



## DEVELOPMENT SERVICES DEPARTMENT

6015 Glenwood Street ■ Garden City, Idaho 83714  
Phone 208/472-2921 ■ Fax 208/472-2996 ■  
[www.gardencityidaho.org](http://www.gardencityidaho.org)

June 2, 2020

Robert Taunton  
2724 S. Palmatier Way  
Boise, ID 83716

Sent via e-mail to [bobtaunton@tautongroup.com](mailto:bobtaunton@tautongroup.com) and via USPS

Re: Determination of Completeness/Application Acceptance

Dear Mr. Taunton,

This letter is to inform you that Code Text Amendment application CPAFY2020 - 0005 has been scheduled for a work session with the Design Review Committee on **Monday, June 15, 2020 at 3:00p.m.** and the Planning and Zoning Commission on **Wednesday, June 17, 2020, at 6:30 p.m.**

Per [GCC Table 8-6A-2](#) the required application information appears to have been submitted in conjunction with the application. Your submittal notes that you intend on scheduling the required neighborhood meeting by early July. Provided that documentation is submitted that the neighborhood meeting was conducted in accordance with [GCC 8-6A-7](#) by July 9, 2020 the application will be heard by the Design Review Committee on **Monday, August 3, 2020 at 3:00p.m** and the Planning and Zoning Commission on **Wednesday, August 19, 2020, at 6:30 p.m.** The Planning and Zoning Commission and Design Review Committees are recommending bodies to the Garden City Council on this item. A subsequent hearing with the Garden City Council will be scheduled on **Monday, September 14, 2020 at 6:00 p.m.**

Between now and the scheduled hearing we will be sending notice to stakeholders requesting review of your project, providing legal notifications, and reviewing your project for compliance with applicable regulations. All documentation and comments should be submitted through staff at [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org) or at the Public Hearing. **To avoid delays, we encourage you to provide all materials at least 8 days prior to the hearing so that they can be included in the record to be reviewed ahead of time.**

### Remaining requirements:

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

- Any outstanding fees must be paid.

**Failure to complete the above requirement 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

CC: File

# NOTICE

PURSUANT TO ESTABLISHED PROCEDURE, NOTICE IS HEREBY GIVEN THAT THE GARDEN CITY PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING AT **6:30 P.M. WEDNESDAY, AUGUST 19, 2020**, AND THE GARDEN CITY DESIGN REVIEW COMMITTEE WILL HOLD A PUBLIC HEARING AT **3:00 P.M. ON MONDAY, AUGUST 17, 2020**, AND GARDEN CITY COUNCIL WILL HOLD A PUBLIC HEARING AT **6:00 P.M. ON MONDAY, SEPTEMBER 28, 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> OR PHONE IN # 301-715-8592 TO CONSIDER A REQUEST FOR:

Bob Taunton, representing Glass Creek, LLC, is requesting a potential code amendment to Garden City Code 8-6B-6 Specific Area Plan (SAP) and related code sections to modify the existing code to correct deficiencies and to establish SAP as a base zoning district. Code sections 8-7A-2 Definitions of Terms; 8-2B-2 Allowed Uses; 8-2B-1 Purpose; and 8-2A-1 Base Zoning Districts Established are proposed to be updated accordingly. (File: CPAFY2020-00005).

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 07/26/2020**

**Please print in a 2x4**

# Idaho Statesman

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## 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

<u>PO Number</u>	<u>Payment Method</u>	<u>Blind Box</u>	<u>Tear Sheets</u>	<u>Proofs</u>	<u>Affidavits</u>
Revised CPAFY2020-00005	Invoice		1	0	1

<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Amount</u>	<u>Amount Due</u>
\$82.40	\$0.00	\$82.40	\$0.00	\$82.40

<u>Ad Order Number</u>	<u>Order Source</u>	<u>Ordered By</u>	<u>Special Pricing</u>
0004708337		Elizabeth	
<b><u>Invoice Text</u></b>			<b><u>Promo Type</u></b>
Revised CPAFY2020-00005			
<b><u>Package Buy</u></b>			<b><u>Materials</u></b>

