



DEVELOPMENT SERVICES DEPARTMENT

6015 Glenwood Street ■ Garden City, Idaho 83714
Phone 208/472-2921 ■ Fax 208/472-2996 ■
www.gardencityidaho.org

September 17, 2019

Gravitas, Inc.
Attn: Derek Hurd

Via email: dhurd@gravitaslc.com

Re: DSRFY2019 – 4 - Determination of Completeness/Application Acceptance

Dear Derek,

Design Review application DSRFY2019 -4, an application a new mixed use development at 208 E. 33rd Street has been accepted and scheduled to be heard by the Design Review Committee on **October 7, 2019** at 3:00p.m.

Per GCC Table 8-6A-2 the required application information appears to have been submitted. **The review to determine completeness was cursory. It appears that there is adequate information to conduct the review, however, we may require further information for this application.**

Between now and the scheduled hearing we will be sending notice to stakeholders requesting review of your project, providing legal notifications and reviewing your project for compliance with applicable regulations.

It is our goal to provide you with a draft report so that you may review it ahead of time. We appreciate feedback as to accuracy of information and willingness to adhere to any proposed conditions of approval. Applications are often moved to the consent agenda if an applicant is in agreement with the staff's recommendation and there is no one present wishing to offer testimony in opposition.

The following items must be completed and or provided **prior to each hearing**:

- The site shall be posted with a Public Hearing Notice sign **at least** ten days prior to the hearing with the date, time, location, and description of the project in accordance with Garden City Code 8-6A-7.
- At least ten days prior to the hearing, an affidavit that the property has been posted at least ten days prior to the hearing in accordance with Garden City Code 8-6A-7 is required to be submitted to the City.

For applications that fail to meet the noticing requirements the application will be pulled from the agenda, and the application will be re-noticed for a subsequent hearing date provided that the City receives payment for the re-noticing. If an applicant fails to comply with noticing

multiple times, the deciding bodies reserve the right to hear the application and deny the application for failure to comply with all sections of code. Applications that are denied cannot resubmit in substantially the same form for one year.

- Any outstanding fees must be paid.

What to expect at a meeting

As already mentioned your application may be moved to the consent agenda if the application is relatively straight forward and you concur with all of the conditions as identified in the draft decision document.

If there is public wishing to testify in opposition to your application, or you do not agree with a portion or the entire draft decision document, or there is a sensitive issue to address on the record; a public hearing will be held. In this case, you as a representative will need to present the application. Staff may then add any additional information they feel is pertinent that was not included in your presentation. The Chairman will then open the public hearing. Anyone has a right to testify for or against the application. Once all people who wish to give testimony have spoken, you or your representative will have the opportunity to address the board again. The Board will then deliberate and make a decision. Due to sunshine laws it is requested that the applicant and public do not contact the decision makers off the record. All documentation and comments should be submitted through staff or at the Public Hearing.

Sincerely,
Development Services Department

CC: File



ADA COUNTY ASSESSOR

190 E. Front Street, Suite 107, Boise, ID 83702
(208) 287-7200 www.adacountyassessor.org

RADIUS NOTICE REQUEST FOR ADDRESSES

Idaho Code 9-348(1)(b) prohibits the distribution or sale of mailing lists in order to protect the privacy of taxpayers. However, this list can be provided if you are requesting a list of property addresses to fulfill a requirement required by any statute, ordinance, rule, law or by any governing agency (Idaho Code 9-348(8)).

Please check the purpose below:

- Subdivision
- Conditional Use Permit
- Variance
- Expansion of Extension of a Nonconforming Use
- Zoning Ordinance Map Amendment
- Property Line Adjustment or Lot Split
- Annexation
- Comprehensive Plan Amendments
- Other: Design Review Committee

Agency: City of Garden City - Development Services

Parcel Number or Address of Subject Property: **R2734541364 (208 and 210 E. 33rd St.)**

Brief Description: **Public Meeting Noticing**

Applicant: **Garden City Development Services**

Name: **Chris Samples**

Address: **6015 N. Glenwood St., Garden City, ID 83714**

Telephone: **208-472-2922**

Would you like to have the list emailed to you? YES NO

Email address: csamples@gardencityidaho.org

Under penalty of perjury, I hereby certify that I will not be using, nor will I allow to be used in any form or manner, the records, documents, or lists obtained from the Ada County Assessor's Office as a mailing or telephone number list for purposes other than listed above.

By: CHRISTIAN SAMPLES

Date: 9/16/2019



DEVELOPMENT SERVICES DEPARTMENT

6015 Glenwood Street ■ Garden City, Idaho 83714 ■ www.gardencityidaho.org
Phone 208/472-2921 ■ Fax 208/472-2996 ■ planning@gardencityidaho.org

September 17, 2019

Dear Property Owner:

This is an **Official Notice of Intent to Approve** the **DESIGN** of a property near your own. Garden City Code provides that all owners of property within 300' of the boundaries of the applicant's proposal be notified of the City's **intent to approve** the application. A public hearing on this matter has been scheduled for **3:00pm on Monday, October 7, 2019** at Garden City Hall, 6015 N. Glenwood St., Garden City, Idaho 83714. **The decision following the public hearing will be final within fourteen (14) days unless there is a written objection submitted to the City stating the code has been misinterpreted or misapplied.** G.C.C. § 8-6A-5.B.2.

