



## DEVELOPMENT SERVICES DEPARTMENT

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

September 4, 2020

David Hale  
Hale Development, INC.  
1603 W. Idaho St.  
Boise, ID 83702

Sent via e-mail to david@haledevelopment.com and via USPS

Re: Determination of Completeness/Application Acceptance – **Tentatively Accepted**

Dear Mr. Hale,

This letter is to inform you that Mountain View Townhomes Subdivision, SUBFY2020-01 and located at Ada County Parcel #S0536141980, has been accepted and scheduled to be heard by the Planning and Zoning Commission **Wednesday, September 16, 2020 at 6:30 p.m.** and the Design Review Committee on **Monday, September 21, 2020 at 3:00 p.m.** The Planning and Zoning Commission and the Design Review Committee are recommending body to the Garden City Council on this item. A subsequent hearing with the Garden City Council has been scheduled on **Monday, October 12, 2020 at 6:00 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 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 has not been submitted. **The following additional information is needed:**

- A. Neighborhood Map
- B. Topographic Survey

**If we do not receive this information by Friday, September 11, 2020, we will cease further action on this application.**

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

## AFFIDAVIT OF PUBLICATION

| Account # | Ad Number  | Identification                        | PO                     | Amount   | Cols | Depth   |
|-----------|------------|---------------------------------------|------------------------|----------|------|---------|
| 264046    | 0004734828 | LEGAL NOTICE OF PUBLIC HEARINGS PURSU | P&Z, CC and DSR Review | \$116.72 | 2    | 6.00 In |

**Attention:** Elizabeth Schenstrom

GARDEN CITY CITY OF  
6015 GLENWOOD ST  
GARDEN CITY, ID 837141347

### 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, SEPTEMBER 21, 2020** AT GARDEN CITY HALL, 6015 GLENWOOD STREET, GARDEN CITY, IDAHO OR TO VIEW THE MEETING REMOTELY, PLEASE FOLLOW THE LINK: [HTTPS://ZOOM.US/J/8188588340](https://zoom.us/j/8188588340) OR PHONE IN # 301-715-8592 TO CONSIDER A REQUEST FOR:

**ANNEXFY2020-1/SUBFY2020-07:** Josh Beach with Sawtooth Land Survey is requesting to annex a 6.4 acre parcel of land located at 6300 N Ulmer lane with a proposed zoning designation of R-2 Low Density Residential. Concurrently the applicant is proposing a 29 lot including 5 common lot residential subdivision being processed as a planned unit development located at 6300 N Ulmer Lane; R8123254980

**SUBFY2020-1:** David Hale with Hale Development is requesting approval recommendations for a planned unit development, preliminary plat subdivision, and development agreement modification for a proposed 61 unit townhome development. The property is located at Ada County Parcel # RS0536141980.

GARDEN CITY COUNCIL WILL HOLD A PUBLIC HEARING AT **6:00 P.M. ON MONDAY, OCTOBER 12, 2020** AT GARDEN CITY HALL, 6015 GLENWOOD STREET, GARDEN CITY, IDAHO OR TO VIEW THE MEETING REMOTELY, PLEASE FOLLOW THE LINK: [HTTPS://ZOOM.US/J/8188588340](https://zoom.us/j/8188588340) OR PHONE IN # 301-715-8592 TO CONSIDER A REQUEST FOR:

THE GARDEN CITY PLANNING AND ZONING COMMISSION AT 6:30 P.M. ON **WEDNESDAY, SEPTEMBER 16, 2020** AT GARDEN CITY HALL, 6015 GLENWOOD STREET, GARDEN CITY, IDAHO OR TO VIEW THE MEETING REMOTELY, PLEASE FOLLOW THE LINK: [HTTPS://ZOOM.US/J/8188588340](https://zoom.us/j/8188588340) OR PHONE IN # 301-715-8592 TO CONSIDER A REQUEST FOR:

**ANNEXFY2020-1/SUBFY2020-07:** Josh Beach with Sawtooth Land Survey is requesting to annex a 6.4 acre parcel of land located at 6300 N Ulmer lane with a proposed zoning designation of R-2 Low Density Residential. Concurrently the applicant is proposing a 29 lot including 5 common lot residential subdivision being processed as a planned unit development located at 6300 N Ulmer Lane; R8123254980

**SUBFY2020-1:** David Hale with Hale Development is requesting approval recommendations for a planned unit development, preliminary plat subdivision, and development agreement modification for a proposed 61 unit townhome development. The property is located at Ada County Parcel # RS0536141980.