### Ad Order Information

<u>Ad Number</u>	<u>Ad Type</u>	<u>Production Method</u>	<u>Production Notes</u>
0004708337-01	BOI-Legal Display	New Build	

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

<u>Ad Size</u>	<u>Color</u>
2 X 4.00"	

<u>Product</u>	<u>Placement</u>	<u>Times Run</u>	<u>Schedule Cost</u>
BOI-Idaho Statesman	0300 - Legals Classified	1	\$82.40

<u>Run Schedule Invoice Text</u>	<u>Position</u>
	0301 - Legals & Public Notices

<u>Run Dates</u>
07/26/2020

**From:** [planning](#)  
**Bcc:** [103.5 KISS FM](#); [Adam Cotterell](#); [Boise State Public Radio](#); [Boise Weekly](#); [Channel 6 News Director](#); [Don Day at BoiseDev.com](#); [Elizabeth Duncan](#); [Garden City Newsletter](#); [Idaho Business Review](#); [Idaho Press Tribune](#); [Idaho Statesman Newsroom](#); [Jamie Grey](#); [John Miller](#); [KBOI News](#); [KBOI-Ken Weaver](#); [KIVI 6 News](#); [KIVI News](#); [KTVB News](#); [Mark Johnson](#); [Patrick Orr](#); [Radio Boise](#); [Scott Graf](#); [Tia Markland-Crabtree](#); [Greenbelt Magazine](#)  
**Subject:** Garden City Public Hearing City Code Text Amendment Request  
**Date:** Thursday, July 23, 2020 11:39:00 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)

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THE GARDEN CITY PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING AT **6:30 P.M. WEDNESDAY, AUGUST 19, 2020**, THE GARDEN CITY DESIGN REVIEW COMMITTEE WILL HOLD A PUBLIC HEARING AT **3:00 P.M. ON MONDAY, AUGUST 17, 2020**, AND GARDEN CITY COUNCIL WILL HOLD A PUBLIC HEARING AT **6:00 P.M. ON MONDAY, SEPTEMBER 28, 2020** AT GARDEN CITY HALL, 6015 GLENWOOD STREET, GARDEN CITY, IDAHO. TO VIEW THE HEARINGS 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:

Bob Taunton, representing Glass Creek, LLC, is requesting a potential code amendment to Garden City Code 8-6B-6 Specific Area Plan (SAP) and related code sections to modify the existing code to correct deficiencies and to establish SAP as a base zoning district. Code sections 8-7A-2 Definitions of Terms; 8-2B-2 Allowed Uses; 8-2B-1 Purpose; and 8-2A-1 Base Zoning Districts Established are proposed to be updated accordingly. (File: [CPAFY2020-00005](#)).

All persons desiring to provide oral testimony should appear at the hearing. Written testimony may be sent to the City of Garden City Development Services Department, 6015 Glenwood, Garden City, Idaho, 83714 or emailed to [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org) with subject title: "CPAFY2020-0005 Testimony". Written comments must be received not less than one week ahead of time to be submitted to the decision making body for review. 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.



## 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.





## **CPAFY2020-0005 SAP BASE ZONE**

### **PSA Posting Locations**

Notifications were posted at the following locations:

- A. Garden City City Hall (3 bulletin boards posted) – 07/23/2020
- B. Garden City Public Library – 07/23/2020
- C. Garden City Police Department – Emailed asked to place in a Public View(bulletin boards) 07/23/2020

Completed by Elizabeth Schenstrom 07/23/2020

### **PSA Posting Locations**

Notifications were posted at the following locations:

- A. Garden City City Hall (3 bulletin boards posted) -
- B. Garden City Public Library -
- C. Garden City Police Department

Completed by

**From:** [Bailee Kinsey](#)  
**To:** [building](#)  
**Subject:** RE: Public Posting - please post  
**Date:** Friday, July 24, 2020 11:19:24 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)

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Received thank you!

