

From: [planning](#)
Bcc: [ABC - Idaho State Police](#); [Abe Blount](#); [Alicia Martin](#); [Becky Woodruff](#); [Brent Moore \(bmoore@adacounty.id.gov\)](#); [building](#); [C. Miller](#); [C. Riddle](#); [Caleb Lakey](#); [Casey Pozzanghera](#); [Charalee Jackson](#); [Charissa Bujak](#); [Charles Leffler](#); [Charles Wadams](#); [Colin Schmidt](#); [Connie Sol](#); [D. Gordon](#); [D. Sperfma](#); [Director Mark Lavin](#); [Elfreda Higgins](#); [Fairview Acres](#); [Hanna Veal](#); [Info](#); [Info](#); [ITD Development Services District 3](#); [James Page](#); [Jamie Huff](#); [Jeff Souza](#); [Jenah Thornborrow](#); [Jim Keyser \(jkeyser@idahostatesman.com\)](#); [Joe Canning Work](#); [John Evans](#); [Kevin Wallis](#); [L. Badigia](#); [Lanette Daw](#); [Lindsey Pettyjohn Library](#); [Lisa Leiby](#); [M. reno](#); [M. Singlet](#); [Mack](#); [Marci Horner](#); [Mark](#); [Mark Jones](#); [Mark Wasdahl](#); [Nadine Curtis](#); [New Dry Creek](#); [Olesya Durfey](#); [Pam Beaumont](#); [Pam Beaumont Home](#); [Peg Temple](#); [planning](#); [Project Manager](#); [PVC1953](#); [Rick Allen](#); [Romeo Gervias](#); [Ronald Wilper](#); [S. Bryce Farris \(bryce@sawtoothlaw.com\)](#); [Shelley](#); [Stefanie \(stefanie@settlersirrigation.org\)](#); [Susanna Smith](#); [T. Laws](#); [Todd Callahan](#); [Tom Patterson](#); [Troy Vaughn](#); [WBSDMB](#); [Wed 2 No 1](#); [Yulia](#)
Subject: City of Garden City Notice
Date: Tuesday, November 17, 2020 11:28:00 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

CITY OF GARDEN CITY AGENCY NOTICE

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

Please send comments to planning@gardencityidaho.org by **November 26TH, 2020**. If you do not respond by this date, your response will be considered "No Comment." Comments should also be addressed to the applicant. **Design Review Hearing**

- A. **SUBFY2021-0001**: Richard Wilmont with Chrysalis Architecture and Planning is requesting approval recommendations for the proposed 16 single family attached unit subdivision. The proposal is to be processed as a planned unit development and is a combined preliminary and final plat subdivision. The property is located at 3945 and 3947 Reed Street; Ada County Parcel #R2734560070 and #R2734560080.
- B. **DSRFY2021-0003**: David Blodgett with Rudeen Architects is requesting a combined Pre-Application Conference and Design Review Committee Public Hearing for façade changes to an existing building located at 5320 N. Sawyer Avenue; Ada County Parcel # R1055420074.

Please send comments to planning@gardencityidaho.org by **December 4th, 2020**. If you do not respond by this date, your response will be considered "No Comment." Comments should also be addressed to the applicant. **Planning and Zoning Hearing**

- C. **[CUPFY2021-0002](#)**: Charles Brown with Maple Woodlawn LLC is requesting a Conditional Use Permit to build three manufactured homes at the property located at 113 E. 45th Street; Ada County Parcel #R2734500652.
- D. **[CUPFY2021-0003](#)**: Jeff Hatch with Hatch Design Architecture is requesting a Conditional Use Permit for a multi-tenant Service Provider building located at 5586 N. Maple Grove Road; Ada County Parcel #S0526417340.

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



Garden City Development Services Building

City of Garden City

p: 208-472-2921

f: 208-472-2926

a: 6015 Glenwood Street, Garden City, ID 83714

w: www.gardencityidaho.org e: building@gardencityidaho.org
Window Hours: 9a.m. - 12p.m. and 1p.m. - 3:30p.m.





DEVELOPMENT SERVICES DEPARTMENT

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

November 13, 2020

Jeff Hatch
200 W. 36th Street
Boise ID, 83714

Sent via e-mail to jeff@hatchda.com and via USPS

Re: Determination of Completeness/Application Acceptance

Dear Mr. Hatch,

This letter is to inform you that Conditional Use Permit CUPFY2021-03, a request for the use Service Provider and located at 5586 N. Maple Grove has been accepted and scheduled to be heard by the Planning and Zoning Commission on **December 16, 2020 at 6:30 p.m.** The hearing will be held in the City Council Chambers of Garden City Hall, 6015 N. Glenwood, Garden City, Idaho 83714 and/or zoom: <https://zoom.us/j/8188588340> or Phone In # **301-715-8592** please refer to the covid-19 tab on the gardencityidaho.org for up to date information related to location changes depending on circumstances related to Covid-19.

