



## DEVELOPMENT SERVICES DEPARTMENT

6015 Glenwood Street ■ Garden City, Idaho 83714  
Phone 208/472-2921 ■ Fax 208/472-2996 ■ [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org)  
■ [www.gardencityidaho.org](http://www.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 **September 19, 2022 at 3:00 PM**, a Planning and Zoning Commission public hearing on **September 21<sup>st</sup>, 2022 at 6:30 PM**, and a subsequent City Council Hearing on **October 10, 2022 at 6:00 PM** and offer your testimony for consideration. To view the meeting remotely, follow the link: <https://zoom.us/j/8188588340> or by calling 301-715-8592 then Enter Meeting ID (818 858 8340), then # to join.

**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:**

**SUBFY2022-0005:** Nicolette Womack is requesting a new construction of a townhome subdivision development (Coffey Townhomes) located at 8373 W. Chinden Blvd.; Ada County Parcel #R8191500522 in the C-2 General Commercial Zoning District.

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. 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.**
- 2. 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.**
- 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](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 hearings/meeting 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 corresponding hearing date.**

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

**SUBFY2022-0005:** A new construction of a townhome subdivision development (Coffey Townhomes) located at 8373 W. Chinden Blvd

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

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

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

Yes  No

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

Support the Application  Am Neutral  Oppose the Request

Comments:

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

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

**From:** [planning](#)  
**To:** [ABC - Idaho State Police](#); [ACHD Planning Review](#); [Bill Jacobs](#); [Brent Moore \(bmoore@adacounty.id.gov\)](#); [Bruce Smith](#); [building](#); [Caleb Lakey](#); [Casey Pozzanghera](#); [Charalee Jackson](#); [Charissa Bujak](#); [Charles Wadams](#); [City of Boise](#); [Colin Schmidt](#); [Connie Sol](#); [D. Gordon](#); [D. Sperfma](#); [Daniel Pavlinik](#); [Fairview Acres](#); [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](#); [Kevin Wallis](#); [L. Badigia](#); [Lanette Daw](#); [Leon Letson](#); [Lila Klopfenstein](#); [Lindsey Pettyjohn Library](#); [Lisa Leiby](#); [M Kellner](#); [M. reno](#); [M. Singlet](#); [Mack](#); [Marci Horner](#); [Mark](#); [Mark Jones](#); [Mark Wasdahl](#); [Mary Buersmeyer](#); [Mike Bisagno](#); [Mindy Wallace](#); [Nadine Curtis](#); [New Dry Creek](#); [Olesya Durfev](#); [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](#); [Tom Patterson](#); [Troy Vaughn](#); [Wed 2 No 1](#); [Yulia](#)  
**Subject:** Garden City Agency Notice  
**Date:** Thursday, August 11, 2022 1:35:00 PM  
**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 applications:

1. **[DSRFY2022-0014](#)** - Cathey Sewell is requesting a new mixed-use multi-family construction project located at 210 E. 35th Street; Ada County Parcel #R2734540260 in the C-2 General Commercial Zoning District.
2. **[DSRFY2022-0015](#)** - Jorre Delgado is requesting a new multi-family construction project located at 3941 N Reed Street; Ada County Parcel #R2734560061 in the R-3 Medium Density Residential Zoning District.
3. **[SUBFY2022-0005](#)**: Nicolette Womack is requesting a new construction of a townhome subdivision development located at 8373 W. Chinden Blvd.; Ada County Parcel #R8191500522 in the C-2 General Commercial Zoning District.
4. **[CUPFY2022-0013](#)**: Conditional Use Permit - Troy DeRosier is requesting a Mixed Use Studio for social dancing and private lessons located at 5125/5137 N Glenwood Street; Ada County Parcel #R8191508765 located in the C-2 General Zoning District.
5. **[CUPFY2022-0014](#)**: Conditional Use Permit - Michael Miraglio, with Bliss Properties LLC, is requesting the use of Service Provider at 4810 N. Adams St; Ada County Parcel #R2734523135 located in the R-3 Medium Density Residential Zoning District.
6. **[ZONFY2022-0001](#)**: Michael Miraglio with Bliss Properties, LLC is requesting a rezone of a 0.274 acre property, 4810 N Adams St; Ada County Parcel #R2734523135 located in R-3 Medium Density Residential zoning to C-2 General Commercial with the stated intent of developing a Residential Multi-Family with a Small Commercial Business.

Please send comments to [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org) by **September 2, 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.