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**From:** building <[building@GARDENCITYIDAHO.ORG](mailto:building@GARDENCITYIDAHO.ORG)>  
**Sent:** Thursday, July 23, 2020 9:31 AM  
**To:** Bailee Kinsey <[bkinsey@gardencitypolice.org](mailto:bkinsey@gardencitypolice.org)>  
**Subject:** Public Posting - please post

Good Morning Bailee,

I have attached a Public Notice Document for Public Hearing Dates, can you please post in an area for the Public to see. Please respond that you received the email with the document.

Thanks,

Elizabeth



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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.



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To: [Remove](#) this sender from my allow list  
[building@gardencityidaho.org](mailto:building@gardencityidaho.org)  
From:  
[bkinsey@gardencitypolice.org](mailto:bkinsey@gardencitypolice.org)

*You received this message because the sender is on your allow list.*

# NOTICE

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**From:** [JoAnn Butler](#)  
**To:** [Jenah Thornborrow](#)  
**Cc:** [Bob Taunton](#)  
**Subject:** Attendees at SAP Neighborhood Meeting 7-21-20  
**Date:** Wednesday, July 22, 2020 9:53:54 AM

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Jenah, these were the attendees at last night's neighborhood meeting based what showed up on the Zoom screen. Most people did not have their video on.

Mary Ann Arnold  
Linda Aymon  
Hannah Ball  
JoAnn Butler  
Mike Dingel  
Marty Downey  
Andrea Fogelman  
Galaxy Note 10  
Will Gustafson  
Mike Hair  
Harmon's  
Karen Hauser  
Margaret Henbest  
Wendy Carver Herbert  
Dan Hollar  
iPhone  
Rene Iwamara  
Jake (assume Heusinkveld)  
Jerry's iPhone 8  
Kent Johnson  
Jason Jones  
Sarah Martin  
Gretchen Massmann  
Terri Nero  
MJ Nyblad  
Lindsay Stenshoel  
Bob Taunton  
Rick Webster  
Larry Westberg

JoAnn Butler  
[jbutler@butlerspink.com](mailto:jbutler@butlerspink.com)  
208-867-1082  
Sent from my iPhone

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To: [jthorn@gardencityidaho.org](mailto:jthorn@gardencityidaho.org) [Remove](#) this sender from my allow list  
From: [jbutler@butlerspink.com](mailto:jbutler@butlerspink.com)

*You received this message because the sender is on your allow list.*



**From:** [building](#)  
**To:** [BOI Legals](#)  
**Subject:** Legal notice to Publish Date 07/06/2020  
**Date:** Thursday, July 2, 2020 10:59:00 AM  
**Attachments:** [Neighborhood Meeting Flyer 07022020.docx](#)

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Please publish attached at a 2"X4" minimum on or before July 6, 2020.

Thank you,

**Garden City Development Services**

# NEIGHBORHOOD MEETING NOTICE

**JULY 21, 2020 AT 7:00 PM**

This is a notice of a change of date for a neighborhood meeting to remedy a City noticing error.

Bob Taunton, representing Glass Creek, LLC, is requesting a potential code amendment to Garden City Code 8-6B-6 Specific Area Plan (SAP) and related code sections to modify the existing code to correct deficiencies and to establish SAP as a base zoning district. Code sections 8-7A-2 Definitions of Terms; 8-2B-2 Allowed Uses; 8-2B-1 Purpose; and 8-2A-1 Base Zoning Districts Established are proposed to be updated accordingly. (File: CPAFY2020-00005).

