

6015 Glenwood Street • Garden City, Idaho 83714  
Phone 208/472-2921 • Fax 208/472-2926 • www.gardencityidaho.org

## Affidavit of Property Posting

I, (name) Jason Jones do hereby attest that the property located at (site address) 208 & 210 E 33rd St, Garden City, Idaho, was posted on (date) 9-9-2020. This posting was for (application number) DSRFY2020-25. The date of posting was no less than ten (10) days prior to the public hearing for which the application is to be heard in conformance with Section 8-6A-7 of the Garden City Code. The property was posted in compliance with Garden City standards of form, size, lettering, content, and placement for posting property for public notice.

*\*must submit clear and legible photos of the property posting with affidavit\**

BY: Jason Jones

TITLE Secretary (Wee Boise Inc)

State of Idaho)  
                  )SS  
County of Ada)

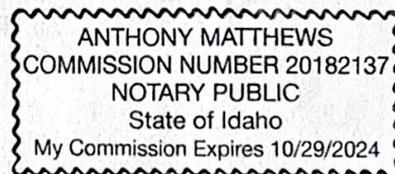
On this 10 day of September (month), 2020 (year), before me, the undersigned, a Notary Public in and for said State, personally appeared Jason M Jones (person responsible for posting) known or identified to me to be the person whose name is subscribed to be the foregoing instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Anthony Matthews  
Notary Public for Idaho

Residing at Ada / Idaho

Commission Expires: 10-29-2024



CITY OF  
GARDEN CITY  
PUBLIC HEARING  
NOTICE

THERE WILL BE A PUBLIC HEARING  
ON 9/21/20 AT 3:00PM AT CITY HALL  
6015 GLENWOOD and/or Zoom:  
<https://zoom.us/j/8188588340>  
or Phone In # 301-715-8592

Purpose: Design Review for 7 work/live units.  
Property Location: 208 & 210 E 33rd St.  
Application By: Jason Jones, DSRFY2020-25  
Contact the city planner at 472-2921 with any questions

208

# CITY OF GARDEN CITY PUBLIC HEARING NOTICE

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Property Location: 208 & 210 E 33rd St.

Application By: Jason Jones, DSRFY2020-25

Contact the city planner at 472-2921 with any questions



**From:** [planning](#)  
**Bcc:** [Abe Blount](#); [Alicia Martin](#); [Bill Bosworth](#); [building](#); [C. Miller](#); [C. Riddle](#); [Caleb Lakey](#); [Charissa Bujak](#); [Charles Leffler](#); [Charles Wadams](#); [Christian Samples](#); [Colin Schmidt](#); [Connie Sol](#); [D. Gordon](#); [Daniel Pavlink](#); [Director Mark Lavin](#); [Elfreda Higgins](#); [Eric Exline](#); [Fairview Acres](#); [Greg J. Martinez](#); [ITD Development Services District 3](#); [Jackson Heim](#); [james herbert](#); [James Page](#); [Jamie Huff](#); [Jeff Souza](#); [Jenah Thornborrow](#); [Jim Keyser](#) ([jkeyser@idahostatesman.com](mailto:jkeyser@idahostatesman.com)); [Joe Canning Work](#); [John Evans](#); [Kevin Wallis](#); [Lindsey Pettyjohn Library](#); [Lisa Leiby](#); [M. reno](#); [M. Singlet](#); [Mack](#); [Mark](#); [Mark Jones](#); [Mark Wasdahi](#); [Nadine Curtis](#); [New Dry Creek](#); [Olesya Durfey](#); [Pam Beaumont](#); [Pam Beaumont Home](#); [Peg Temple](#); [planning](#); [Project Manager](#); [PVC1953](#); [R. Scott](#); [Rick Allen](#); [Robert Olson](#); [Romeo Gervias](#); [Ronald Wilper](#); [S. Bryce Farris](#) ([bryce@sawtoothlaw.com](mailto:bryce@sawtoothlaw.com)); [Shelley](#); [Stefanie](#) ([stefanie@settlersirrigation.org](mailto:stefanie@settlersirrigation.org)); [Susanna Smith](#); [T. Laws](#); [Todd Callahan](#); [Tom Patterson](#); [Troy Vaughn](#); [WBSDMB](#); [Wed 2 No 1](#); [Yulia](#)  
**Subject:** Garden City Agency Notice - Added Link  
**Date:** Monday, August 31, 2020 1:10:00 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 application:

**DSRFY2020-25**: Jason Jones with WeeBoise is requesting a combined Design Review approval for the Work-Live-Create Overlay Development for 7 units at 208 and 210 E. 33rd Street; Ada County Parcel R2734541364.& R2734541360. The properties are within the Mixed Use (M) zoning district and the Work/Live/Create Land Use designation of the Comprehensive Plan.

