



DEVELOPMENT SERVICES DEPARTMENT

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

January 30, 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 Tuesday, February 18, 2020** at Garden City Hall, 6015 N. Glenwood St., Garden City, Idaho 83714. **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 – 18: Bill Truax with Parkway 405 LLC is requesting design review approval for structures and site improvements associated with a mixed use development. The property is located at N. Freeride Lane, Garden City, ID 83714; Ada County Parcel # R8583760500

The application materials can be found online at 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.**

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.

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

.....
DSRFY2019-18 – Design Review – Mixed Use Development

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:

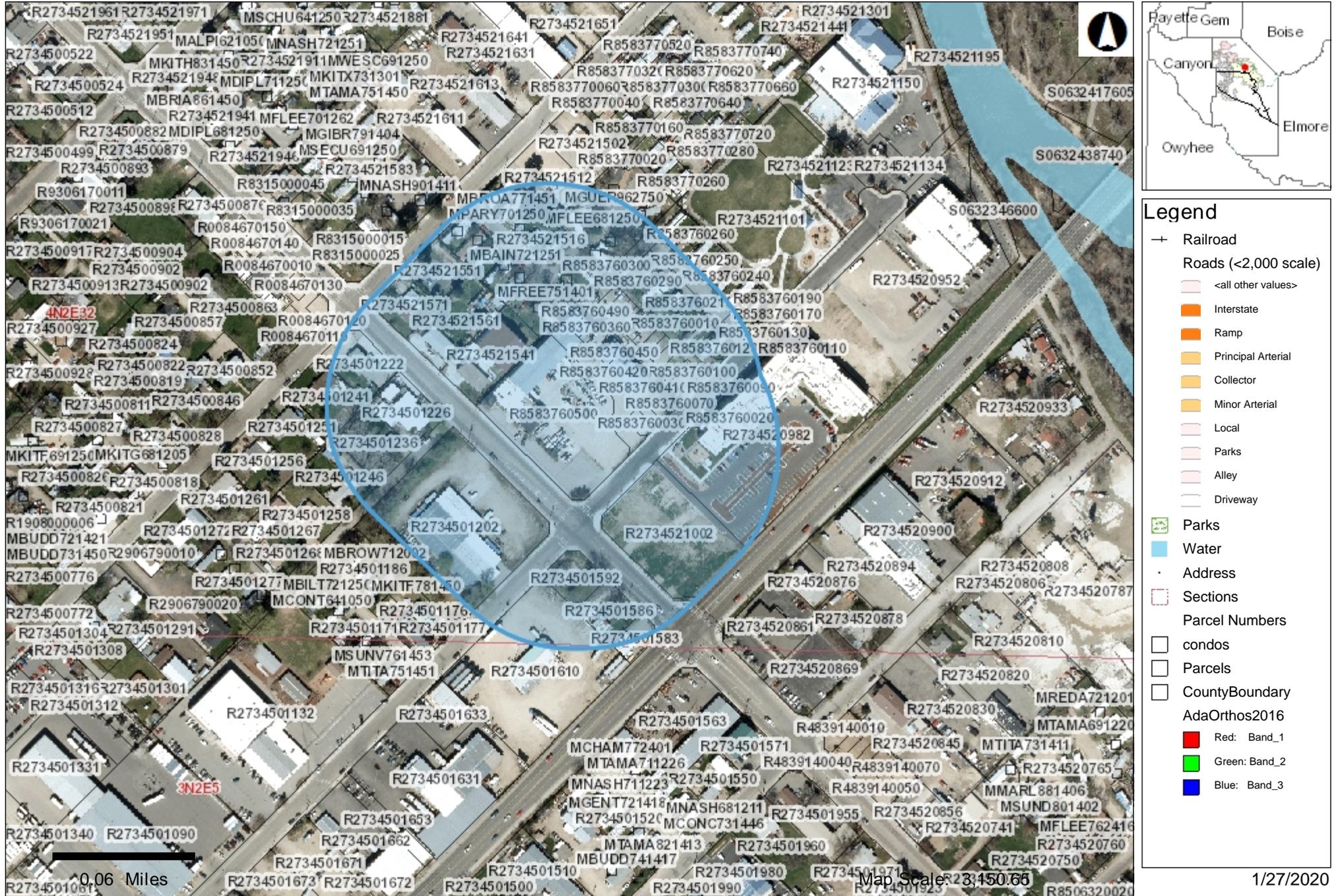
- Support the Application Am Neutral Oppose the Request

Comments:

Signature: _____

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.