DSRFY2019-4: Derek Hurd with Gravitas Inc. is requesting a Design Review approval for a mixed use project that will be housed in 35 re-purposed shipping containers at 208 E. 33rd Street; Ada County Parcel R2734541364. The properties are within the Mixed Use (M) zoning district and the Work/Live/Create Land Use designation of the Comprehensive Plan.

The application materials can be found online at www.gardencityidaho.org in the correlating date of the hearing under the Calendar/Agendas link on the home page or under the Development Services Department, Planning Section, under Applications in Progress.

What to Expect at a Public Hearing:

Each application on the agenda will adhere to the following procedure:

1. The applicant will have the ability to represent the application (default 15 minute time limit).
2. A staff member will present the *Staff Report* (default 15 minute time limit).
3. The Chair will open the Public Hearing during which time you will have the ability to give testimony (default 3 minute time limit per person and up to 15 minutes time limit for spokesman in cases where spokesmen are pre-authorized by the chairman time limit).
4. The applicant will then be able to give rebuttal testimony.
5. Close of Public Hearing and discussion among decision making body.
6. The decision makers may approve, deny, continue for additional deliberations or make a recommendation to City Council.

General Rules for Testimony:

1. No person shall be permitted to testify or speak before the hearing agency at a public hearing unless such person has signed his name and written his contact address on sign-up sheets to be provided by the city. This requirement shall not apply to staff or technical witnesses directed by the Chairperson/Mayor to give evidence or information to the hearing agency.
2. No person shall be permitted to speak before the Committee/Council/Commission at a public hearing until such person is recognized by the chairperson.
3. Testimony should directly address the subject at hand.
4. Testimony should not be repetitious with other entries into the record.
5. Testimony should not be personally derogatory.
6. Testimony should comply with time restrictions established by the hearing agency.
7. If oral testimony fails to comply with the aforementioned standards, the chairperson may declare such testimony out of order and require it to cease.

8. All public hearing proceedings shall be recorded electronically and all persons speaking at such public hearings shall speak before a microphone in such a manner as will assure that the recorded testimony or remarks will be complete.

Standards for Written Testimony:

Written testimony and exhibits from the public to be admitted at a public hearing shall comply with the following standards:

1. Written testimony and exhibits must be submitted at least seven (7) calendar days prior to the date of the pertinent public hearing. This provision may be varied through notice to potential hearing participants.
2. Written testimony should include the signature and address of the submitter.
3. Written testimony should address the issue at hand.
4. Written testimony should not be personally derogatory.
5. If written testimony or an exhibit fails to comply with the aforementioned standards, the Chairperson/Mayor or Committee/Council/Commission may declare such testimony inadmissible.

If you wish to give testimony and cannot attend the public hearings/meeting please submit the following form, or any additional written testimony containing the following information below to Garden City Development Services no later than **seven (7) days prior to the hearing.**

Garden City Development Services, 6015 N. Glenwood St., Garden City, Idaho 83714

.....
DSRFY2019 – 4 – Mixed Use Development

Your Name _____ Date _____

Your Physical Address: _____

(Please select) I wish to be kept informed of any additional future meeting dates:

- Yes No

(Please select) Regarding this application I:

- Support the Application Am Neutral Oppose the Request

Comments:

Signature: _____



DEVELOPMENT SERVICES DEPARTMENT

6015 Glenwood Street ■ Garden City, Idaho 83714 ■ www.gardencityidaho.org
Phone 208/472-2921 ■ Fax 208/472-2996 ■ planning@gardencityidaho.org

October 28, 2019

Please disregard the previous notice for this application dated October 22, 2019. The hearing date and response due date have been corrected in this notice.

Dear Property Owner:

This is an **Official Notice of Intent to Approve** the **DESIGN** of a property near your own. Garden City Code provides that all owners of property within 300' of the boundaries of the applicant's proposal be notified of the City's **intent to approve** the application. A public hearing before the Garden City Council on this matter has been scheduled for **6:00pm on Tuesday, November 12, 2019** at Garden City Hall, 6015 N. Glenwood St., Garden City, Idaho 83714. **The decision will be final within ten (10) days unless there is a written objection submitted to the City stating the code has been misinterpreted or misapplied. G.C.C. § 8-6A-5.B.2. If there are no written objections received in response to this notice within ten (10) days, the City Council hearing will be canceled and the application will be approved.**

DSRFY2019-4: Derek Hurd with Gravitass Inc. is requesting a Design Review approval for a mixed use project that will be housed in 35 re-purposed shipping containers at 208 E. 33rd Street; Ada County Parcel R2734541364. The properties are within the Mixed Use (M) zoning district and the Work/Live/Create Land Use designation of the Comprehensive Plan. **The Design Committee moved to approve the application at the October 21, 2019 hearing.**

The application materials can be found online at www.gardencityidaho.org in the correlating date of the hearing under the Calendar/Agendas link on the home page or under the Development Services Department, Planning Section, under Applications in Progress.