The meeting will be held remotely. To view the meeting, please follow the link below:

Join Zoom Meeting <https://zoom.us/j/8188588340>

Meeting ID: 818 858 8340

**From:** [Jenah Thornborrow](#)  
**To:** [103.5 KISS FM](#); [Adam Cotterell](#); [Boise State Public Radio](#); [Boise Weekly](#); [Channel 6 News Director](#); [Don Day at BoiseDev.com](#); [Elizabeth Duncan](#); [Garden City Newsletter](#); [Idaho Business Review](#); [Idaho Press Tribune](#); [Idaho Statesman Newsroom](#); [Jamie Grey](#); [John Miller](#); [KBOI News](#); [KBOI-Ken Weaver](#); [KIVI 6 News](#); [KIVI News](#); [KTVB News](#); [Mark Johnson](#); [Patrick Orr](#); [Radio Boise](#); [Scott Graf](#); [Susanna Smith](#); [Tia Markland-Crabtree](#); [Greenbelt Magazine](#)  
**Subject:** For immediate release  
**Date:** Thursday, July 2, 2020 10:52:00 AM  
**Attachments:** [Neighborhood Meeting Flyer 07022020.docx](#)

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# NEIGHBORHOOD MEETING NOTICE

## JULY 21, 2020 AT 7:00 PM

This is a notice of a change of date for a neighborhood meeting to remedy a City noticing error.

Bob Taunton, representing Glass Creek, LLC, is requesting a potential code amendment to Garden City Code 8-6B-6 Specific Area Plan (SAP) and related code sections to modify the existing code to correct deficiencies and to establish SAP as a base zoning district. Code sections 8-7A-2 Definitions of Terms; 8-2B-2 Allowed Uses; 8-2B-1 Purpose; and 8-2A-1 Base Zoning Districts Established are proposed to be updated accordingly. (File: **CPAFY2020-00005**).

The meeting will be held remotely. To view the meeting, please follow the link below:

Join Zoom Meeting <https://zoom.us/j/8188588340>

Meeting ID: 818 858 8340

**From:** [Jenah Thornborrow](#)  
**To:** [Bob Taunton](#); [JoAnn Butler](#)  
**Subject:** Noticing confirmation  
**Date:** Thursday, July 2, 2020 11:13:00 AM  
**Attachments:** [Legal notice to Publish Date 07062020.msg](#)  
[RE Neighborhood Meeting Flyer 07022020.msg](#)  
[RE Please Post.msg](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[For immediate release.msg](#)

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Bob and JoAnn,

Please find attached documentation of noticing. Again, thank you for your graciousness, and my apologies.



**Jenah E. Thornborrow**

*Director*

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)



**From:** [building](#)  
**To:** [Jenah Thornborrow](#)  
**Subject:** RE: Please Post  
**Date:** Thursday, July 2, 2020 11:00:42 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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K done



## 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.



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**From:** Jenah Thornborrow <jthorn@GARDENCITYIDAHO.ORG>  
**Sent:** Thursday, July 2, 2020 10:51 AM  
**To:** building <building@GARDENCITYIDAHO.ORG>  
**Subject:** Please Post  
**Importance:** High

Elizabeth,

Could you please post in the bulletin boards and print a handful for the library notice area today. Please remove the other posting for the meeting. Can you please respond to this to let me know when it is done?

Thank you,



## Jenah E. Thornborrow

*Director*

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)



**From:** [Bailee Kinsey](#)  
**To:** [Jenah Thornborrow](#)  
**Subject:** RE: Neighborhood Meeting Flyer 07022020  
**Date:** Thursday, July 2, 2020 11:04:42 AM

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Jenna is handling now 7/2/20

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**From:** Jenah Thornborrow <jthorn@GARDENCITYIDAHO.ORG>  
**Sent:** Thursday, July 2, 2020 10:52 AM  
**To:** Bailee Kinsey <bkinsey@gardencitypolice.org>  
**Subject:** Neighborhood Meeting Flyer 07022020

Bailee,

I am sorry to keep pestering you with these. Would you please be willing to put this up and remove the other that I previously sent to you. Could you please also shoot me an email with the date that it is done?

Thank you and happy 4<sup>th</sup>!  
Jenah

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To: [jthorn@gardencityidaho.org](mailto:jthorn@gardencityidaho.org) [Remove](#) this sender from my allow list  
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[bkinsey@gardencitypolice.org](mailto:bkinsey@gardencitypolice.org)

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