PARCEL	PRIMOWNER	ADDCONCAT	STATCONCAT
R2734521512	FORTY THIRD LLC	5009 W PERKINS LN	MERIDIAN, ID 83642-0000
R8583760020	PARKWAY STATION COMMUNITY ASSOC INC	2432 ADAMS ST	GARDEN CITY, ID 83714-0000
R8583760030	ABBENE MATTHEW	14180 NW LINMERE LN	PORTLAND, OR 97229-0000
R8583760210	PARKWAY STATION LLC	PO BOX 50111	BOISE, ID 83705-0000
R8583760220	LAZARY KATHERINE	516 E TRACKSTAND LN	GARDEN CITY, ID 83714-0000
R8583760350	STEWART MILIAN JAY	11106 SW MONT BLANC ST	WILSONVILLE, OR 97070-0000
R8583760370	LEVICK MELISSA	4231 N HARDTAIL LN	GARDEN CITY, ID 83714-0000
R8583760380	SEARLE JONATHAN D JR	4225 N HARDTAIL LN	GARDEN CITY, ID 83714-0000
R8583760390	GRIFFITH ROBERT THOMAS	4219 N HARDTAIL LN	GARDEN CITY, ID 83714-0000
MGENT761451	HLINKA JASMINE MARIE	411 E 43RD ST SPC 10	GARDEN CITY, ID 83714-0000
MGREA761450	KRUITBASCH SUSAN LORRAINE	411 E 43RD ST SPC 2	GARDEN CITY, ID 83714-0000
MBARR711202	OLSON HOWARD L	411 E 43RD ST SPC 5	GARDEN CITY, ID 83714-0000
MPARY701250	HOFFER RANDALL LAMAR	PO BOX 97	EAGLE, ID 83616-0000
R2734501202	JERROD LLC	3619 N TAMARACK DR	BOISE, ID 83703-0000
R2734501226	HOLCOMBE JUDITH K TRUST	4565 N SAVANNAH LN	GARDEN CITY, ID 83714-0000
R2734501586	4173 ADAMS LLC	215 E 42ND ST	GARDEN CITY, ID 83714-0000
R2734521541	SIMPLOT WILLIAM J	904 S OWYHEE ST	BOISE, ID 83705-0000
R2734521561	LISBY-CANTWELL DIANA L	4264 N ADAMS ST	GARDEN CITY, ID 83714-0000
R8583760150	BLANCHETTE ANNE BROOKE	517 E TRACKSTAND LN	GARDEN CITY, ID 83714-0000
R8583760330	SULLIVANT DANIEL KEVIN	4251 N HARDTAIL LN	GARDEN CITY, ID 83714-0000
R8583760400	POWELL KATHERINE E	4213 N HARDTAIL LN	GARDEN CITY, ID 83714-0000
R8583760420	JOHNSTON GRAYSON CLAIRE	4218 N FREERIDE LN	GARDEN CITY, ID 83714-0000
R8583760490	WRIGHT CHRISTIE J	4256 N FREERIDE LN	GARDEN CITY, ID 83714-0000
MBROA771451	BAART CHAD L	8955 W DEVONSHIRE AVE	BOISE, ID 83704-0000
MFLEE681259	MOORE KIMBERLY A	PO BOX 761	EAGLE, ID 83616-0000
MFLEE681250	RODRIQUEZ HERNANDEZ G	411 E 43RD ST SPC 18	GARDEN CITY, ID 83714-0000
MGREA691207	JAMES MICHAEL DAVID	411 E 43RD ST SPC 17	GARDEN CITY, ID 83714-0000
MHACI751450	REAPE GERALD JOHN JR	411 E 43RD ST SPC 11	GARDEN CITY, ID 83714-0000
MBROA821412	CRAIG REBECCA MAE	411 E 43RD ST SPC 13	GARDEN CITY, ID 83714-0000
MNASH621050	PAGE KATHLEEN JENNETT	411 E 43RD ST SPC 14	GARDEN CITY, ID 83714-0000
MTAMA791453	HALL RANDI ARLENE	411 E 43RD ST SPC 19	GARDEN CITY, ID 83714-4904
R2734501222	COOKE WANNETTA M	2816 E MARYLAND AVE	NAMPA, ID 83686-6706
R2734501236	KALAC WENDY	314 E BILLS AVE	GARDEN CITY, ID 83714-0000