Please send comments to [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org) by **September 14, 2020**. 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



## Elizabeth Schenstrom

*Data Management Specialist*

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.



# Idaho Statesman

Keeping you connected | IdahoStatesman.com

## Order Confirmation

**Customer**

GARDEN CITY CITY OF

**Customer Account**

264046

**Customer Address**

6015 GLENWOOD ST  
GARDEN CITY ID 837141347 USA

**Customer Phone**

208-472-2900

**Customer Fax****Sales Rep**

bjantzen@mcclatchy.com

**Payor Customer**

GARDEN CITY CITY OF

**Payor Account**

264046

**Payor Address**

6015 GLENWOOD ST  
GARDEN CITY ID 837141347 USA

**Payor Phone**

208-472-2900

**Customer EMail**

lleiby@gardencityidaho.org

**Order Taker**

bjantzen@mcclatchy.com

**PO Number**

Legal Notice for DR 09022020

**Payment Method**

Invoice

**Blind Box****Tear Sheets**

1

**Proofs**

0

**Affidavits**

1

**Net Amount**

\$72.44

**Tax Amount**

\$0.00

**Total Amount**

\$72.44

**Payment Amount**

\$0.00

**Amount Due**

\$72.44

**Ad Order Number**

0004743846

**Order Source****Ordered By**

Elizabeth Schenstrom

**Special Pricing****Invoice Text**

Legal Notice for DR 09022020

**Promo Type****Package Buy****Materials**

**Ad Order Information**

<b><u>Ad Number</u></b>	<b><u>Ad Type</u></b>	<b><u>Production Method</u></b>	<b><u>Production Notes</u></b>
0004743846-01	BOI-Legal Liner	AdBooker	

<b><u>External Ad Number</u></b>	<b><u>Ad Attributes</u></b>	<b><u>Ad Released</u></b>	<b><u>Pick Up</u></b>
		No	

<b><u>Ad Size</u></b>	<b><u>Color</u></b>
1 X 68 li	

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<b><u>Product</u></b>	<b><u>Placement</u></b>	<b><u>Times Run</u></b>	<b><u>Schedule Cost</u></b>
BOI-Idaho Statesman	0300 - Legals Classified	1	\$72.44

<b><u>Run Schedule Invoice Text</u></b>	<b><u>Position</u></b>
LEGAL NOTICE OF PUBLIC HEARING Pursuant	0301 - Legals & Public Notices

<b><u>Run Dates</u></b>
09/02/2020

**LEGAL NOTICE OF PUBLIC HEARING**

Pursuant to established procedure, NOTICE IS HEREBY GIVEN THAT The Garden City Design Committee will hold a public hearing at 3:00 p.m. Monday, SEPTEMBER 21, 2020, at Garden City Hall, 6015 Glenwood St., Garden City, Idaho or to view the meeting remotely, please follow the link: <https://zoom.us/j/8188588340> or phone in # 301-715-8592 to consider the following:

**DSRFY2020-25:** Jason Jones with WeeBoise is requesting a combined Design Review approval for the Work-Live-Create Overlay Development for 7 units at 208 and 210 E. 33rd Street; Ada County Parcel R 2 7 3 4 5 4 1 3 6 4 . & R2734541360. The properties are within the Mixed Use (M) zoning district and the Work/Live/Create Land Use designation of the Comprehensive Plan.

Auxiliary aids or services for persons with disabilities are available upon request. Please call the Planning and Zoning Department at 472-2921 three (3) days prior to this public hearing so that arrangements can be made. 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 have noticed that earphones seem to be the best option. Call in is available if you do not have access to internet. If you are interested in attending remotely please contact [planning@garden-cityidaho.org](mailto:planning@garden-cityidaho.org) or call 472-2921 at least one working day prior to the meeting and we will get you further instructions.

