



DEVELOPMENT SERVICES DEPARTMENT

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

July 27, 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, August 18, 2021 at 6:30pm** 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:

CUPFY2021-0012: JST Properties LLC is requesting a conditional use permit for the use of an industry flex and warehouse multi-tenant space located at 219 E. 50th Street, Ada County Parcel # R1055420240. The property is currently zoned C-2.

The application materials can be found online at 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 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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CUPFY2021-0012 – 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: _____

PARCEL	PRIMOWNER	ADDCONCAT	STATCONCAT
O6532210090	CROWN CASTLE USA INC	4017 WASHINGTON RD PMB 331	MCMURRAY, PA 15317-0000
R1055420160	HTM LLC	270 E 50TH ST	GARDEN CITY, ID 83714-0000
R1055420230	CITY OF GARDEN CITY	6015 N GLENWOOD ST	GARDEN CITY, ID 83714-1347
R1055420240	JST PROPERTIES LLC	9364 W PEBBLE BROOK LN	BOISE, ID 83714-0000
R2039130022	IDAHO DOG PARK LLC	2730 W VAL VISTA CT	MERIDIAN, ID 83642-0000
R6532210010	OMEGA PLAZA / MIDTOWN 50 B O A	155 E 50TH ST	BOISE, ID 83714-0000
R6532210040	ZELHAM HOLDING LLC	5257 W FAIRVIEW AVE STE 140	BOISE, ID 83706-1770
R6532210050	KJ & RK INVESTMENTS	155 E 50TH ST	GARDEN CITY, ID 83714-0000
R6532210060	KELLY GENE & PAULA J TRUST	351 2ND ST	NAPA, CA 84559-0000
R6532210070	COLWELL DOUGLAS T	175 E 50TH ST	GARDEN CITY, ID 83714-0000
R6532210080	JDT PROPERTIES LLC	181 E 50TH ST	GARDEN CITY, ID 83714-0000
R6532210090	ASIN GARY C	1714 W HAMPTON BAY DR	EAGLE, ID 83616-0000
R6532210100	BAMF 187 LLC	187 E 50TH ST	GARDEN CITY, ID 83714-0000
R6532210110	133 E 50TH LLC	133 E 50TH ST	GARDEN CITY, ID 83714-0000
R7334160103	BOYD MICHAEL A	776 N MCDERMOTT RD	NAMPA, ID 83687-0000
R7334160110	BIAIN AITOR	PO BOX 8025	BOISE, ID 83707-0000
R7334160121	OMEE LLC	11926 W CHINDEN RIDGE DR	GARDEN CITY, ID 83714-0000
R7334160141	MCGUIRE FAMILY TRUST	PO BOX 13519	ARLINGTON, TX 76094-0000
R7334160161	AMIDON LAUANA	5003 N ALWORTH ST	GARDEN CITY, ID 83714-0000
R7353420010	LCON LLC	200 E 50TH ST	GARDEN CITY, ID 83714-0000
R7353420020	IRON MOUNTAIN HOLDINGS LLC	5265 N SAWYER AVE	GARDEN CITY, ID 83714-0000
R7353420030	JACKSON MICHAEL L	5040 N SAWYER AVE	BOISE, ID 83714-1400
S0631131228	VINEYARD CHRISTIAN FELLOWSHIP	4950 N BRADLEY ST	GARDEN CITY, ID 83714-1478

From: [planning](#)
Bcc: "ABC - Idaho State Police"; "ACHD Planning Review"; "Brent Moore (bmoore@adacounty.id.gov)"; "Bruce Smith"; "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"; "Fairview Acres"; "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"; "Mary Buersmeyer"; "Nadine Curtis"; "New Dry Creek"; Olesya Durfey; Pam Beaumont; Pam Beaumont Home; "Peg Temple"; planning; "Preservation"; "Project Manager"; "PVC1953"; "Rachele Klein"; 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; "Wed 2 No 1"; "Yulia"
Subject: City of Garden City Notice
Date: Thursday, July 22, 2021 2:00:00 PM
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:

- A. [CUPFY2021-0012](#) : JST Properties LLC is requesting a conditional use permit for the use of an industry flex and warehouse multi-tenant space located at 219 E. 50th Street, Ada County Parcel # R1055420240. The property is currently zoned C-2.

Please send comments to planning@gardencityidaho.org by **August 6th, 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 e: building@gardencityidaho.org
Window Hours: 9a.m. - 12p.m. and 1p.m. - 3:30p.m.



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, AUGUST 16, 2021** to consider:

DSRFY2019-25 : Erstad Architects is requesting a formal hearing with the Design Review Committee to discuss a site modification to the previously approved mixed-use development. The site modification consists of an 18-story, 111-unit condominium building, with 2,066sf of supplemental commercial space at the ground floor. The project is located at 510 E. 41st Street; Ada County Parcel Number R2734520933. The property is zoned C-2 and are located in the Activity Node – Neighborhood/Destination and Mixed Use Residential Land Use designations of the Comprehensive Plan.

THE GARDEN CITY PLANNING AND ZONING COMMISSION AT 6:30 P.M. ON WEDNESDAY, AUGUST 18, 2021 TO CONSIDER THE FOLLOWING:

CUPFY2021-0012: JST Properties LLC is requesting a conditional use permit for the use of an industry flex and warehouse multi-tenant space located at 219 E. 50th Street, Ada County Parcel # R1055420240. The property is currently zoned C-2.

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.

Publish Date: 07/29/2021