R2734501583	WHITED MITCHEL H	7658 REMUDA	BOISE, ID 83709-0000
R2734521516	CHOP IT UP INVESTMENTS LLC	3527 FEDERAL WAY STE 103-443	BOISE, ID 83705-0000
R2734521551	CITY OF GARDEN CITY	6015 N GLENWOOD ST	GARDEN CITY, ID 83714-1347
R8583760160	VERMEDAL DANIEL E	525 E TRACKSTAND LN	GARDEN CITY, ID 83714-0000
R8583760230	CELESTIAL CLAUDIA	532 E TRACKSTAND LN	GARDEN CITY, ID 83714-0000
R8583760320	MARTIN JENNIFER	4257 N HARDTAIL LN	GARDEN CITY, ID 83714-0000
R8583760340	ACOPAN ROME JR	4245 N HARDTAIL LN	GARDEN CITY, ID 83714-0000
R8583760410	BUCCOLO DAVID LIVING TRUST 8/08/2018	4212 N FREERIDE LN	GARDEN CITY, ID 83714-0000
R8583760430	FINNERTY MARY C	4224 N FREERIDE LN	GARDEN CITY, ID 83714-0000
R8583760480	MAGNIFICENT SEVEN LP	225 WILLOW RD	HAILEY, ID 83333-0000
R8583760500	PARKWAY 405 LLC	PO BOX 1158	BOISE, ID 83701-1158
MFREE751401	OLSON MICHAEL JAY	411 E 43RD ST SPC 12	GARDEN CITY, ID 83714-0000
MNASH901450	WOODWARD CRAIG H	411 E 43RD ST SPC 4	GARDEN CITY, ID 83714-0000
MVAND791450	RODRIQUEZ JUAN	411 E 43RD ST SPC 15	GARDEN CITY, ID 83714-0000
R2734501241	MEYER DENNIS FRANCIS	11926 W LONGFELLOW DR	BOISE, ID 83709-0000
R2734501246	BRAND CAROL & EDMUND LIVING TRUST	15507 BATES CREEK RD	OREANA, ID 83650-0000
R2734501251	CLEMENTS PEGGY V	311 E 43RD ST	GARDEN CITY, ID 83714-0000
R2734520982	TRAILWINDS LIMITED PARTNERSHIP	210 W MALLARD DR STE A	BOISE, ID 83706-0000
R2734521002	W K DUNBAR LLC	1496 N HARVARD AVE	WASHINGTON, UT 84780-0000
R2734521571	MORSE SHAWN A	4292 N ADAMS ST	GARDEN CITY, ID 83714-0000
R8583760120	BETHKE BRIAN D & JAN L REVOCABLE LIVING TRUST	3506 N TAMARACK DR	BOISE, ID 83703-0000
R8583760130	HART JACOB R	501 E TRACKSTAND LN	GARDEN CITY, ID 83714-0000
R8583760140	FERRIS MICHAEL & MIRIAM REVOC TRUST 7/7/2012	1650 MORTON AVE	LOS ALTOS, CA 94024-0000
R8583760270	SANDVOSS LEAH	535 E SINGLETRACK LN	GARDEN CITY, ID 83714-0000
R8583760280	KENNEALLY LEO T	525 E SINGLETRACK LN	GARDEN CITY, ID 83714-0000
R8583760440	BOSCAWEN STEVEN SAMUEL	4230 N FREERIDE LN	GARDEN CITY, ID 83714-0000
MBAIN721251	JOHNSON RENEE MAREE	1654 W BOISE ST	KUNA, ID 83634-0000
MBROA731451	WYNN GALLIPEAU KOLLEEN M	411 E 43RD ST SPC 8	GARDEN CITY, ID 83714-0000
MBILT691250	SELLEY MARY ELLEN	411 E 43RD ST SPC 7	GARDEN CITY, ID 83714-0000