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 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 08/24/2020**

0004734828-01

VICTORIA RODELA, being duly sworn, deposes and says: That she is the Principal Clerk of The Idaho Statesman, a daily newspaper printed and published at Boise, Ada County, State of Idaho, and having a general circulation therein, and which said newspaper has been continuously and uninterruptedly published in said County during a period of twelve consecutive months prior to the first publication of the notice, a copy of which is attached hereto: that said notice was published in The Idaho Statesman, in conformity with Section 60-108, Idaho Code, as amended, for:

1 Insertions

Beginning issue of: 08/24/2020

Ending issue of: 08/24/2020

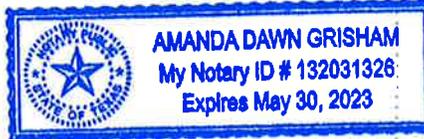
*V Rodela*

(Legals Clerk)

On this 24th day of August in the year of 2020 before me, a Notary Public, personally appeared before me Victoria Rodela known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that she executed the same.

*[Signature]*

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits. Legal document please do not destroy!

**From:** [planning](#)  
**Bcc:** [ABC - Idaho State Police](#); [Abe Blount](#); [Alicia Martin](#); [Bill Bosworth](#); [Brent Moore \(bmoore@adacounty.id.gov\)](#); [building](#); [C. Miller](#); [C. Riddle](#); [Caleb Lakey](#); [Charissa Bujak](#); [Charles Leffler](#); [Charles Wadams](#); [Christian Samples](#); [Colin Schmidt](#); [Connie Sol](#); [D. Gordon](#); [D. Sperfma](#); [Director Mark Lavin](#); [Elfreda Higgins](#); [Eric Exline](#); [Info](#); [ITD Development Services District 3](#); [Jackson Heim](#); [James Page](#); [Jeff Souza](#); [Jenah Thornborrow](#); [Jim Keyser \(jkeyser@idahostatesman.com\)](#); [Joe Canning Work](#); [John Evans](#); [Kevin Wallis](#); [L. Badigia](#); [Lanette Daw](#); [Lindsey Pettyjohn Library](#); [Lisa Leiby](#); [M. reno](#); [M. Singlet](#); [Mack](#); [Mark](#); [Mark Jones](#); [Mark Wasdahl](#); [Nadine Curtis](#); [New Dry Creek](#); [Olesya Durfey](#); [Pam Beaumont](#); [Pam Beaumont Home](#); [Peg Temple](#); [planning](#); [Project Manager](#); [PVC1953](#); [R. Scott](#); [Rick Allen](#); [Robert Olson](#); [Ronald Wilper](#); [S. Bryce Farris \(bryce@sawtoothlaw.com\)](#); [Shelley](#); [Stefanie \(stefanie@settlersirrigation.org\)](#); [Susanna Smith](#); [T. Laws](#); [Todd Callahan](#); [Tom Patterson](#); [Troy Vaughn](#); [WBSDMB](#); [Wed 2 No 1](#); [Yulia](#)  
**Subject:** Garden City Notice  
**Date:** Thursday, August 20, 2020 3:14:00 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:

**SUBFY2020-1**: David Hale with Hale Development is requesting approval recommendations for a planned unit development, preliminary plat subdivision, and development agreement modification for a proposed 61 unit townhome development. The property is located at Ada County Parcel # RS0536141980.

Please send comments to [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org) by **September 10, 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



