



## DEVELOPMENT SERVICES DEPARTMENT

6015 Glenwood Street ■ Garden City, Idaho 83714 ■ [www.gardencityidaho.org](http://www.gardencityidaho.org)  
Phone 208/472-2921 ■ Fax 208/472-2996 ■ [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org)

April 23, 2021

Dear Property Owner:

This is an Official Notice of a Public Hearing regarding a property near your own. You are invited to attend a public hearing of the Planning and Zoning Commission on **Wednesday, May 19, 2021 at 6:00pm** and offer your testimony for consideration the 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 in person meeting it will be held at 6015 Glenwood St, Garden City, ID. 83714. **To comply with COVID-19 orders remote attendance is strongly encouraged. All protective orders in place will be enforced.**

**Anyone who submits written or oral testimony has the right to appeal all or a portion of the decision.** Applicants or affected property owners shall have no more than fourteen (14) days after a final decision is rendered to request reconsideration by the final decision-maker. If you wish to offer testimony on this item and are unable to attend this meeting, you may submit your comments to the Garden City Development Services office and they will be entered in the public record on your behalf. *Due to sunshine laws we request that the applicant or public do not contact the decision makers directly. Please either submit your comments through staff or on the record at the public hearing. Auxiliary aids or services for persons with disabilities are available upon request. Please call Development Services three (3) or more days prior to this public meeting so that arrangements can be made.*

### APPLICATION:

**CUPFY2021-0008:** Nick Kuklish is requesting a conditional use permit for single family dwelling unit with an attached garage. The property is located at 105 E. 41st Street; Ada County parcel number R2734502095. The property is currently zoned C-2.

The application materials can be found online at [www.gardencityidaho.org](http://www.gardencityidaho.org) in the correlating date of the hearing in the 'Calendar/Agendas' link on the home page. A staff report and draft decision document will also be available one week prior to the hearing.

### Public Hearing Written Testimony and Attendance

- 1. Garden City is following the Governor's orders related to Covid-19. It is strongly encouraged that you to attend the hearing remotely, if possible. If you attend in person, you will be allowed to testify on each application that you are interested in, but there is no guarantee that you will be able to attend the meeting in full, due to meeting size limitations.**
- 2. Attendance and testimony may be provided via internet. If you plan on attending via internet please make sure that you have a microphone and speakers. We have noticed that earphones seem to be the best option.**
- 3. Please make sure to submit all written testimony 7 days or more in advance so that it can be included as part of the record. You do not have to be physically present to have standing if you submit written testimony.**
- 4. Call in is available if you do not have access to internet.**
- 5. If you are interested in attending remotely please contact [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org) or call 472-2921 at least one working day prior to the meeting and we will get you further instructions.**

### 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 hearing 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. You do not have to be physically present to have standing if you submit written testimony.**

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

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**CUPFY2021-0008 – Conditional Use Application**

