



## 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:

**CUPFY2021-0010:** 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.

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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**CUPFY2021-0010 – 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: \_\_\_\_\_

STANDARD LLC  
15171 BANGY RD # 110  
LAKE OSWEGO, OR 97035-0000

AMMERMAN TOM  
4600 W CHINDEN BLVD  
GARDEN CITY, ID 83714-0000

SCHOENHOF ROBERT M  
PO BOX 140154  
BOISE, ID 83714-0154

PHILLIPS ENTERPRISES INC  
210 MURRAY ST  
GARDEN CITY, ID 83714-4615

TRUEBA NICHOLAS A  
3300 N MOUNTAIN VIEW DR  
BOISE, ID 83704-0000



WHITE CHARLES L JR TRUST  
PO BOX 64142  
ST PAUL, MN 55164-0142

BUXTON SUSAN E  
3310 N MOUNTAIN VIEW DR  
BOISE, ID 83704-4637

REIMANN RICHARD J &  
3322 MOUNTAIN VIEW DR  
BOISE, ID 83704-4637

MILLER JON H  
3330 MOUNTAIN VIEW DR  
BOISE, ID 83704-4637

CANNING JOSEPH D  
3344 N MOUNTAIN VIEW DR  
BOISE, ID 83704-0000

POP REMY & JENNIFER FAMILY LIVING TRUST  
06/04/2020  
3366 N MOUNTAIN VIEW DR  
BOISE, ID 83704-0000

TRI COMPANY INC  
3751 N MOUNTAIN VIEW DR  
BOISE, ID 83704-0000

TRAINOR KIMBERLY D  
3400 N MOUNTAIN VIEW DR  
BOISE, ID 83704-0000



GALVAN BRENT A  
3410 N MOUNTAIN VIEW DR  
BOISE, ID 83704-0000

SIMILA FAMILY LIVING TRUST  
3418 N MOUNTAIN VIEW DR  
BOISE, ID 83704-0000

SWANK MATTHEW S  
1020 N 17TH ST  
BOISE, ID 83702-0000

SMG IDAHO LLC  
2807 E PARKRIVER DR  
BOISE, ID 83706-0000

MOCKWITZ BEN  
4709 W CHINDEN BLVD  
GARDEN CITY, ID 83714-0000

DONE RIGHT PROPERTIES LLC  
4735 W CHINDEN BLVD  
GARDEN CITY, ID 83714-0000

ASHLEY TOBY  
1286 W WILDSHEEP LN  
MERIDIAN, ID 83642-0000

PIRANFAR ALI  
2294 E BRIGANTINE DR  
EAGLE, ID 83616-6627



MARSH ALLAN F  
2940 S MESA WAY  
MERIDIAN, ID 83642-6678

EMBASSY INC  
210 MURRAY ST  
BOISE, ID 83714-0000

SWINDELL REX & PHYLLIS FAMILY TRUST  
2304 N COLE RD STE A  
BOISE, ID 83704-0000

SWINDELL REX & PHYLLIS FAMILY TRUST  
2304 N COLE RD STE A  
BOISE, ID 83704-0000

CHINDEN MOTOR INN LLC  
1717 E SENDERO LN  
BOISE, ID 83712-0000

MINEGAR LIVING TRUST 6/17/19  
3041 E INDIAN CREEK DR  
MERIDIAN, ID 83642-0000

THOMPSON FAMILY TRUST 11/20/18  
944 S BRENTBROOK LN  
EAGLE, ID 83616-0000

GROVES KIMBERLY G  
PO BOX 190749  
BOISE, ID 83719-0000



THOMPSON FAMILY TRUST 11/20/18  
944 S BRENTBROOK LN  
EAGLE, ID 83616-0000

JCF HOLDINGS LLC  
PO BOX 46033  
BOISE, ID 83711-0000

BARRETT RANDY L  
1521 S COLORADO AVE  
BOISE, ID 83706-0000

SWINDELL REX & PHYLLIS FAMILY TRUST  
2304 N COLE RD STE A  
BOISE, ID 83704-0000

BENCHMARK AUTOMOTIVE PROPERTIES LLC  
104 E 46TH ST  
GARDEN CITY, ID 83714-0000

AMMERMAN TOM  
4600 W CHINDEN BLVD  
GARDEN CITY, ID 83714-0000

PARCEL	PRIMOWNER	ADDCONCAT	STATCONCAT
R2734500315	STANDARD LLC	15171 BANGY RD # 110	LAKE OSWEGO, OR 97035-0000
R2734500335	AMMERMAN TOM	4600 W CHINDEN BLVD	GARDEN CITY, ID 83714-0000
R2734510020	SCHOENHOF ROBERT M	PO BOX 140154	BOISE, ID 83714-0154
