



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 13, 2022

Dear Property Owner:

This is an Official Notice of a Public Hearing regarding a property near your own. You are invited to attend a Design Review meeting on **Monday, May 16, 2022 at 3:00pm**, a public hearing of the Planning and Zoning Commission on **Wednesday, May 18, 2022 at 6:30pm** and a subsequent City Council Hearing on **Monday, June 13, 2022 at 6:00pm** and offer your testimony for consideration at the meeting, which 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.

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:

SUBFY2022-0004: Elle Estates: Combined Preliminary Final Plat processed as a Planned Unit Development: Aria Orr is requesting a residential subdivision consisting of 14 residential lots and 1 common lot located at 4800 N. Adams Street E.; Ada County Parcel #R2734523137 in the R-3 Medium Density Residential Zoning District.

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. **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.**
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. **Call in is available if you do not have access to internet.**
4. **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



SUBFY2022-0004- Preliminary Final Plat

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	PRIMARY OWNER	ADDRESS	CITY, STATE, ZIP
R2734523062	DILLON BOISE LLC	5501 W STATE ST	BOISE, ID 83703-0000
R2734523091	CUNINGHAM DENNIS & WANDA TRUST	4770 N ADAMS ST	GARDEN CITY, ID 83714-0000
R2734523121	CITY OF GARDEN CITY	6015 N GLENWOOD ST	GARDEN CITY, ID 83714-1347
R2734523135	BLISS PROPERTIES LLC	784 S CLEARWATER LOOP STE R	POST FALLS, ID 83854-0000
R2734523137	MARTINET PAUL V	403 LARKSPUR CT	CALDWELL, ID 83605-0000
R2734523465	DEMBI WILLIAM	313 E 48TH ST	GARDEN CITY, ID 83714-0000
R2734523470	ZVNH FAMILY TRUST	PO BOX 140838	GARDEN CITY, ID 83714-0000
R2734523476	OLIN FRED G	311 E 48TH ST	GARDEN CITY, ID 83714-4739
R5320750011	KOONTZ BETTY	4767 N ADAMS ST	GARDEN CITY, ID 83714-0000
R5320750021	PYPER JAMES	4763 N ADAMS ST	GARDEN CITY, ID 83714-0000
R5320750031	NGUYEN KENNY	210 E 39TH ST SPC 2	GARDEN CITY, ID 83714-0000
R5320750041	CUSHING THOMAS E	4818 W WILLOW LN	BOISE, ID 83703-0000
R5953730320	BRADSHAW TRACI	4799 W MYSTIC COVE WAY	GARDEN CITY, ID 83714-0000
R5953730330	BONDEDJOUN JOEL	4795 W MYSTIC COVE WAY	GARDEN CITY, ID 83714-0000
R5953730340	HOSTETLER JODIE	4787 W MYSTIC COVE DR	GARDEN CITY, ID 83714-4784
R5953730350	GRAY CAITLIN M	10104 ROCKWOOD CT	BOISE, ID 83704-0000
R5953730360	DEFRUSCIO LISA	4775 W MYSTIC COVE WAY	GARDEN CITY, ID 83714-0000
R5953730370	ADAK ACINKOC A	4771 W MYSTIC COVE WAY	GARDEN CITY, ID 83714-0000
R7476700008	GARDEN CITY MOBILE ESTATES INC	3784 N LANCER WAY	BOISE, ID 83713-0000
S0631131231	VINEYARD CHRISTIAN FELLOWSHIP	4950 N BRADLEY ST	GARDEN CITY, ID 83714-1478

From: [planning](#)
Bcc: [ABC - Idaho State Police](#); [ACHD Planning Review](#); [Bill Jacobs](#); [Brent Moore \(bmoore@adacounty.id.gov\)](#); [building](#); [C. Miller](#); [Caleb Lakey](#); [Casey Pozzanghera](#); [Charissa Bujak](#); [Charles Wadams](#); [City of Boise](#); [Colin Schmidt](#); [Connie Sol](#); [D. Gordon](#); [D. Sperfma](#); [Greg J. Martinez](#); [Hanna Veal](#); [Idaho DEQ](#); [Info](#); [Info](#); [ITD Development Services District 3](#); [james herbert](#); [James Page](#); [James Pavelek](#); [Jamie Huff](#); [Jenah Thornborrow](#); [Jim Keyser \(jkeyser@idahostatesman.com\)](#); [Joe Canning Work](#); [John Evans](#); [Jonathan Oppenheimer](#); [Kevin Wallis](#); [Kirk Meyers](#); [L. Badigia](#); [Lanette Daw](#); [Lindsey Pettyjohn Library](#); [Lisa Leiby](#); [M. Singlet](#); [Mack](#); [Marci Horner](#); [Mark Jones](#); [Mark Wasdahl](#); [Mary Buersmeyer](#); [Mike Bisagno](#); [Nadine Curtis](#); [New Dry Creek](#); [Olesya Durfey](#); [Peg Temple](#); [planning](#); [Preservation](#); [Project Manager](#); [PVC1953](#); [Rachele Klein](#); [Rick Allen](#); [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](#); [Yulia](#)
Subject: City of Garden City Notice
Date: Friday, April 8, 2022 3:26:00 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. **DSRFY2022-0004**: Design Review Application - Mysti Stelluto with Dave Evans Construction is requesting new construction of structure located at 5663 N. Glenwood Street; Ada County Parcel #R0540180090 in the C-2 General Commercial Zoning District.
- B. **DSRFY2022-0005**: Design Review Application - Mysti Stelluto with Dave Evans Construction is requesting new construction of structure located at 5659 N. Glenwood Street; Ada County Parcel #R0540180080 in the C-2 General Commercial Zoning District.
- C. **SUBFY2020-01**: Mountain View Townhomes: Combined Preliminary Final Plat processed as a Planned Unit Development: David Hale with Hale Development is requesting a residential subdivision consisting of 58 residential lots and 6 common lot located at 130 W. 53rd Street; Ada County Parcel #S0536141980 in the M Mixed Use Zoning District.
- D. **SUBFY2022-0003**: Binnion Subdivision - Combined Preliminary Final Plat processed as a Planned Unit Development: Trever Currie is requesting a residential subdivision consisting of 12 residential units located at 3933 & 3921 Adams Street; Ada County Parcel(s) #R2734502291 & #R2734502303 in the R-3 Medium Density Residential Zoning District.
- E. **SUBFY2022-0004**: Elle Estates: Combined Preliminary Final Plat processed as a Planned Unit Development: Ariaiah Orr is requesting a residential subdivision consisting of 14 residential lots and 1 common lot located at 4800 N. Adams Street E.; Ada County Parcel #R2734523137 in the R-3 Medium Density Residential

Zoning District.

Please send comments to planning@gardencityidaho.org by **April 25, 2022**. 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.