## 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.

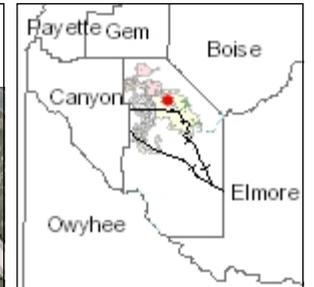


| PARCEL      | PRIMOWNER                              | ADDCONCAT               | STATCONCAT                 |
|-------------|--|-------------------------|----------------------------|
| R3161500160 | BACHMAN TIMOTHY                        | 4222 N MOUNTAIN VIEW DR | BOISE, ID 83704-0000       |
| R3161500180 | BAKER BRYAN E                          | 4224 N MOUNTAIN VIEW DR | BOISE, ID 83704-0000       |
| R3161500200 | GRASMICK HENRY J                       | 4242 N MOUNTAIN VIEW DR | BOISE, ID 83704-0000       |
| R3161500222 | TILLEY MICHAEL B                       | 300 OVERLAND AVE        | BURLEY, ID 83318-0000      |
| R5862510010 | SINCLAIR WILLIAM S                     | 4145 N COLE LN          | BOISE, ID 83704-0000       |
| R5862510020 | LEVAN MARK A                           | 4197 N COLE LN          | BOISE, ID 83704-0000       |
| R5862510030 | PHILLIPS GINA D                        | 4203 N COLE LN          | BOISE, ID 83704-3567       |
| R8549000099 | BAUER MARK D                           | 4153 N MOUNTAIN VIEW DR | BOISE, ID 83704-0000       |
| R8549000110 | OSTERHOUT JODY M                       | 4145 N MOUNTAIN VIEW DR | BOISE, ID 83704-0000       |
| R8954000021 | B & R VENTURES LLC                     | 4511 N GLENWOOD ST      | BOISE, ID 83704-0000       |
| R8954000030 | BRUNS ADAM                             | 4515 N GLENWOOD ST      | BOISE, ID 83704-0000       |
| S0631233880 | CS2 LLC                                | PO BOX 191028           | BOISE, ID 83719-0000       |
| S0631233900 | LOWE ERIC                              | 4201 N LENORA ST        | BOISE, ID 83704-0000       |
| R3161500090 | HELB FAMILY TRUST                      | 4154 N MOUNTAIN VIEW DR | BOISE, ID 83704-0000       |
| R3161500141 | WOMACK KEVIN L                         | 4210 MOUNTAIN VIEW DR   | BOISE, ID 83704-3535       |
| R5455010007 | BRINTON AARON DAVID                    | 1713 N 13TH ST          | BOISE, ID 83702-0000       |
| R5455010015 | PALMER TRAVIS V                        | 7660 W MANORWOOD DR     | BOISE, ID 83704-0000       |
| R5862510040 | FILLER MERL C & ELINOR C LIVING TRUST  | 4225 N COLE LN          | BOISE, ID 83704-0000       |
| R5862510060 | ANTON CHRISTIAN J                      | 4198 N COLE LN          | BOISE, ID 83704-3566       |
| R7334170125 | PARK HAMPTON LLC                       | 104 E 44TH ST           | GARDEN CITY, ID 83714-0000 |
| R7451230240 | GROFUNK LLC                            | 5485 N PIERCE PARK LN   | BOISE, ID 83714-0000       |
| R8549000030 | HETLAND LANAE MARIE                    | 2635 W PRIMELAND DR     | MERIDIAN, ID 83646-0000    |
| R8549000090 | WILSON JOANN A                         | 4217 N MOUNTAIN VIEW DR | BOISE, ID 83704-0000       |
| S0536141906 | FRIENDS CHURCH OF BOISE                | 7751 GODDARD RD         | BOISE, ID 83704-3121       |
| S0536141988 | MOSSY ROCK LLC                         | PO BOX 191028           | BOISE, ID 83719-0000       |
| R3161500120 | GILBERT RACHEL S                       | 4200 N MOUNTAIN VIEW DR | BOISE, ID 83704-0000       |
| R3161500150 | GLENVIEW WATER SYSTEM INC              | 4154 MOUNTAIN VIEW DR   | BOISE, ID 83704-3503       |
| R5455010010 | STREEBY-VALDEZ JACKIE                  | 7680 W MANORWOOD DR     | BOISE, ID 83704-3555       |
| R5862510050 | SEEWALD RONALD P                       | 4226 N COLE LN          | BOISE, ID 83704-3566       |
| R5862510070 | SAMZAK LLC                             | 4761 N RIVERVISTA PL    | GARDEN CITY, ID 83714-0000 |
| R8549000070 | EBRAHIMPOUR JASON                      | 4225 N MOUNTAIN VIEW DR | BOISE, ID 83704-0000       |
| R8549000095 | WILLIAMS ASHLEY CECILIA                | 4209 N MOUNTAIN VIEW DR | BOISE, ID 83704-0000       |
| R8954000004 | BRESHEARS REBECCA REVOC TRUST 10/23/17 | 5770 N BEAHAM AVE       | MERIDIAN, ID 83646-0000    |

|             |                                |                         |                           |
|-------------|--------------------------------|-------------------------|---------------------------|
| S0536120815 | SETTLERS IRRIGATION DISTRICT   | PO BOX 7571             | BOISE, ID 83707-1571      |
| S0536141860 | HIRSCHBURG PETER L JR          | 471 N CURTIS RD         | BOISE, ID 83706-0000      |
| R3161500005 | GREEN JASON P                  | 4140 N MOUNTAIN VIEW DR | BOISE, ID 83704-0000      |
| R5639760100 | METROPOLITAN LIFE INSURANCE CO | 1014 VINE ST            | CINCINNATI, OH 45202-0000 |
| R7334170140 | TLN HOLDINGS LLC               | 2807 PARKRIVER DR       | BOISE, ID 83706-0000      |
| R7334170175 | WALTZ IAN SCOTT                | 1035 N JUSTIN PL        | MERIDIAN, ID 83646-0000   |
| R8549000010 | LEONARD MICHAEL S              | 3412 N 36TH ST          | BOISE, ID 83703-0000      |
| S0536120817 | PARROTT DENNIS LLOYD           |                         | , 00000-0000              |

# 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 - 4,000 s)
  - <all other values>
  - Interstate
  - Ramp
  - Principal Arterial
  - Collector
  - Minor Arterial
  - Local
  - Parks
  - Alley
  - Driveway
- Parks
- Water
- Sections
- Parcel Numbers
  - condos
  - Parcels
  - CountyBoundary
- AdaOrthos2016
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

12/17/2019

Map Scale: 3,762:32

Date

Name

Address

Address 2

Email

Phone