R2734510030	PHILLIPS ENTERPRISES INC	210 MURRAY ST	GARDEN CITY, ID 83714-4615
R5854000080	TRUBA NICHOLAS A	3300 N MOUNTAIN VIEW DR	BOISE, ID 83704-0000
R5854000101	WHITE CHARLES L JR TRUST	PO BOX 64142	ST PAUL, MN 55164-0142
R5854000110	BUXTON SUSAN E	3310 N MOUNTAIN VIEW DR	BOISE, ID 83704-4637
R5854000140	REIMANN RICHARD J &	3322 MOUNTAIN VIEW DR	BOISE, ID 83704-4637
R5854000150	MILLER JON H	3330 MOUNTAIN VIEW DR	BOISE, ID 83704-4637
R5854000160	CANNING JOSEPH D	3344 N MOUNTAIN VIEW DR	BOISE, ID 83704-0000
R5854000170	POP REMY & JENNIFER FAMILY LIVING TRUST 06/04/2020	3366 N MOUNTAIN VIEW DR	BOISE, ID 83704-0000
R5854000180	TRI COMPANY INC	3751 N MOUNTAIN VIEW DR	BOISE, ID 83704-0000
R5854000200	TRAINOR KIMBERLY D	3400 N MOUNTAIN VIEW DR	BOISE, ID 83704-0000
R5854000210	GALVAN BRENT A	3410 N MOUNTAIN VIEW DR	BOISE, ID 83704-0000
R5854000220	SIMILA FAMILY LIVING TRUST	3418 N MOUNTAIN VIEW DR	BOISE, ID 83704-0000
R5854000230	SWANK MATTHEW S	1020 N 17TH ST	BOISE, ID 83702-0000
R7334140005	SMG IDAHO LLC	2807 E PARKRIVER DR	BOISE, ID 83706-0000
R7334140250	MOCKWITZ BEN	4709 W CHINDEN BLVD	GARDEN CITY, ID 83714-0000
R7334140300	DONE RIGHT PROPERTIES LLC	4735 W CHINDEN BLVD	GARDEN CITY, ID 83714-0000
R7334140550	ASHLEY TOBY	1286 W WILDSHEEP LN	MERIDIAN, ID 83642-0000
R7334140590	PIRANFAR ALI	2294 E BRIGANTINE DR	EAGLE, ID 83616-6627
R7334140690	MARSH ALLAN F	2940 S MESA WAY	MERIDIAN, ID 83642-6678
R7334150205	EMBASSY INC	210 MURRAY ST	BOISE, ID 83714-0000
R7334150257	SWINDELL REX & PHYLLIS FAMILY TRUST	2304 N COLE RD STE A	BOISE, ID 83704-0000
R7334150267	SWINDELL REX & PHYLLIS FAMILY TRUST	2304 N COLE RD STE A	BOISE, ID 83704-0000
R7334150277	CHINDEN MOTOR INN LLC	1717 E SENDERO LN	BOISE, ID 83712-0000
R7334150290	MINEGAR LIVING TRUST 6/17/19	3041 E INDIAN CREEK DR	MERIDIAN, ID 83642-0000
R7334150315	THOMPSON FAMILY TRUST 11/20/18	944 S BRENTBROOK LN	EAGLE, ID 83616-0000
R7334150342	GROVES KIMBERLY G	PO BOX 190749	BOISE, ID 83719-0000
R7334150344	THOMPSON FAMILY TRUST 11/20/18	944 S BRENTBROOK LN	EAGLE, ID 83616-0000
R7334150351	JCF HOLDINGS LLC	PO BOX 46033	BOISE, ID 83711-0000
R7334150356	BARRETT RANDY L	1521 S COLORADO AVE	BOISE, ID 83706-0000
R7334150407	SWINDELL REX & PHYLLIS FAMILY TRUST	2304 N COLE RD STE A	BOISE, ID 83704-0000
R7334150887	BENCHMARK AUTOMOTIVE PROPERTIES LLC	104 E 46TH ST	GARDEN CITY, ID 83714-0000
R7334150893	AMMERMAN TOM	4600 W CHINDEN BLVD	GARDEN CITY, 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

**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:**

**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.

**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

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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

**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)

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

## LEGAL NOTICE OF PUBLIC HEARINGS

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