Your Name \_\_\_\_\_ Date \_\_\_\_\_

Your Physical Address: \_\_\_\_\_

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

Yes       No Email: \_\_\_\_\_

**(Please select)** Regarding this application I:

Support the Application       Am Neutral       Oppose the Request

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: \_\_\_\_\_

DFA POLIZZI/PIAZZA FAMILY GP  
3760 ELMIRA AVE  
CLAREMONT, CA 91711-0000

FORESTIER FAMILY TRUST B  
2701 SUMMERCREST ST  
CALDWELL, ID 83607-0000

CORNERSTONE CREDIT UNION  
250 W 3RD S  
MOUNTAIN HOME, ID 83647-0000

FINDLEY RONALD G  
3781 W QUAIL HEIGHTS CT  
BOISE, ID 83703-0000

CJC DAVIS LLC  
5113 W LONDON BAY DR  
RIVERTON, UT 84096-0000



INGLIS JEFF L  
709 S BITTERROOT DR  
BOISE, ID 83709-0812

CROWNSMITH PROPERTIES LLC  
3908 W TAFT ST  
BOISE, ID 83703-0000

KUKLISH NICHOLAS  
106 E 40TH ST  
GARDEN CITY, ID 83714-0000

QUADRANT DEVELOPMENT COMPANY  
1406 N MAIN ST STE 215  
MERIDIAN, ID 83642-0000

Z & K INVESTMENTS LLC  
250 S 5TH ST FL 2  
BOISE, ID 83702-0000

SCHULTZ JOHN R & ELSA M TRUST  
1533 E SHENANDOAH DR  
BOISE, ID 83712-6667

LAMBERT JAMES E JR  
3933 S MORNINGWIND AVE  
BOISE, ID 83706-5935

KELLER FAMILY PROPERTIES LLP  
2049 WHITE PINE LN  
BOISE, ID 83706-0000



CHANDLER STEPHEN  
2510 N CHITWOOD WAY  
BOISE, ID 83704-0000

PACIFIC NORTHWEST VENTURES LLC  
406 E THURMAN MILL ST  
BOISE, ID 83714-0000

TWIN ISLANDS LLC  
210 W MURRAY ST  
BOISE, ID 83714-0000

HUNTER MASON LLC  
10343 W SKYCREST DR  
BOISE, ID 83704-0000

KOEHLER STANLEY  
4079 W CHINDEN BLVD  
GARDEN CITY, ID 83714-0000

WARNE MARGARET  
8010 W PETERSON ST  
BOISE, ID 83714-0000









<b>PARCEL</b>	<b>PRIMOWNER</b>	<b>ADDCONCAT</b>	<b>STATCONCAT</b>
R2734501395	DFA POLIZZI/PIAZZA FAMILY GP	3760 ELMIRA AVE	CLAREMONT, CA 91711-0000
R2734501425	FORESTIER FAMILY TRUST B	2701 SUMMERCREST ST	CALDWELL, ID 83607-0000
R2734501432	CORNERSTONE CREDIT UNION	250 W 3RD S	MOUNTAIN HOME, ID 83647-0000
R2734501790	FINDLEY RONALD G	3781 W QUAIL HEIGHTS CT	BOISE, ID 83703-0000
R2734501801	CJC DAVIS LLC	5113 W LONDON BAY DR	RIVERTON, UT 84096-0000
R2734501802	INGLIS JEFF L	709 S BITTERROOT DR	BOISE, ID 83709-0812
R2734501803	CROWNSMITH PROPERTIES LLC	3908 W TAFT ST	BOISE, ID 83703-0000
R2734501805	KUKLISH NICHOLAS	106 E 40TH ST	GARDEN CITY, ID 83714-0000
R2734501831	QUADRANT DEVELOPMENT COMPANY	1406 N MAIN ST STE 215	MERIDIAN, ID 83642-0000
R2734502051	Z & K INVESTMENTS LLC	250 S 5TH ST FL 2	BOISE, ID 83702-0000
R2734502060	SCHULTZ JOHN R & ELSA M TRUST	1533 E SHENANDOAH DR	BOISE, ID 83712-6667
R2734502080	LAMBERT JAMES E JR	3933 S MORNINGWIND AVE	BOISE, ID 83706-5935
R2734502090	KELLER FAMILY PROPERTIES LLP	2049 WHITE PINE LN	BOISE, ID 83706-0000
R2734502105	CHANDLER STEPHEN	2510 N CHITWOOD WAY	BOISE, ID 83704-0000
R2734502120	PACIFIC NORTHWEST VENTURES LLC	406 E THURMAN MILL ST	BOISE, ID 83714-0000
R2734510692	TWIN ISLANDS LLC	210 W MURRAY ST	BOISE, ID 83714-0000
R2734510860	HUNTER MASON LLC	10343 W SKYCREST DR	BOISE, ID 83704-0000
R2734510870	KOEHLER STANLEY	4079 W CHINDEN BLVD	GARDEN CITY, ID 83714-0000
R2734510882	WARNE MARGARET	8010 W PETERSON ST	BOISE, ID 83714-0000

**From:** [planning](#)  
**Bcc:** "ABC - Idaho State Police"; "ACHD Planning Review"; "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"; "Daniel Pavlinik"; "Greg J. Martinez"; "Hanna Veal"; "Info"; "Info"; "ITD Development Services District 3"; "Jackson Heim"; James Page; Jeff Souza; Jenah Thornborrow; "Jim Keyser (jkeyser@idahostatesman.com)"; Joe Canning Work; John Evans; "Jonathan Oppenheimer "; Kevin Wallis; "L. Badigia"; "Lanette Daw"; Lindsey Pettyjohn Library; Lisa Leiby; "M Kellner "; "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; "Preservation "; "Project Manager"; "PVC1953"; Rick Allen; "Rob Tiedemann"; "Robert Olson"; "Romeo Gervias"; "Ronald Wilper"; "S. Bryce Farris (bryce@sawtoothlaw.com)"; "Shelley"; "Stefanie (stefanie@settlersirrigation.org)"; Susanna Smith; "Todd Callahan"; Tom Patterson; Troy Vaughn; "WBSDMB"; "Wed 2 No 1"; "Yulia"  
**Subject:** City of Garden City Notice  
**Date:** Friday, April 23, 2021 10:53:00 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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## **CITY OF GARDEN CITY AGENCY NOTICE**