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If you wish to give testimony and cannot attend the public hearings/meeting please submit the following form, or any additional written testimony containing the following information below to Garden City Development Services no later than **November 8, 2019.**

Garden City Development Services, 6015 N. Glenwood St., Garden City, Idaho 83714

.....

DSRFY2019 – 4 – Mixed Use Development

Your Name _____ Date _____

Your Physical Address: _____

(Please select) I wish to be kept informed of any additional future meeting dates:

- Yes No

(Please select) Regarding this application I:

- Support the Application Am Neutral Oppose the Request

Comments:

Signature: _____



DEVELOPMENT SERVICES DEPARTMENT

6015 Glenwood Street ■ Garden City, Idaho 83714 ■ www.gardencityidaho.org
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October 22, 2019

Dear Property Owner:

This is an **Official Notice of Intent to Approve** the **DESIGN** of a property near your own. Garden City Code provides that all owners of property within 300' of the boundaries of the applicant's proposal be notified of the City's **intent to approve** the application. A public hearing before the Garden City Council on this matter has been scheduled for **6:00pm on Monday, November 11, 2019** at Garden City Hall, 6015 N. Glenwood St., Garden City, Idaho 83714. **The decision will be final within ten (10) days unless there is a written objection submitted to the City stating the code has been misinterpreted or misapplied. G.C.C. § 8-6A-5.B.2. If there are no written objections received in response to this notice within ten (10) days, the City Council hearing will be canceled and the application will be approved.**

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Garden City Development Services, 6015 N. Glenwood St., Garden City, Idaho 83714

.....
DSRFY2019 – 4 – Mixed Use Development

Your Name _____ Date _____

Your Physical Address: _____

(Please select) I wish to be kept informed of any additional future meeting dates:

- Yes No

(Please select) Regarding this application I:

- Support the Application Am Neutral Oppose the Request

Comments:

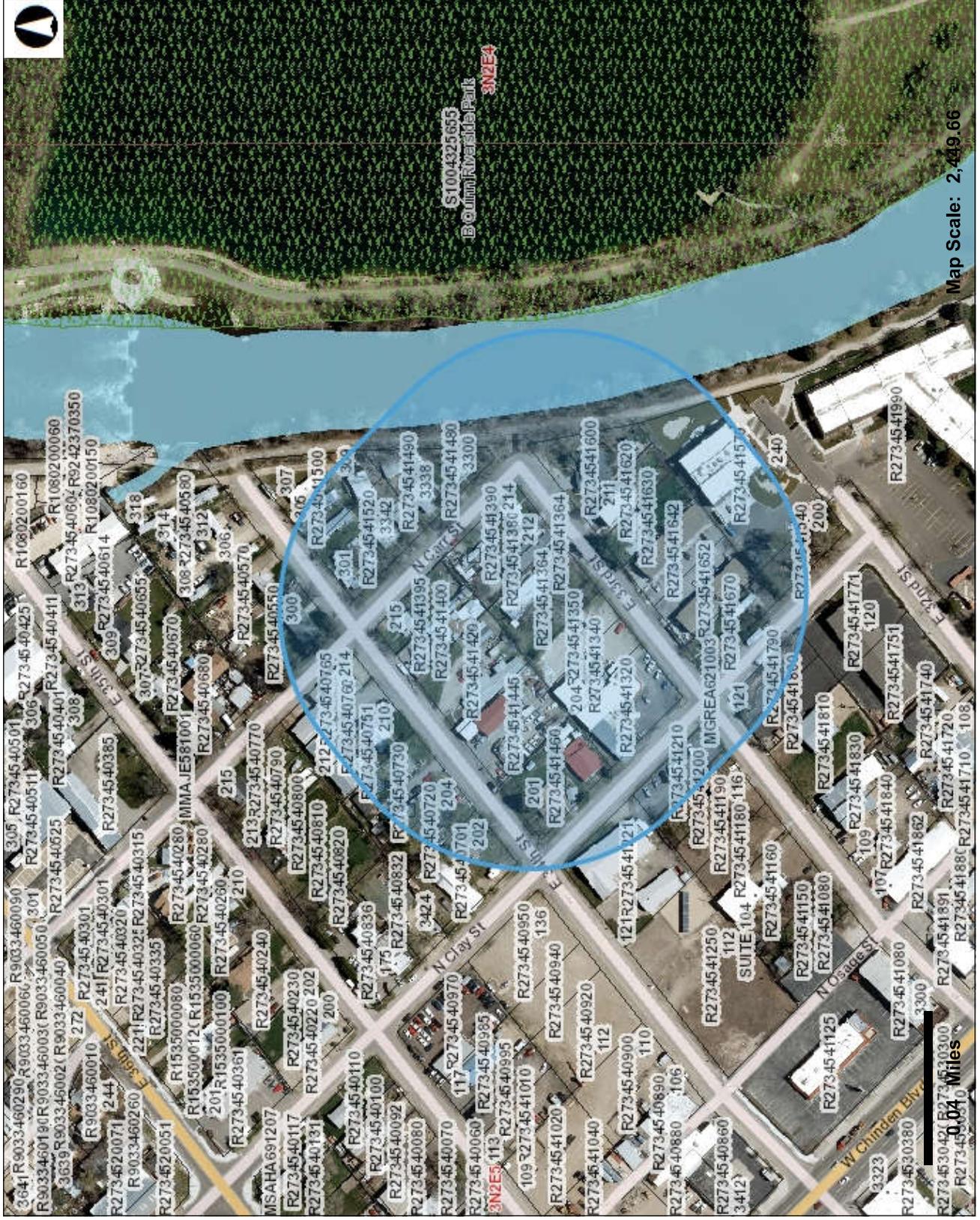
Signature: _____

PARCEL	PRIMOWNER	ADDCONCAT	STATCONCAT
R2734540765	M P G LLC	PO BOX 45180	BOISE, ID 83711-0000
R2734541320	STONEWRIGHT LLC	2309 E GLOUCESTER PL	BOISE, ID 83706-0000
R2734541340	STONEWRIGHT LLC	2309 E GLOUCESTER PL	BOISE, ID 83706-0000
R2734541350	STONEWRIGHT LLC	2309 E GLOUCESTER PL	BOISE, ID 83706-0000
R2734541364	WEE BOISE INC	921 S ORCHARD ST STE G	BOISE, ID 83705-0000
R2734541600	BRANDT DAVID	215 E 33RD ST	GARDEN CITY, ID 83714-0000
R2734541620	LANDRY LOU FAMILY TRUST 08/27/2019	211 E 33RD ST	BOISE, ID 83714-6616
R2734541630	RENE ROBERTA	2212 N HEIGHTS DR	BOISE, ID 83702-2830
R2734541642	DOAN LONG T	7319 W ASHLAND ST	BOISE, ID 83709-0000
MGREA621003	STAMBAUGH COLEEN MARIE	3908 REED ST	BOISE, ID 83714-0000
R2734540701	URBAN WILLOW LLC	210 W MURRAY ST	BOISE, ID 83714-0000
R2734541445	SL BOWSH PROPERTIES LLC	207 E 34TH ST	GARDEN CITY, ID 83714-0000
R2734541460	WILKE DOROTHY E	201 E 34TH ST	GARDEN CITY, ID 83714-0000
R2734541480	BLACK ENTERPRISES LLC	6750 W VICTORY RD	BOISE, ID 83709-0000
R2734541490	SUMMERS MARY P	2515 N 30TH ST	BOISE, ID 83703-5460
R2734541771	SCOTT JOSEPH B	501 E BAYBROOK CT	BOISE, ID 83706-0000
R2734540730	URBAN WILLOW LLC	210 W MURRAY ST	BOISE, ID 83714-0000
R2734541364	WEE BOISE INC	921 S ORCHARD ST STE G	BOISE, ID 83705-0000
R2734541400	AHLBERG WEST LLC	7590 E HIGHLAND VALLEY RD	BOISE, ID 83716-0000
R2734540550	URBAN WILLOW LLC	PO BOX 7156	BOISE, ID 83707-1156
R2734540720	FIVE273344CLITHEROADAMSLLC	PO BOX 140838	GARDEN CITY, ID 83714-0000
R2734540751	URBAN WILLOW LLC	210 W MURRAY ST	BOISE, ID 83714-0000
R2734541210	URBAN WILLOW LLC	PO BOX 7156	BOISE, ID 83707-1156
R2734541380	MITCHELL REBECCA D	121 CHEEK ST	CARRBORO, NC 27510-0000
R2734541395	URBAN WILLOW LLC	PO BOX 7156	BOISE, ID 83707-1156
R2734541420	URBAN WILLOW LLC	210 W MURRAY ST	BOISE, ID 83714-0000
R2734541500	URBAN WILLOW LLC	PO BOX 7156	BOISE, ID 83707-1156
R2734541540	ZUBIZARETA PROPERTIES LP	5903 W HILL RD	BOISE, ID 83703-0000
R2734541670	STAMBAUGH COLEEN	3908 REED ST	GARDEN CITY, ID 83714-0000
R2734541790	SCOTT J B	501 E BAYBROOK CT	BOISE, ID 83706-0000
MREXX580802	AHLBERG JERRY L	7590 E HIGHLAND VALLEY RD	BOISE, ID 83716-0000
R2734540570	URBAN WILLOW LLC	210 W MURRAY ST	BOISE, ID 83714-0000
R2734540730	URBAN WILLOW LLC	210 W MURRAY ST	BOISE, ID 83714-0000