**Publish Date: 09/02/2020**

0004743846-01



## DEVELOPMENT SERVICES DEPARTMENT

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

September 4, 2020

Jason Jones  
Wee Boise  
208 E. 33<sup>rd</sup> St.  
Garden City, ID 83714

Sent via e-mail to weeboise@gmail.com and via USPS

Re: Determination of Completeness/Application Acceptance – Tentatively Accepted

Dear Mr. Jones,

This letter is to inform you that Design Review DSRFY2020 - 25, located at 208 & 210 E. 33<sup>rd</sup> Street, has been accepted and scheduled to be heard by the Design Review Committee **September 21, 2020 at 3:00 p.m.**

The hearing will be held in the City Council Chambers of Garden City Hall, 6015 N. Glenwood, Garden City, Idaho 83714 and/or zoom: <https://zoom.us/j/8188588340> or Phone In # 301-715-8592 please refer to the Covid-19 tab on the [gardencityidaho.org](http://gardencityidaho.org) for up to date information related to location changes depending on circumstances related to Covid-19.

Per [GCC Table 8-6A-2](#) the required application information appears to have been submitted. **The review to determine completeness was cursory. It appears that there is adequate information to conduct the review, however, upon more in-depth review of the materials we may require further information.**

Provided we receive the required information we will be sending notice to stakeholders requesting review of your project, providing legal notifications and reviewing your project for compliance with applicable regulations. Due to open meeting laws it is requested that the applicant does not contact the decision makers off the record. All documentation and comments should be submitted through staff or at the Public Hearing.

It is our goal to provide you with a draft report so that you may review it ahead of time. We appreciate feedback as to accuracy of information and willingness to adhere to any proposed conditions of approval.

### Remaining requirements:

You are responsible for completing the following items prior to the scheduled hearing:

- The site shall be posted with a Public Hearing Notice sign by **NO LESS THAN 10 DAYS PRIOR TO THE HEARING DATE** in accordance with Garden City Code 8-6A-7.

- An affidavit of property posting and photos of the sign shall be submitted in accordance with Garden City Code 8-6A-7 by **NO LESS THAN 7 DAYS PRIOR TO HEARING DATE.**
- Any outstanding fees must be paid.
- The property posting sign must be taken down **NO LESS THAN 30 DAYS AFTER THE HEARING DATE.**

**Failure to complete any of these requirements will result in the application being automatically continued to the next hearing. Repeated failures to complete these requirements may result in the application's denial. Applications that are denied cannot resubmit in substantially the same form for one year.**

What to expect at a hearing:

- You or your representative must be present at the hearing to represent the application. You may provide a presentation such as a Power Point. **Failure to be present at the hearing will result in the application being continued to the next hearing or denied in the case of repeated absences.**
- Your application may be moved to the consent agenda if:
  - You agree with the staff report and the draft decision; AND
  - If no members of the public wish to testify in opposition to your application; AND
  - A decision maker does not wish to hear the application.

If any of the above criteria are not met, the public hearing will be held.

- If the public hearing is held, the hearing procedure will consist of:
  - The hearing item will be announced;
  - The applicant presents their proposal;
  - Staff presents the staff report;
  - Public testimony is taken on the application;
  - The applicant has an opportunity to provide rebuttal testimony;
  - Public testimony is closed, and the decision-making body deliberates and decides on the application.