From: [planning](#)
Bcc: [ABC - Idaho State Police](#); [Abe Blount](#); [ACHD Planning Review](#); [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](#); [D. Sperfma](#); [Daniel Pavlinik](#); [Darren Fluke](#); [Elfreda Higgins](#); [Eric Exline](#); [Fairview Acres Latera WUA](#); [Greg J. Martinez](#); [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](#); [Kevin Wallis](#); [L. Badigia](#); [Lanette Daw](#); [Lindsey Pettyjohn Library](#); [Lisa Leby](#); [M. reno](#); [M. Singlet](#); [Mack](#); [Mark](#); [Mark Jones](#); [Mark Wasdahl](#); [Nadine Curtis](#); [New Dry Creek](#); [Olesya Durfey](#); [Pam Beaumont](#); [Pam Beaumont Home](#); [planning](#); [Project Manager](#); [PVC1953](#); [R. Scott](#); [Rick Allen](#); [Robert Olson](#); [Ron Johnson](#); [S. Bryce Farris \(bryce@sawtoothlaw.com\)](#); [Shelley](#); [Stefanie \(stefanie@settlersirrigation.org\)](#); [Susanna Smith](#); [T. Laws](#); [Tom Patterson](#); [Troy Vaughn](#); [WBSDMB](#); [Wed 2 No 1](#); [Yulia](#)
Subject: City of Garden City Agency Notice
Date: Friday, January 24, 2020 4:53:00 PM

CITY OF GARDEN CITY AGENCY NOTICE

Pursuant to Garden City Code 8-6A-7, you are hereby provided notice of the following application:

- A. **SUBFY2020 – 5**: Pam Gaines with neUdesign Architecture is requesting an approval recommendation for a proposed eight-unit residential subdivision. The property is located at 404 E. 49th Street, Garden City, ID 83714; Ada County Parcel # R7334160441. The property was approved for a minor planned unit development and design review under applications MPUDFY2019-3/DSRFY2019-17 (respectively): [LINK](#)

- B. **CUPFY2020 – 4**: Idaho Capital City Kennel Club is requesting a conditional use permit for the use Animal Care Facility in association with a proposed dog training center. The property is located at 5200 N. Sawyer Street, Garden City, ID 83714; Ada County Parcel # R1055420110: [LINK](#)

- C. **CUPFY2020 – 5**: Greg Toolson with JGT Architecture is requesting a conditional use permit to expand the use Warehouse and Storage, Wholesale in association with a proposed building expansion. The property is located at 5311 N. Glenwood St., Garden City, ID 83714; Ada County Parcel # R8179960200: [LINK](#)

- D. **CUPFY2020 – 6**: Jeff Likes with ALC Architecture is requesting a conditional use permit for the use Vehicle Service in association with a proposed auto glass repair business. The property is located at 3933 W. Chinden Blvd., Garden City, ID 83714; Ada County

Parcel # R2734510909: [LINK](#)

- E. [CUPFY2020 – 7](#): Strite Design is requesting a conditional use permit for the use Service provider in association with a remodeling company. The property is located at 5200 N. Sawyer Street, Garden City, ID 83714; Ada County Parcel # R1055420110: [LINK](#)

- F. [DSRFY2019 – 18](#): Bill Truax with Parkway 405 LLC is requesting design review approval for structures and site improvements associated with a mixed use development. The property is located at N. Freeride Lane, Garden City, ID 83714; Ada County Parcel # R8583760500: [LINK](#)

Please send comments to planning@gardencityidaho.org by **February 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

Idaho Statesman

Keeping you connected | IdahoStatesman.com

AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Depth
264046	0004565342	LEGAL NOTICE OF PUBLIC HEARINGS PURSU	RINGS SUBFY2020/DSRFY2019	\$73.20	1	6.78 In