R2734540760	URBAN WILLOW LLC	210 W MURRAY ST	BOISE, ID 83714-0000
R2734541200	BOWES DANA KEVIN	1912 N 17TH ST	BOISE, ID 83702-0000
R2734541221	URBAN WILLOW LLC	PO BOX 7156	BOISE, ID 83707-1156
R2734541390	AHLBERG EAST LLC	7590 E HIGHLAND VALLEY RD	BOISE, ID 83716-0000
R2734541400	AHLBERG WEST LLC	7590 E HIGHLAND VALLEY RD	BOISE, ID 83716-0000
R2734541520	URBAN WILLOW LLC	PO BOX 7156	BOISE, ID 83707-1156
R2734541570	THURAS LLC	PO BOX 8506	BOISE, ID 83707-0000
R2734541652	DOAN LONG T	7319 W ASHLAND ST	BOISE, ID 83709-0000
R2734541800	SCOTT J B	501 E BAYBROOK CT	BOISE, ID 83706-0000

Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



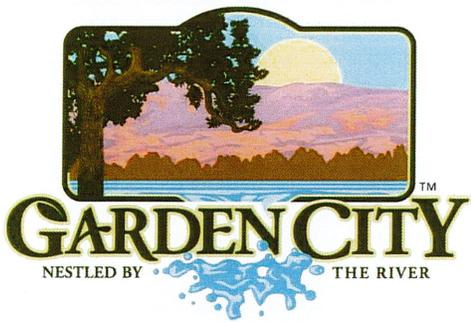
Map Scale: 2,49.66



Legend

- + Railroad
- Roads (2,000 - 4,000 s)
 - <all other values>
 - Interstate
 - Ramp
 - Principal Arterial
 - Collector
 - Minor Arterial
 - Local
 - Parks
 - Alley
 - Driveway
- Parks
- Water
- Address
- Sections
- Parcel Numbers
 - condos
 - Parcels
- CountyBoundary
- AdaOrthos2016
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

9/16/2019



6015 Glenwood Street ▪ Garden City, Idaho 83714
Phone 208/472-2921 ▪ Fax 208/472-2926 ▪ www.gardencityidaho.org

Affidavit of Property Posting

I, (name) Jason Jones do hereby attest that the property located at (site address) 208 E 33rd St, Garden City, Idaho, was posted on (date) 10/7/19. This posting was for (application number) DSRFY2019-4. The date of posting was no less than ten (10) days prior to the public hearing for which the application is to be heard in conformance with Section 8-6A-7 of the Garden City Code. The property was posted in compliance with Garden City standards of form, size, lettering, content, and placement for posting property for public notice.

must submit clear and legible photos of the property posting with affidavit

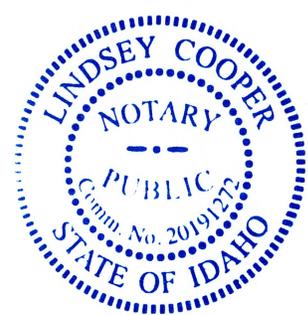
BY: [Signature]
TITLE Director (Wee Boise Inc)

State of Idaho)
)SS
County of Ada)

On this 7th day of October (month), 2019 (year), before me, the undersigned, a Notary Public in and for said State, personally appeared Jason Matthew Jones (person responsible for posting) known or identified to me to be the person whose name is subscribed to be the foregoing instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

[Signature]
Notary Public for Idaho
Residing at Boise, Idaho
Commission Expires: 6-27-2025





Ally Adams
City of Garden City
City Engineer
6016 Glenwood
Garden City, KS 67840
Phone: (785) 241-4100

On Sep 26, 2019, at 10:53 AM, Christian Kasper <christian.kasper@cityofgarden-city.com> wrote:

Thank you, I received the affidavit and will file with the plan.

Thanks,

Chris

Name: Chris Adams
City of Garden City
City Engineer
6016 Glenwood
Garden City, KS 67840
Phone: (785) 241-4100

Thanks,

Best Regards,
christian.kasper@cityofgarden-city.com
City of Garden City

Best Regards,
christian.kasper@cityofgarden-city.com
City of Garden City



Photo: Steve Smith
City of Garden City
Public Hearing Notice
6015 Glenwood
Denver, Colorado 80115
Phone: (303) 441-4100

On Sep 26, 2019, at 10:53 AM, Christian Kasper <christian.kasper@cityofgarden-city.com> wrote:

Thank you, I received the affidavit and will file it with the plan.