## Development Services

Development Services Department, **City of Garden City**

p: 208-472-2921

a: 6015 Glenwood Street, Garden City, ID 83714

w: [www.gardencityidaho.org](http://www.gardencityidaho.org)



## 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 TUESDAY, SEPTEMBER 6, 2022**, TO CONSIDER THE FOLLOWING:

[DSRFY2022-0014](#) - Cathey Sewell is requesting a new mixed-use multi-family construction project located at 210 E. 35th Street; Ada County Parcel #R2734540260 in the C-2 General Commercial Zoning District.

[DSRFY2022-0015](#) - Jorre Delgado is requesting a new multi-family construction project located at 3941 N Reed Street; Ada County Parcel #R2734560061 in the R-3 Medium Density Residential Zoning District.

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, SEPTEMBER 19, 2022**, TO CONSIDER THE FOLLOWING:

[SUBFY2022-0005](#): Nicolette Womack is requesting a new construction of a townhome subdivision development located at 8373 W. Chinden Blvd.; Ada County Parcel #R8191500522 in the C-2 General Commercial Zoning District.

**THE GARDEN CITY PLANNING AND ZONING COMMISSION AT 6:30 P.M. ON WEDNESDAY, SEPTEMBER 21, 2022**, TO CONSIDER THE FOLLOWING:

[SUBFY2022-0005](#): Nicolette Womack is requesting a new construction of a townhome subdivision development located at 8373 W. Chinden Blvd.; Ada County Parcel #R8191500522 in the C-2 General Commercial Zoning District.

[CUPFY2022-0013](#): Conditional Use Permit - Troy DeRosier is requesting a Mixed Use Studio for social dancing and private lessons located at 5125/5137 N Glenwood Street; Ada County Parcel #R8191508765 located in the C-2 General Zoning District.

[CUPFY2022-0014](#): Conditional Use Permit - Michael Miraglio, with Bliss Properties LLC, is requesting the use of Service Provider at 4810 N. Adams St; Ada County Parcel #R2734523135 located in the R-3 Medium Density Residential Zoning District.

[ZONFY2022-0001](#): Michael Miraglio with Bliss Properties, LLC is requesting a rezone of a 0.274 acre property, 4810 N Adams St; Ada County Parcel #R2734523135 located in R-3 Medium Density Residential zoning to C-2 General Commercial with the stated intent of developing a Residential Multi-Family with a Small Commercial Business.

**GARDEN CITY COUNCIL WILL HOLD A PUBLIC HEARING AT 6:00 P.M. ON MONDAY, OCTOBER 10, 2022**, TO CONSIDER THE FOLLOWING:

[ZONFY2022-0001](#): Michael Miraglio with Bliss Properties, LLC is requesting a rezone of a 0.274 acre property, 4810 N Adams St; Ada County Parcel #R2734523135 located in

R-3 Medium Density Residential zoning to C-2 General Commercial with the stated intent of developing a Residential Multi-Family with a Small Commercial Business.

**SUBFY2022-0005**: Nicolette Womack is requesting a new construction of a townhome subdivision development located at 8373 W. Chinden Blvd.; Ada County Parcel #R8191500522 in the C-2 General Commercial Zoning District.

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.

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: 08/15/2022**

OBJECTID	PARCEL	PRIMARY OWNER	ADDRESS	CITY, STATE, ZIP
1	R3699750023	FONG WAYLAND B M D	5000 MOUNTAIN VIEW DR	BOISE, ID 83704-2309
3	R8191500007	AUSTIN TECH CENTER LLC	210 W MURRAY ST	BOISE, ID 83714-0000
4	R8191500372	TWIN ISLANDS LLC	210 MURRAY ST	GARDEN CITY, ID 83714-0000
7	R8191500522	IDAHOME REAL ESTATE HOLDINGS LLC	2577 S TRAILWOOD WAY	BOISE, ID 83716-0000
9	R8191500595	FISKE CHARLES DALE	5016 N SORRENTO DR	BOISE, ID 83704-0000
12	R8191500826	SHOLOTYUK TATYANA	6389 W OVERLAND RD	MERIDIAN, ID 83642-0000
13	R8191500943	8200WCH5 LLC	405 S 8TH ST # 301	BOSIE, ID 83702-7146
14	R8191502110	AREC 11 LLC	PO BOX 29046	PHOENIX, AZ 85038-9933
18	R8191502311	STATE OF IDAHO (DEPT OF HIGHWAYS)	PO BOX 8028	BOISE, ID 83707-2028