Attention: Chris Samples

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 COMMITTEE WILL HOLD A PUBLIC HEARING AT 3:00 P.M. ON MONDAY, MARCH 2, 2020, AT GARDEN CITY HALL, 6015 GLENWOOD STREET, GARDEN CITY, IDAHO TO CONSIDER A REQUEST FOR:

SUBFY2020 - 5: Pam Gaines with neUdesign Architecture is requesting an approval recommendation for a proposed eight-unit residential subdivision. The property is located at 404 E. 49th Street, Garden City, ID 83714; Ada County Parcel # R7334160441. The property was approved for a minor planned unit development and design review under applications MPUDFY2019-3/DSRFY2019-17 (respectively).

DSRFY2019 - 18: Bill Truax with Parkway 405 LLC is requesting design review approval for structures and site improvements associated with a mixed use development. The property is located at N. Freeride Lane, Garden City, ID 83714; Ada County Parcel # R8583760500

DSRFY2019 - 21: Jeff Likes with ALC Architecture is request Design Review approval of a proposed facade remodel located at 3840 W. Chinden Blvd., Ada County Parcel R2734502515. The property is located in the C-1 General Commercial Zoning District.

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 2.13.2020

0004565342-01

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: 02/14/2020

Ending issue of: 02/14/2020



(Legals Clerk)

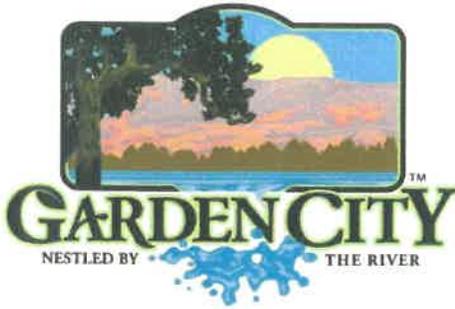
On this 14th day of February in the year of 2020 before me, a Notary Public, personally appeared before me Victoria Rodela known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that she executed the same.



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!



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

Affidavit of Property Posting

I, (name) Bill Truax do hereby attest that the property located at (site address) PO Box 1158, Boise, ID 83701, Garden City, Idaho, was posted on (date) February 8, 2020. This posting was for (application number) DRSFY-2019-19. 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

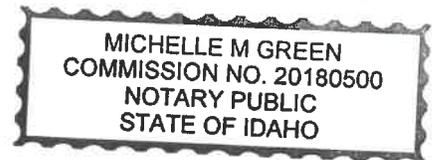
BY: [Signature]
Parkway 405 LLC / Parkway Station LLC
TITLE Manager

State of Idaho)
)SS
County of Ada)

On this 20th day of February (month), 2020 (year), before me, the undersigned, a Notary Public in and for said State, personally appeared JG William Truax (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.

[Signature]
Notary Public for Idaho
Residing at Ada County, Idaho
Commission Expires: 03/19/2020



CITY OF GARDEN CITY PUBLIC HEARING NOTICE

There will be a public hearing on
i March 02, 2020 at 3:00PM v
at City Hall 6015 Glenwood.

PURPOSE: New mixed-use residential / retail building

PROPERTY LOCATION: TBD Freeride Ln. (LOT 50)

APPLICATION BY: Parkway Station, LLC

Contact the City Planner at 472-2921 with any questions

02/20/2020 09:17

CITY OF GARDEN CITY PUBLIC HEARING NOTICE

There will be a public hearing on
March 02, 2020 at 3:00PM
at City Hall 6015 Glenwood.

PURPOSE: New mixed-use residential / retail building

PROPERTY LOCATION: TBD Freeride Ln. (LOT 50)

APPLICATION BY: Parkway Station, LLC

Contact the City Planner at 472-2921 with any questions.

02/20/2020 09:17

CITY OF GARDEN CITY PUBLIC HEARING NOTI

There will be a public hearing on
1 March 02, 2020 at 2:00PM. It
at City Hall 6015 Glenwood.

PURPOSE: New mixed-use residential / retail bu

PROPERTY LOCATION: TBD Freeride Ln. (LOT 5

APPLICATION BY: Parkway Station, LLC

Contact the City Planner at 472-2921 with any ques



02/20/2020 09:17