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, upon more in depth review of the materials we may require further information.**

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. Due to open meeting laws it is requested that the applicant does not contact the decision makers off the record. All documentation and comments should be submitted through staff or at the Public Hearing.

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.

Remaining requirements:

You are responsible for completing the following items prior to the scheduled hearing:

- The site shall be posted with a Public Hearing Notice sign by **NO LESS THAN 10 DAYS PRIOR TO THE HEARING DATE** in accordance with Garden City Code 8-6A-7.

- An affidavit of property posting and photos of the sign shall be submitted in accordance with Garden City Code 8-6A-7 by **NO LESS THAN 7 DAYS PRIOR TO HEARING DATE.**
- Any outstanding fees must be paid.
- The property posting sign must be taken down **NO LESS THAN 30 DAYS AFTER THE HEARING DATE.**

Failure to complete any of these requirements will result in the application being automatically continued to the next hearing. Repeated failures to complete these requirements may result in the application's denial. Applications that are denied cannot resubmit in substantially the same form for one year.

What to expect at a hearing:

- You or your representative must be present at the hearing to represent the application. You may provide a presentation such as a Power Point. **Failure to be present at the hearing will result in the application being continued to the next hearing or denied in the case of repeated absences.**
- Your application may be moved to the consent agenda if:
 - You agree with the staff report and the draft decision; AND
 - If no members of the public wish to testify in opposition to your application; AND
 - A decision maker does not wish to hear the application.

If any of the above criteria are not met, the public hearing will be held.

- If the public hearing is held, the hearing procedure will consist of:
 - The hearing item will be announced;
 - The applicant presents their proposal;
 - Staff presents the staff report;
 - Public testimony is taken on the application;
 - The applicant has an opportunity to provide rebuttal testimony;
 - Public testimony is closed, and the decision-making body deliberates and decides on the application.

*Please provide a full account of your project during your presentation or proposal. The Chair of the meeting cannot accept questions and comments out of turn.

Please contact us at planning@gardencityidaho.org or 208-472-2922 with any questions concerning your application.

Sincerely,
Development Services Department

Idaho Statesman

Keeping you connected | IdahoStatesman.com

Order Confirmation

Customer

GARDEN CITY CITY OF

Customer Account

264046

Customer Address

6015 GLENWOOD ST
GARDEN CITY ID 837141347 USA

Customer Phone

208-472-2900

Customer Fax

Sales Rep

ibrown@mcclatchy.com

Payor Customer

GARDEN CITY CITY OF

Payor Account

264046

Payor Address

6015 GLENWOOD ST
GARDEN CITY ID 837141347 USA

Payor Phone

208-472-2900

Customer EMail

lleiby@gardencityidaho.org

Order Taker

ibrown@mcclatchy.com

PO Number

Legal Notice

Payment Method

Invoice

Blind Box

Tear Sheets

1

Proofs

0

Affidavits

1

Net Amount

\$138.56

Tax Amount

\$0.00

Total Amount

\$138.56

Payment Amount

\$0.00

Amount Due

\$138.56

Ad Order Number

0004810454

Order Source

Ordered By

Elizabeth Schenstrom

Special Pricing

Invoice Text

LEGAL NOTICE OF PUBLIC HEARINGS

Promo Type

Package Buy

Materials

Ad Order Information

<u>Ad Number</u>	<u>Ad Type</u>	<u>Production Method</u>	<u>Production Notes</u>
0004810454-01	BOI-Legal Liner	AdBooker	

<u>External Ad Number</u>	<u>Ad Attributes</u>	<u>Ad Released</u>	<u>Pick Up</u>
		No	

<u>Ad Size</u>	<u>Color</u>
1 X 155 li	

<u>Product</u>	<u>Placement</u>	<u>Times Run</u>	<u>Schedule Cost</u>
BOI-Idaho Statesman	0300 - Legals Classified	1	\$138.56

<u>Run Schedule Invoice Text</u>	<u>Position</u>
LEGAL NOTICE OF PUBLIC HEARINGS PURSUAI	0301 - Legals & Public Notices

<u>Run Dates</u>
11/17/2020

LEGAL NOTICE OF PUBLIC HEARINGS

PURSUANT TO ESTABLISHED PROCEDURE, NOTICE IS HEREBY GIVEN THAT **THE GARDEN CITY DESIGN REVIEW COMMITTEE WILL HOLD A PUBLIC HEARING AT 3:00 P.M. ON MONDAY, DECEMBER 07 , 2020** meeting will be held remotely to view the meeting, please follow the link below: <https://zoom.us/j/8188588340> or by calling 301-715-8592 then Enter Meeting ID (818 858 8340), then # to join TO CONSIDER A REQUEST FOR or if the stage of reopening allows for in-person meeting it will be held at 6015 Glenwood St, Garden City, ID, 83714

SUBFY2021-01: Richard Wilmont with Chrysalis Architecture and Planning is requesting approval recommendations for the proposed 16 single family attached unit subdivision. The proposal is to be processed as a planned unit development and is a combined preliminary and final plat subdivision. The property is located at 3945 and 3947 Reed Street; Ada County Parcel #R2734560070 and #R2734560080.