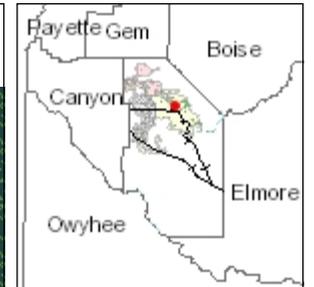
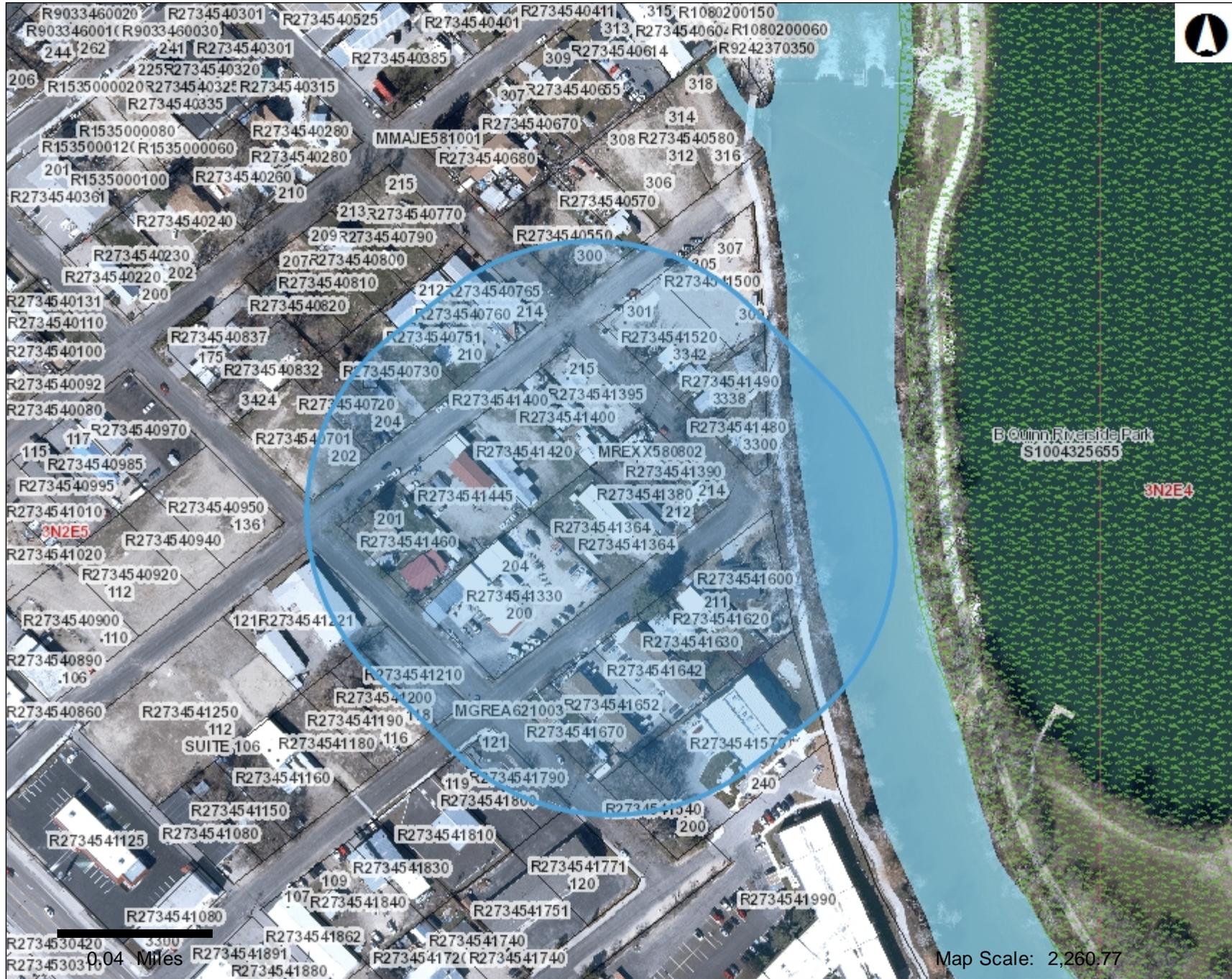
\*Please provide a full account of your project during your presentation or proposal. The Chair of the meeting cannot accept questions and comments out of turn.

Please contact us at [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org) or 208-472-2922 with any questions concerning your application.

Sincerely,  
Development Services Department

# Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



### Legend

- Railroad
- Roads (<2,000 scale)
  - <all other values>
  - Interstate
  - Ramp
  - Principal Arterial
  - Collector
  - Minor Arterial
  - Local
  - Parks
  - Alley
  - Driveway
- Parks
- Water
- Address
- Sections
- Parcel Numbers
  - condos
  - Parcels
  - CountyBoundary

Map Scale: 2,260.77

8/28/2020



## 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)

August 31, 2020

### Dear Property Owner:

This is an **Official Notice of Intent to Approve or Deny** the **DESIGN** of a property near your own. Garden City Code provides that all owners of property within 300' of the boundaries of the applicant's proposal be notified of the City's **intent to approve** the application. A public hearing on this matter has been scheduled for **3:00pm on MONDAY, SEPTEMBER 21, 2020** at Garden City Hall, 6015 N. Glenwood St., Garden City, Idaho 83714 and/or zoom: <https://zoom.us/j/8188588340> or Phone In # 301-715-8592. **The decision following the public hearing will be final within fourteen (14) days unless there is a written objection submitted to the City stating the code has been misinterpreted or misapplied.** G.C.C. § 8-6A-5.B.2.