Thanks,

Chris

Name: Steve Smith <steve.smith@cityofgarden-city.com>

City: Garden City, Colorado <<http://www.cityofgarden-city.com>>

City Location: Garden City, Colorado 80115-0001

Subject: Public Hearing of project planning <christian.kasper@cityofgarden-city.com>

Thanks,

Steve Smith

City of Garden City



Ally Adams
City of Garden City
City Clerk/Rec. Mgr.
8076 Glenwood
Garden City, CO 80524
Phone: (303) 441-4100

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Chris

Name: Chris Kasper
City of Garden City
City Clerk/Rec. Mgr.
8076 Glenwood
Garden City, CO 80524
Phone: (303) 441-4100

Thanks,

Best Regards,
Ally Adams
City of Garden City
City Clerk/Rec. Mgr.
8076 Glenwood
Garden City, CO 80524
Phone: (303) 441-4100

Best Regards,
Ally Adams
City of Garden City
City Clerk/Rec. Mgr.
8076 Glenwood
Garden City, CO 80524
Phone: (303) 441-4100



Photo: Mike Smith
City of Garden City
6015 Glenwood
Denver, Colorado 80202
Phone: (303) 441-4100

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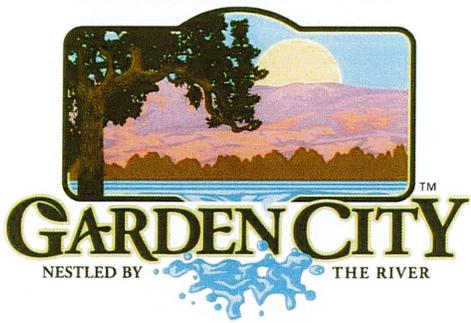
City: Garden City, Colorado
www.cityofgarden-city.com

Address: 6015 Glenwood
www.cityofgarden-city.com

Phone: (303) 441-4100

Thanks,

Chris



6015 Glenwood Street ▪ Garden City, Idaho 83714
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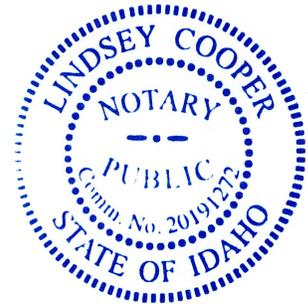
BY: [Signature]
TITLE Director (Wee Boise Inc)

State of Idaho)
)SS
County of Ada)

On this 7th day of October (month), 2019 (year), before me, the undersigned, a Notary Public in and for said State, personally appeared Jason Matthew Jones (person responsible for posting) known or identified to me to be the person whose name is subscribed to be the foregoing instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

[Signature]
Notary Public for Idaho
Residing at Boise, Idaho
Commission Expires: 6-27-2025



**CITY OF GARDEN CITY
PUBLIC HEARING NOTICE
THERE WILL BE A PUBLIC HEARING
ON MONDAY, OCT. 7TH AT 3:00PM
AT CITY HALL 6015 GLENWOOD**

Purpose: DSRFY2019 - 4 - Mixed Use Development

Property Location: 208 E 33rd St

Application By: Derek Hurd with Gravitas Inc.

Contact the city planner at 472-2921 with any questions

208

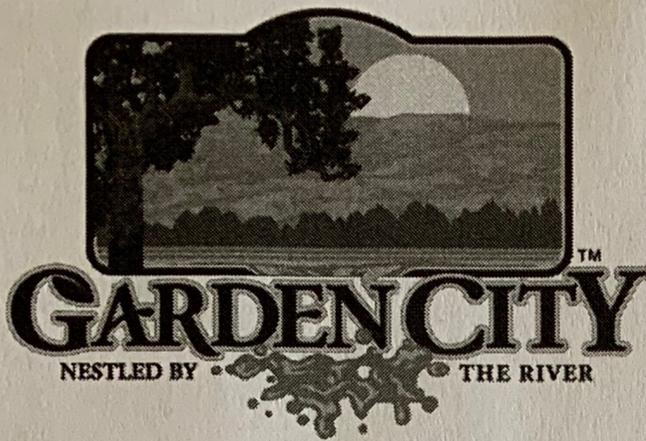
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Application By: Derek Hurd with Gravitas Inc.

Contact the city planner at 472-2921 with any questions



6015 Glenwood Street * Garden City, Idaho 83714
Phone 208/472-2921 * Fax 208/472-2926 * www.gardencityidaho.org

Affidavit of Property Posting

I, (name) Jason Jones do hereby attest that the property located at (site address) 208 E 33rd St, Garden City, Idaho, was posted on (date) 9/24/19. This posting was for (application number) DSRFY2019-4. The date of posting was no less than ten (10) days prior to the public hearing for which the application is to be heard in conformance with Section 8-6A-7 of the Garden City Code. The property was posted in compliance with Garden City standards of form, size, lettering, content, and placement for posting property for public notice.

must submit clear and legible photos of the property posting with affidavit

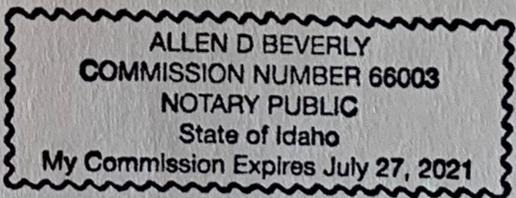
BY: [Signature]
TITLE Director (Wee Boise Inc)

State of Idaho)
)SS
County of Ada)