DSRFY2021-03: David Blodgett with Rudeen Architects is requesting a combined Pre-Application Conference and Design Review Committee Public Hearing for facade changes to an existing building located at 5320 N. Sawyer Avenue; Ada County Parcel # R1055420074.

THE GARDEN CITY PLANNING AND ZONING COMMISSION AT 6:30 P.M. ON WEDNESDAY, DECEMBER 16, 2020 meeting will be held remotely to view the meeting, please follow the link below: <https://zoom.us/j/8188588340> or by calling 301-715-8592 then Enter Meeting ID (818 858 8340), then # to join TO CONSIDER A REQUEST FOR or if the stage of reopening allows for in-person meeting it will be held at 6015 Glenwood St, Garden City, ID, 83714 TO CONSIDER THE FOLLOWING:

SUBFY2021-01: Richard Wilmont with Chrysalis Architecture and Planning is requesting approval recommendations for the proposed 16 single family attached unit subdivision. The proposal is to be processed as a planned unit development and is a combined preliminary and final plat subdivision. The property is located at 3945 and 3947 Reed Street; Ada County Parcel #R2734560070 and #R2734560080.

CUPFY2021-02: Charles Brown with Maple Woodlawn LLC is requesting a Conditional Use Permit to build three manufactured homes at the property located at 113 E. 45th Street; Ada County Parcel #R2734500652.

CUPFY2021-03: Jeff Hatch with Hatch Design Architecture is requesting a Conditional Use Permit for a multi-tenant Service

Provider building located at 5586 N. Maple Grove Road; Ada County Parcel #S0526417340.
GARDEN CITY COUNCIL WILL HOLD A PUBLIC HEARING AT 6:00 P.M. ON MONDAY, JANUARY 25, 2021 meeting will be held remotely to view the meeting, please follow the link below: <https://zoom.us/j/8188588340> or by calling 301-715-8592 then Enter Meeting ID (818 858 8340), then # to join TO CONSIDER A REQUEST FOR or if the stage of reopening allows for in-person meeting it will be held at 6015 Glenwood St, Garden City, ID, 83714

TO CONSIDER THE SAME.

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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.

Publish 11/17/2020

0004810454-01



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:

Received & Completed 11/18/20 MRD

- Subdivision (PUD)
- 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

Agency: City of Garden City - Development Services

Parcel Number or Address of Subject Property:

5586 n Maple Grove Rd

Brief Description: **Public Meeting Noticing for CUP**

Applicant: **Garden City Development Services**

Name: **Elizabeth Schenstrom**

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

Telephone: **208-472-2921**

Would you like to have the list emailed to you?

YES

NO

Email address: building@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: Elizabeth Schenstrom

Date: 11/17/2020

From: [planning](#)
Bcc: [ABC - Idaho State Police](#); [Abe Blount](#); [Alicia Martin](#); [Becky Woodruff](#); [Brent Moore \(bmoore@adacounty.id.gov\)](#); [building](#); [C. Miller](#); [C. Riddle](#); [Caleb Lakey](#); [Casey Pozzanghera](#); [Charalee Jackson](#); [Charissa Bujak](#); [Charles Leffler](#); [Charles Wadams](#); [Colin Schmidt](#); [Connie Sol](#); [D. Gordon](#); [D. Sperfma](#); [Director Mark Lavin](#); [Elfreda Higgins](#); [Fairview Acres](#); [Hanna Veal](#); [Info](#); [Info](#); [ITD Development Services District 3](#); [James Page](#); [Jamie Huff](#); [Jeff Souza](#); [Jenah Thornborrow](#); [Jim Keyser \(jkeyser@idahostatesman.com\)](#); [Joe Canning Work](#); [John Evans](#); [Kevin Wallis](#); [L. Badigia](#); [Lanette Daw](#); [Lindsey Pettyjohn Library](#); [Lisa Leiby](#); [M. reno](#); [M. Singlet](#); [Mack](#); [Marci Horner](#); [Mark](#); [Mark Jones](#); [Mark Wasdahl](#); [Nadine Curtis](#); [New Dry Creek](#); [Olesya Durfey](#); [Pam Beaumont](#); [Pam Beaumont Home](#); [Peg Temple](#); [planning](#); [Project Manager](#); [PVC1953](#); [Rick Allen](#); [Romeo Gervias](#); [Ronald Wilper](#); [S. Bryce Farris \(bryce@sawtoothlaw.com\)](#); [Shelley](#); [Stefanie \(stefanie@settlersirrigation.org\)](#); [Susanna Smith](#); [T. Laws](#); [Todd Callahan](#); [Tom Patterson](#); [Troy Vaughn](#); [WBSDMB](#); [Wed 2 No 1](#); [Yulia](#)
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