**DSRFY2020-25:** Jason Jones with WeeBoise is requesting a combined Design Review approval for the Work-Live-Create Overlay Development for 7 units at 208 and 210 E. 33rd Street; Ada County Parcel R2734541364.& R2734541360. The properties are within the Mixed Use (M) zoning district and the Work/Live/Create Land Use designation of the Comprehensive Plan.

The application materials can be found online at [www.gardencityidaho.org](http://www.gardencityidaho.org) in the correlating date of the hearing under the Calendar/Agendas link on the home page or under the Development Services Department, Planning Section, under Applications in Progress.

### 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](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 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**

.....  
**DSRFY2020-25 Design Review**

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

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

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

No  Yes      If yes please provide email address: \_\_\_\_\_

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

Support the Application       Am Neutral       Oppose the Request

Comments:

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

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

PARCEL	PRIMOWNER	ADDCONCAT
R2734540550	URBAN WILLOW LLC	PO BOX 7156
R2734540570	URBAN WILLOW LLC	210 W MURRAY ST
R2734540720	FIVE273344CLITHEROADAMSLLC	PO BOX 140838
R2734540765	M P G LLC	PO BOX 45180
R2734541200	BOWES DANA KEVIN	1912 N 17TH ST
R2734541330	STONEWRIGHT LLC	200 E 33RD ST
R2734541364	WEE BOISE INC	921 S ORCHARD ST STE G
R2734541380	MITCHELL REBECCA D	121 CHEEK ST
R2734541390	AHLBERG EAST LLC	7590 E HIGHLAND VALLEY RD
R2734541400	AHLBERG WEST LLC	7590 E HIGHLAND VALLEY RD
R2734541445	SL BOWSH PROPERTIES LLC	207 E 34TH ST
R2734541460	WILKE DOROTHY E	201 E 34TH ST
R2734541480	BLACK ENTERPRISES LLC	6750 W VICTORY RD
R2734541490	SUMMERS MARY P	2515 N 30TH ST
R2734541540	ZUBIZARETA PROPERTIES LP	PO BOX 140852
R2734541570	THURAS LLC	PO BOX 8506
R2734541600	BRANDT DAVID	215 E 33RD ST
R2734541620	LANDRY LOU FAMILY TRUST 08/27/2019	211 E 33RD ST
R2734541630	RENE ROBERTA	2212 N HEIGHTS DR
R2734541642	DOAN LONG T	7319 W ASHLAND ST
R2734541670	STAMBAUGH COLEEN	3908 REED ST
R2734541771	SCOTT JOSEPH B	501 E BAYBROOK CT
R2734541790	SCOTT J B	501 E BAYBROOK CT
MGREA621003	STAMBAUGH COLEEN MARIE	3908 N REED ST
MREXX580802	AHLBERG JERRY L	7590 E HIGHLAND VALLEY RD

STATCONCAT

BOISE, ID 83707-1156

BOISE, ID 83714-0000

GARDEN CITY, ID 83714-0000

BOISE, ID 83711-0000

BOISE, ID 83702-0000

GARDEN CITY, ID 83714-0000

BOISE, ID 83705-0000

CARRBORO, NC 27510-0000

BOISE, ID 83716-0000

BOISE, ID 83716-0000

GARDEN CITY, ID 83714-0000

GARDEN CITY, ID 83714-0000

BOISE, ID 83709-0000

BOISE, ID 83703-5460

GARDEN CITY, ID 83714-0000

BOISE, ID 83707-0000

GARDEN CITY, ID 83714-0000

BOISE, ID 83714-6616

BOISE, ID 83702-2830

BOISE, ID 83709-0000

GARDEN CITY, ID 83714-0000

BOISE, ID 83706-0000

BOISE, ID 83706-0000

GARDEN CITY, ID 83714-0000

BOISE, ID 83716-0000