On this 24th day of September (month), 2019 (year), before me, the undersigned, a Notary Public in and for said State, personally appeared Jason Jones (person responsible for posting) known or identified to me to be the person whose name is subscribed to be the foregoing instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Allen D. Beverly
Notary Public for Idaho
Residing at Ada County
Commission Expires: July 27, 2021



Idaho Statesman

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AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Depth
264046	0004382788		public hearings	\$51.20	2	2.00 In

Attention: Christian Samples
 GARDEN CITY CITY OF
 6015 GLENWOOD ST
 GARDEN CITY, ID 837141347

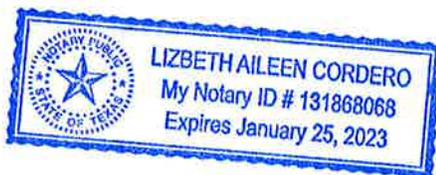
VICTORIA RODELA, being duly sworn, deposes and says: That she is the Principal Clerk of The Idaho Statesman, a daily newspaper printed and published at Boise, Ada County, State of Idaho, and having a general circulation therein, and which said newspaper has been continuously and uninterruptedly published in said County during a period of twelve consecutive months prior to the first publication of the notice, a copy of which is attached hereto: that said notice was published in The Idaho Statesman, in conformity with Section 60-108, Idaho Code, as amended, for:

1 Insertions
 Beginning issue of: 09/19/2019
 Ending issue of: 09/19/2019



 (Legals Clerk)

On this 19th day of September in the year of 2019 before me, a Notary Public, personally appeared before me Victoria Rodela known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that she executed the same.





 Notary Public in and for the state of Texas, residing in Dallas County

Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!

LEGAL NOTICE OF PUBLIC HEARINGS

PURSUANT TO ESTABLISHED PROCEDURE, NOTICE IS HEREBY GIVEN THAT THE GARDEN CITY DESIGN COMMITTEE WILL HOLD A PUBLIC HEARING AT 3:00 PM MONDAY, OCTOBER 7, 2019, AT GARDEN CITY HALL, 6015 GLENWOOD STREET, GARDEN CITY, IDAHO TO CONSIDER A REQUEST FOR:

DSRFY2019-4: Derek Hurd with Gravitas Inc. is requesting a Design Review approval for a mixed use project that will be housed in 35 repurposed shipping containers at 208 E. 33rd Street, Ada County Parcel 82734541364. The procedures are within the Mixed Use (M) zoning district and the Work/Live/Create Land Use designation of the Comprehensive Plan.

DSRFY2019-24: Shay Bertola with Maverik Country Store is requesting a pre-application conference for a new commercial structure located at 8561 W. State Street, Ada County Parcel R8123251860. The property is zoned C-2 General Commercial and located in the Green Boulevard Corridor Land Use designation of the Comprehensive Plan.

We are pleased to make reasonable accommodations for members of the public who are disabled or require special assistance. For those requiring special arrangements for any meeting, please contact our office at 472-2921, at least 72 hours prior to the time of the meeting. Due to sunshine laws it is requested that the applicant and public do not contact the decision makers directly. All documentation and comments should be submitted through staff or at the Public Hearing.

Idaho Statesman

Keeping you connected | IdahoStatesman.com

AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Depth
264046	0004382781		legal notice	\$51.20	2	2.00 In

Attention: Christian Samples

GARDEN CITY CITY OF
6015 GLENWOOD ST
GARDEN CITY, ID 837141347

VICTORIA RODELA, being duly sworn, deposes and says: That she is the Principal Clerk of The Idaho Statesman, a daily newspaper printed and published at Boise, Ada County, State of Idaho, and having a general circulation therein, and which said newspaper has been continuously and uninterruptedly published in said County during a period of twelve consecutive months prior to the first publication of the notice, a copy of which is attached hereto: that said notice was published in The Idaho Statesman, in conformity with Section 60-108, Idaho Code, as amended, for:

1 Insertions

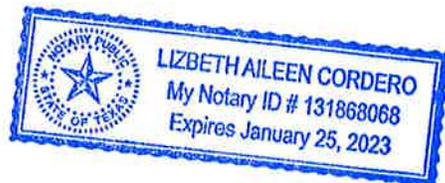
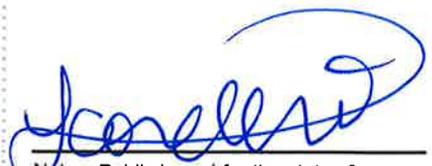
Beginning issue of: 09/19/2019

Ending issue of: 09/19/2019



(Legals Clerk)

On this 19th day of September in the year of 2019 before me, a Notary Public, personally appeared before me Victoria Rodela known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that she executed the same.