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

- A. **[DSRFY2021-0009](#)**: Evan Verduin and Drew Kleman with Trek Architecture are requesting a public hearing with the Design Review Committee to discuss the proposal of a new multi-family development located at 305 & 309 E. 36th Street; Ada County parcels R2734540511 and R2734540501.
- B. **[DSRFY2021-0010](#)**: Evan Verduin and Drew Kleman with Trek Architecture are requesting a public hearing with the Design Review Committee to discuss the proposal of a new Mixed-use development located at 202 E. 34th Street; Ada County parcel R2734540701.
- C. **[CUPFY2021-0008](#)**: Nick Kuklish is requesting a conditional use permit for single family dwelling unit with an attached garage. The property is located at 105 E. 41st Street; Ada County parcel number R2734502095. The property is currently zoned C-2.
- D. **[CUPFY2021-0009](#)**: Dan Todd is requesting a conditional use permit for the change of use to Industry Flex. The property is located at 410 E 41ST Street; Ada County Parcel Number.
- E. **[CUPFY2021-0010](#)**: Abe Roessler with EquipmentShare.com INC. is requesting a conditional use permit for the use of equipment rental and sales. The property is located at 4665 W. Chinden Blvd. Ada County Parcel number R7334140005. The property is currently zoned C-1. R2734520876. The property is currently zoned C-2 General Commercial.

Please send comments to [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org) by **May 5th, 2021**. 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.



## 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](http://www.gardencityidaho.org) e: [building@gardencityidaho.org](mailto:building@gardencityidaho.org)  
Window Hours: 9a.m. - 12p.m. and 1p.m. - 3:30p.m.



## Building Development Services, City of Garden City

p: 208-472-2921

f: 208-472-2926

a: 6015 Glenwood Street, Garden City, ID 83714

w: [www.gardencityidaho.org](http://www.gardencityidaho.org) e: [building@gardencityidaho.org](mailto:building@gardencityidaho.org)  
Window Hours: 9a.m. - 12p.m. and 1p.m. - 3:30p.m.



**THANK YOU for your legal submission!**

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

**ORDER DETAILS****Order Number:**

IPL0020898

**Order Status:**

Submitted

**Classification:**

Legals &amp; Public Notices

**Package:**

BOI - Legal Ads

**Final Cost:**

61.44

**Payment Type:**

Account Billed

**User ID:**

IPL0025090

**ACCOUNT INFORMATION**

GARDEN CITY CITY OF IP  
6015 GLENWOOD ST  
GARDEN CITY, ID 83714-1347  
208-472-2900  
lleiby@gardencityidaho.org  
GARDEN CITY CITY OF

**TRANSACTION REPORT****Date**

4:04 PM - Fri, Apr 23, 2021

**Amount:**

61.44

**SCHEDULE FOR AD NUMBER IPL00208980**

Tue Apr 27, 2021  
Idaho Statesman (Boise)

**PREVIEW FOR AD NUMBER IPL00208980****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, MAY 17, 2021** to consider:

**DSRFY2021-0009:** Evan Verduin and Drew Kleman with Trek Architecture are requesting a public hearing with the Design Review Committee to discuss the proposal of a new multi-family development located at 305 & 309 E. 36th Street; Ada County parcels R2734540511 and R2734540501.

**DSRFY2021-0010:** Evan Verduin and Drew Kleman with Trek Architecture are requesting a public hearing with the Design Review Committee to discuss the proposal of a new Mixed-use development located at 202 E. 34th Street; Ada County parcel R2734540701.

**THE GARDEN CITY PLANNING AND ZONING COMMISSION AT 6:30 P.M. ON WEDNESDAY, MAY 19, 2021 TO CONSIDER THE FOLLOWING:**

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The 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 and an in-person meeting will be held at 6015 Glenwood St, Garden City, ID 83714, following the Governor's orders related to COVID-19.

Please make sure to submit all written testimony 7 days or more in advance so that it can be included as part of the record. You do not have to be physically present to have standing if you submit written testimony. Attendance and testimony may be provided via internet. If you plan on attending via internet please make sure that you have a microphone and speakers.

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 (208) 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.

IPL0020898  
Apr 27 2021

[<< Click here to print a printer friendly version >>](#)

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**Publish Date: 04/26/2021**