30 am – 1:00 pm

Members Present: Pam Beaumont, Lou Landry, Jerry Lowe, Monique Smith, Bob Sorvaag, Jenah Thornborrow and Diane Kushlan

Members Absent: Rich Childress, Bud Compher, Heather Dennis, and Louis Landry

Public Members Present: Mike Nero, Bob Taunton and Tom Trotter

Presentation from Tom Trotter, AARP: Tom reviewed the AARP’s Livability index and handed out a copy of the Garden City assessment. AARP with Boise State is interested in a refinement of the index, using Garden City as a model. The further research would include development and refinement of qualitative indicators, focus groups, community forums, and individual interviews. The work on the Comprehensive Plan update works very much in parallel with the AARP initiative. The hope is there can be some collaborative follow-up.

Review of the Goals, Objectives and Action Steps: The Group continued discussion on the section, “Plan for the Future” through “Serve the City”, and added a new Goal 12, “evolve as a Destination”.

The future meeting schedule was also reviewed, and a decision was made that the Community Open House-Neighborhood Meeting should be scheduled for Monday March 18th in the City Council Chambers.

Public Comments: none

Meeting Agenda #8

Comprehensive Plan Update Ad Hoc Working Group

Thursday March 7, 2019

Time: 3:15- 4:45 PM

Introductions

■ Review of Draft 5	All
■ Review of Draft1 for Goals 10-12	
■ Parking Lot	

Discussion and Planning for Community Workshop	All
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Public Comments	Public
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Next Steps	All
■ Public Workshop March 18, 5-7 pm	
■ Next Group Meeting March 28, 3:45 – 4:45 pm	

Attachments:

- Meeting Notes #7 of February 19, 2019
- Objective 10.2 Plan for the Future – Goal 12 Evolve as a Destination
- Parking Lot updated 02/25
- Neighborhood Meeting Community Workshop Outline and Assignments
- Draft 5 (previously sent out)

Meeting #8 Notes

Comprehensive Plan Update Ad Hoc Working Group

Thursday March 7, 2019 | Time: 3:15- 4:45 PM

Members Present: Pam Beaumont, Rich Childress, Bud Compher, Heather Dennis, Louis Landry, Jerry Lowe, Monique Smith, Bob Sorvaag, Jenah Thornborrow and Diane Kushlan

Members Absent: none

Public Members Present: Jonathon Farrell, Justin Johnson, Mike Nero, and Craig Quintana, and Bob Taunton

Review of the Goals, Objectives and Action Steps: The Group completed their review of the plan goals, objectives and action steps.

Planning for Community Workshop: Organization of the Community workshop and the role of the Working Group was reviewed.

Public Comments: none

Additional Comments: On behalf of the City Council, Pam extended thanks to all the members for their efforts and participation in the Working Group.

Meeting Agenda #9

Comprehensive Plan Update Ad Hoc Working Group

Thursday March 28, 2019

Time: 3:15- 4:45 PM

Review of Proposed Changes to the Action Steps based on the public comments	Lead Diane
Review of Proposed Changes to the Land Use Map	Lead Jenah
Input on any other changes to be made based on the public comments and remaining parking lot items	Working group
Input on the Action Steps Work Program	Working Group
Next Steps	All
Public Comments	Public

Attachments:

- Changes to the Action Steps based on the Public Comments
- Changes to the Land Use Map
- Action Steps Work Program
- Public Comments and Priorities through March 20, 2019
- Parking Lot updated 03/20

Meeting #9 Notes

Comprehensive Plan Update Ad Hoc Working Group

Thursday March 28, 2019 | Time: 3:15- 4:45 PM

Members Present: Rich Childress, Bud Compher, Louis Landry, Jerry Lowe, Monique Smith, Bob Sorvaag, Jenah Thornborrow, and Diane Kushlan

Members Absent: Pam Beaumont, Heather Dennis

Public Members Present: Mike Nero, Bob Taunton, and Stan Tharp

Review of Proposed Changes to the Land Use Map: The Working Group discussed the changes that they had previously recommended to the Land Use Map and proposed changes offered through the public comments. The group re-affirmed that the Plantation should not be identified as a future planning area, and that name designation was the best of several alternatives that had been suggested. It was also suggested that both existing and proposed open space be designated with the same symbol but with varying shades of green. Changes were also made to the activity nodes to delete Bogart and Collister and add Pierce Park Lane.

Review of Proposed Changes to the Action Steps based on the public comments. The Group reviewed a summary of changes suggested by the public comments, accepted most and made further refinements.

Input on the Action Steps Work Program: The group accepted the action program as drafted.

Public Comments: Mike Nero spoke of the needs to protect open space. Bob Taunton handed out on the background of the Plantation Country Club, suggested changes to the draft plan, and the properties planning guidelines.

This completed the work of the Ad Hoc Working Group.