Notary Public in and for the state of Texas, residing in Dallas County

Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

LEGAL NOTICE OF PUBLIC HEARINGS

PURSUANT TO ESTABLISHED PROCEDURE, NOTICE IS HEREBY GIVEN THAT THE GARDEN CITY PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING AT 6:30 PM WEDNESDAY, OCTOBER 16, 2019, AT GARDEN CITY HALL, 6015 GLENWOOD STREET, GARDEN CITY, IDAHO TO CONSIDER A REQUEST FOR:

CUPFY2019-15: Shay Bertola with Mawenk County Store is requesting a conditional use permit to expand an existing nonconforming use (fuel sales) located at 8561 W. State Street, Ada County Parcel R8123251860. The property is zoned C-2 General Commercial and located in the Green Boulevard Corridor land use designation of the Comprehensive Plan.

We are pleased to make reasonable accommodations for members of the public who are disabled or require special assistance. For those requiring special arrangements for any meeting, please contact our office at 472-2921, at least 72 hours prior to the time of the meeting. Due to sunshine laws it is requested that the applicant and public do not contact the decision makers directly. All documentation and comments should be submitted through staff or at the Public Hearing.

From: [planning](#)
Bcc: [ABC - Idaho State Police](#); [Abe Blount](#); [ACHD Planning Review](#); [Alicia Martin](#); [Bill Bosworth](#); [building](#); [C. Miller](#); [C. Riddle](#); [Caleb Lakey](#); [Charissa Bujak](#); [Charles Leffler](#); [Charles Wadams](#); [Christian Samples](#); [Colin Schmidt](#); [Connie Sol](#); [D. Gordon](#); [D. Sperfma](#); [Daniel Pavlinik](#); [Darren Fluke](#); [Elfreda Higgins](#); [Eric Exline](#); [Fairview Acres Latera WUA](#); [Greg J. Martinez](#); [Info](#); [ITD Development Services District 3](#); [Jackson Heim](#); [Jamie Huff](#); [Jeff Souza](#); [Jenah Thornborrow](#); [Joe Canning Work](#); [John Evans](#); [K. Moeller](#); [Kevin Wallis](#); [L. Badigia](#); [Lanette Daw](#); [Lindsey Pettyjohn Library](#); [Lisa Leiby](#); [M. reno](#); [M. Singlet](#); [Mack](#); [Mark](#); [Mark Jones](#); [Mark Wasdahl](#); [Nadine Curtis](#); [New Dry Creek](#); [Olesya Durfey](#); [Pam Beaumont](#); [Pam Beaumont Home](#); [planning](#); [Project Manager](#); [PVC1953](#); [R. Scott](#); [Rick Allen](#); [Robert Olson](#); [Ron Johnson](#); [S. Bryce Farris \(bryce@sawtoothlaw.com\)](#); [Shelley](#); [Susanna Smith](#); [T. Laws](#); [Tom Patterson](#); [Troy Vaughn](#); [WBSDMB](#); [Wed 2 No 1](#); ["William Mitchell"](#); [Yulia](#)
Subject: City of Garden City Agency Notice - Corrected
Date: Tuesday, September 17, 2019 1:12:00 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

CITY OF GARDEN CITY AGENCY NOTICE

Please note that Item A has been corrected to show the correct address and parcel number. Please disregard the previous notice.

Pursuant to Garden City Code 8-6A-7, you are hereby provided notice of the following application:

- A. DSRFY2019-4: Derek Hurd with Gravitas Inc. is requesting a Design Review approval for a mixed use project that will be housed in 35 re-purposed shipping containers at 208 E. 33rd Street; Ada County Parcel R2734541364. The properties are within the Mixed Use (M) zoning district and the Work/Live/Create Land Use designation of the Comprehensive Plan. Materials can be found here: [Link](#)
- B. DSRFY2019 - 24: Shay Bertola with Maverik Country Store is requesting a pre-application conference for a new commercial structure located at 8561 W. State Street; Ada County Parcel R8123251860. The property is zoned C-2 General Commercial and located in the Green Boulevard Corridor land use designation of the Comprehensive Plan. Materials can be found here: [Link](#)
- C. CUPFY2019-15: Shay Bertola with Maverik Country Store is requesting a conditional use permit to expand an existing nonconforming use (fuel sales) located at 8561 W. State Street; Ada County Parcel R8123251860. The property is zoned C-2 General Commercial and located in the Green Boulevard Corridor land use designation of the Comprehensive Plan. Materials can be found here: [Link](#)

Please send comments to planning@gardencityidaho.org by **October 2, 2019**. If you do not respond by this date, your response will be considered "No Comment." Comments should also be addressed to the applicant.

Comments may also be mailed to:

City of Garden City

Attn: Development Services

6015 N. Glenwood

Garden City, Idaho 83714

Please note it is the responsibility of those interested and/or affected jurisdictions to schedule their own applicable meeting. In some cases, Garden City's applications are processed before other jurisdictions' response, and the conditions of approval state that the approval is subject to statutory requirements of affected other jurisdictions



Chris Samples, AICP

Associate Planner

Development Services, **Garden City**

p: 208-472-2922

a: 6015 Glenwood Street, Garden City, ID 83714

w: www.gardencityidaho.org e: csamples@gardencityidaho.org

