

# Chelan Property - FACT SHEET

---

## Address:

9005 W. Chelan Ave., Garden City, Idaho 83714

Parcel #0190 of NW4NW4, SEC 25 & E2NE4 SEC 26 4N1E #95081980

**Original Purchase Date:** June 15, 2008 (date of signed sale agreement)

**Original Purchase Price:** \$185,000

**Lot Size:** .96 acres

Includes two residences and three outbuildings.

**Current Market Value:** \$544K - \$710K

Source of Estimate	Estimated Value of Property
Land Value (\$13/sq.ft)	\$543,629
Land Value (\$15/sq.ft)	\$627,264
Land Value (\$17/sq.ft)	\$710,899
Zillow.com (valuation estimate)	\$575,000

**NOTE:** The current land values are appreciating rapidly in the last few years. The taskforce called Lee & Associates to get a rough range of the land values, as seen above. Keep in mind that land value is *determined by zoning, neighborhood, and development potential*, so city-wide averages may be misleading.

## Zoning and Land Use Planning

[Garden City Comprehensive Plan](#)

[Garden City Zoning](#)

Zoning Code	Maximum Density	Minimum Density
R-2 (current BUUF zoning)	6 du/acre	None
R-3	35 du/acre	14 du/acre

**Current Zoning: R-2**

**Comprehensive Plan Review:**

- Everything to the south of Marigold and Garret is zoned R-3 (35 du/acre), while everything to the north in the BUUF neighborhood is R-2. This would be the first parcel that would be upzoned
- The future land use map in the GC CompPlan assumes that the BUUF neighborhood will remain low density (R-2), while south of Marigold develops into a commercial, active-center corridor.
- This makes it very unlikely that we could upzone the Chelan Property to R-3
- Also, with a minimum density of 14 du/acre, an upzone of R-3

**Allowable Uses for R-2: A**

	Permitted (Allowable use)	Conditional use (requires a conditional use permit)
Church or worship		X
Artist Studio		X
Daycare, neighborhood		X
Daycare, personal	X	
Dwelling unit, multi-family		X
Dwelling unit, single-family attached	X	
Dwelling unit, single-family detached	X	
Eating establishment, full service		X
Schools		X

**Form Standards for R-2**

<b>Maximum Height</b>	35 feet
<b>Maximum Lot Coverage</b>	70%
<b>Minimum Lot Area/Dwelling Unit</b>	6,000 sq.ft

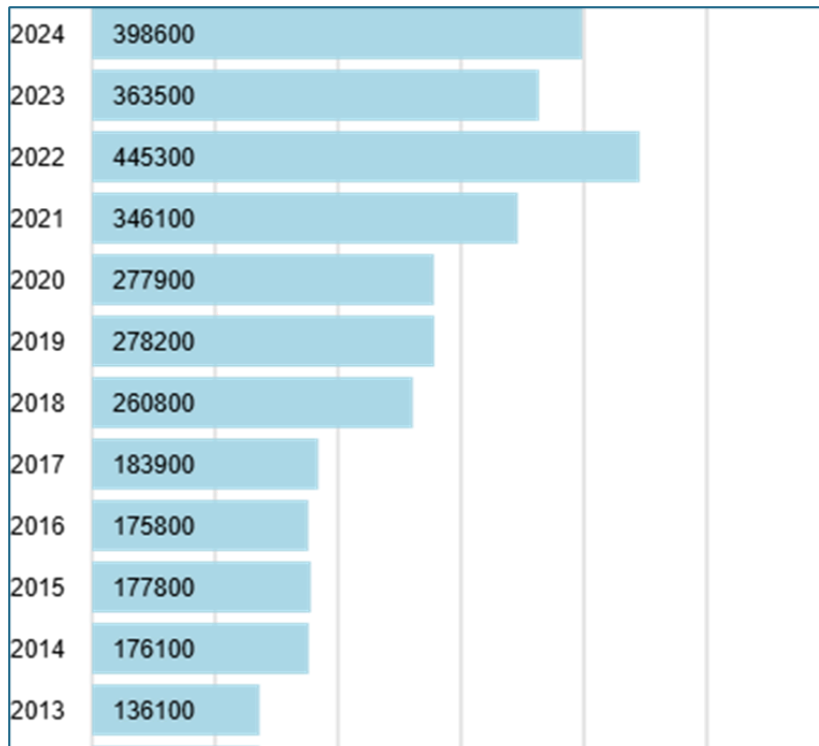
**NOTE:** This means that Chelan Property (with the lot coverage) can develop only 29,272 sq.ft of the land. At a min lot area for each dwelling unit means that we could get a max of 4 units on the property. To use the entire 6 du/ac allowable by the zoning, we could likely need a conditional use permit.

## Property Taxes and Assessment

Property Tax Assessment from the Ada County Tax Assessor's website:  
Valuation Details

Roll	State Category Code	Acreage	Assessed Value	Valuation Method
Property	200 (land)	0.960	325200	MARKET
Property	460 (bldg. 1)	0.000	55200	COST
Property	410 (bldg. 2)	0.000	18200	COST

### Property valuation history by year:



### Taxes

Year	Total Taxes
2023	2383.80
2022	2917.66
2021	2995.26
2020	2743.74
2019	3534.58
2018	3496.20
2017	2573.86
2016	2543.22
2015	2648.92
2014	2614.00
2013	2170.80



Chelan Avenue to the east of Garrett Street is a private road on private property. The road serves as access to five residential lots as well as the north side of the BUUF Garrett Street property. BUUF and all the neighbors who take access off of Chelan Avenue entered into a formal agreement regarding the road in February of 2109. The agreement says among other things that all parties shall have free access and use of the road and that the road shall remain in its current location and width of 12 feet. Below is the map included in the agreement. Some of the properties may have changed owners since the time of the agreement.

If the property is developed and access from Chelan is desired or required Chelan would need to be widened to a minimum of 20 feet. This would require a revised or new agreement among the adjacent property owners.

If BUUF develops the property it may be possible to gain access via an extension of the south parking lot through the existing playground area.



## Flood Zone

The Chelan property and the BUUF property are located in an AE flood zone. Below is an excerpt from the FEMA FIRM panel that covers this area of Garden City. In general in an AE zone new buildings are required to be constructed at or above the Base Flood Elevation BFE. The BUUF building was constructed 1 foot above the BFE that was in effect at the time of construction. Current BUUF is approximately 6" above the current BFE. BFEs can change over time due to development upstream or new data from new technology.

Groundwater in this area is relatively shallow but fluctuates based on irrigation water in the adjacent canal and drainage ditch. The BUUF landscapers have reported groundwater at approximately 5 feet but the exact depth and time of year of that observation is unknown. There is no known recent flooding.

