



## 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)

July 27, 2021

### 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 **3:00 pm on Monday, August 16, 2021** and offer your testimony for consideration 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 TO CONSIDER A REQUEST FOR or in person meeting it will be held at 6015 Glenwood St, Garden City, ID. 83714. **To comply with COVID-19 orders remote attendance is strongly encouraged. All protective orders in place will be enforced.**

**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.

**DSRFY2019-25** : Erstad Architects is requesting a formal hearing with the Design Review Committee to discuss a site modification to the previously approved mixed-use development. The site modification consists of an 18-story, 111-unit condominium building, with 2,066sf of supplemental commercial space at the ground floor. The project is located at 510 E. 41st Street; Ada County Parcel Number R2734520933. The property is zoned C-2 and are located in the Activity Node – Neighborhood/Destination and Mixed Use Residential Land Use designations 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. Garden City is following the Governor's orders related to Covid-19. It is strongly encouraged that you to attend the hearing remotely, if possible. If you attend in person, you will be allowed to testify on each application that you are interested in, but there is no guarantee that you will be able to attend the meeting in full, due to meeting size limitations.**
- 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. 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.**
- 4. Call in is available if you do not have access to internet.**
- 5. 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:

- The applicant will have the ability to represent the application (default 15-minute time limit).
- A staff member will present the *Staff Report* (default 15-minute time limit).
- 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).
- The applicant will then be able to give rebuttal testimony.
- Close of Public Hearing and discussion among decision making body.
- 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**

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**DSRFY2019-25 – Design Review Hearing**

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:

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

PARCEL	PRIMOWNER	ADDCONCAT	STATCONCAT
R2734520788	CRISPY INVESTMENTS LLC	PO BOX 1743	BOISE, ID 83702-0000
R2734520894	412 LLC	12809 N TOWN RIDGE ST	GARDEN CITY, ID 83714-0000
R2734520900	YESCO PROFIT SHARING TRUST	2401 FOOTHILL DR	SALT LAKE CITY, UT 84109-0000
R2734520912	YOUNG ELECTRIC SIGN CO TRUST	2401 FOOTHILL DR	SALT LAKE CITY, UT 84109-1405
R2734520934	6 POINT TEASER INVESTMENTS LLC	PO BOX 1743	BOISE, ID 83702-0000
R2734520952	TSJ LLC	575 E 42ND ST	GARDEN CITY, ID 83714-0000
R2734520982	TRAILWINDS LIMITED PARTNERSHIP	210 W MALLARD DR STE A	BOISE, ID 83706-0000
S0632438740	STATE OF IDAHO (PARKS & RECREATION)	5657 WARM SPRINGS AVE	BOISE, ID 83712-8752

**From:** [planning](#)  
**Bcc:** ["ABC - Idaho State Police"](#); ["ACHD Planning Review"](#); ["Brent Moore \(bmoore@adacounty.id.gov\)"](#); ["Bruce Smith"](#); ["building"](#); ["C. Riddle"](#); ["Caleb Lakey"](#); ["Casey Pozzanghera"](#); ["Charissa Bujak"](#); ["Charles Wadams"](#); ["Colin Schmidt"](#); ["Connie Sol"](#); ["D. Gordon"](#); ["D. Sperfma"](#); ["Daniel Pavlinik"](#); ["Fairview Acres"](#); ["Idaho DEQ"](#); ["Info"](#); ["Info"](#); ["ITD Development Services District 3"](#); ["Jackson Heim"](#); ["James Page"](#); ["Jamie Huff"](#); ["Jeff Souza"](#); ["Jenah Thornborrow"](#); ["Jim Keyser \(jkeyser@idahostatesman.com\)"](#); ["Joe Canning Work"](#); ["John Evans"](#); ["Jonathan Oppenheimer"](#); ["Kevin Wallis"](#); ["L. Badigia"](#); ["Lanette Daw"](#); ["Lindsey Pettyjohn Library"](#); ["Lisa Leiby"](#); ["M Kellner"](#); ["M. reno"](#); ["M. Singlet"](#); ["Mark Jones"](#); ["Mark Wasdahl"](#); ["Mary Buersmeyer"](#); ["Nadine Curtis"](#); ["Olesya Durfey"](#); ["Pam Beaumont"](#); ["Pam Beaumont Home"](#); ["Peg Temple"](#); ["planning"](#); ["Preservation"](#); ["Project Manager"](#); ["PVC1953"](#); ["Rachele Klein"](#); ["Rick Allen"](#); ["Rob Tiedemann"](#); ["Robert Olson"](#); ["Romeo Gervias"](#); ["Shelley"](#); ["Stefanie \(stefanie@settlersirrigation.org\)"](#); ["Susanna Smith"](#); ["Tom Patterson"](#); ["Troy Vaughn"](#); ["Wed 2 No 1"](#); ["Yulia"](#)  
**Subject:** City of Garden City Notice Updated  
**Date:** Tuesday, July 27, 2021 11:27:00 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.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:

1. **DSRFY2019-25**: Erstad Architects is requesting a formal hearing with the Design Review Committee to discuss a site modification to the previously approved mixed-use development. The site modification consists of an 18-story, 111-unit condominium building, with 2,066sf of supplemental commercial space at the ground floor. The project is located at 510 E. 41st Street; Ada County Parcel Number R2734520933. The property is zoned C-2 and are located in the Activity Node – Neighborhood/Destination and Mixed Use Residential Land Use designations of the Comprehensive Plan.

Please send comments to [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org) by **AUGUST 9<sup>TH</sup>, 2021**. 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.



**From:** [planning](#)  
**Bcc:** [kabor76@yahoo.com](mailto:kabor76@yahoo.com); [kira@ismj-law.com](mailto:kira@ismj-law.com); [Mkat1319@outlook.com](mailto:Mkat1319@outlook.com); [claramds@yahoo.com](mailto:claramds@yahoo.com); [onceinnever@gmail.com](mailto:onceinnever@gmail.com); [skabile@cableone.net](mailto:skabile@cableone.net); [eskabile@centurlink.net](mailto:eskabile@centurlink.net); [krismarlatt@gmail.com](mailto:krismarlatt@gmail.com); [mevans3599@aol.com](mailto:mevans3599@aol.com); [Hannah Ball](#); [knotandburconstruction@gmail.com](mailto:knotandburconstruction@gmail.com); [jimbo80027@gmail.com](mailto:jimbo80027@gmail.com); [steve@steverumpp.com](mailto:steve@steverumpp.com); [steverumpprealestate@icloud.com](mailto:steverumpprealestate@icloud.com); [szulga@gmail.com](mailto:szulga@gmail.com); [Dan Todd](#); [onceinnever@gmail.com](mailto:onceinnever@gmail.com)  
**Subject:** DSRFY2019-25 Interest Parties Notice - Hearing Notice  
**Date:** Tuesday, July 27, 2021 2:18:00 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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To whom it may concern,

You are receiving this notice as an interested party for [DSRFY2019-25](#). There will be a Design Review Committee Hearing on MONDAY, AUGUST 16, 2021 AT 6:00 PM, request for site modifications to the previously approved mixed-use development.

If you do not wish to be an interested party, please let me know and I will remove you from future mailings.

Thanks,



**Elizabeth Parker**

*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.



## 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, AUGUST 16, 2021** to consider:

**DSRFY2019-25** : Erstad Architects is requesting a formal hearing with the Design Review Committee to discuss a site modification to the previously approved mixed-use development. The site modification consists of an 18-story, 111-unit condominium building, with 2,066sf of supplemental commercial space at the ground floor. The project is located at 510 E. 41st Street; Ada County Parcel Number R2734520933. The property is zoned C-2 and are located in the Activity Node – Neighborhood/Destination and Mixed Use Residential Land Use designations of the Comprehensive Plan.

**THE GARDEN CITY PLANNING AND ZONING COMMISSION AT 6:30 P.M. ON WEDNESDAY, AUGUST 18, 2021** TO CONSIDER THE FOLLOWING:

**CUPFY2021-0012**: JST Properties LLC is requesting a conditional use permit for the use of an industry flex and warehouse multi-tenant space located at 219 E. 50th Street, Ada County Parcel # R1055420240. The property is currently zoned C-2.

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, following the Governor's orders related to COVID-19.

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: 07/29/2021**