



DEVELOPMENT SERVICES DEPARTMENT

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

February 20, 2020

ALC Architecture
Attn: Jeff Likes
Electronic Delivery

Sent via e-mail to jeff@alcarchitecture.com

Re: Determination of Completeness/Application Acceptance

Dear Jeff,

This letter is to inform you that Design Review modification DSRFY2019 - 21, a request for a modification of an approved Design Review decision, has been accepted and scheduled to be heard by the Design Committee on March 2, 2020 at 3:00 pm. The hearing will be held in the City Council Chambers of Garden City Hall, 6015 N. Glenwood, Garden City, Idaho 83714.

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.**

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. 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 **February 21, 2020** 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 **February 24, 2020**.
- Any outstanding fees must be paid.

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 contact Chris Samples, Associate Planner, with any questions concerning your application.

Sincerely,
Development Services Department

CC: File



DEVELOPMENT SERVICES DEPARTMENT

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

February 13, 2020

Dear Property Owner:

This is an Official Notice of a Public Hearing regarding a property near your own. You are invited to attend a Design Review meeting on **MARCH 2ND, 2020 at 3:00 pm** and offer your testimony for consideration at Garden City City Hall, 6015 N. Glenwood Street, Garden City, Idaho. **Anyone who submits written or oral testimony has the right to appeal all or a portion of the decision.** Applicants or affected property owners shall have no more than fourteen (14) days after a final decision is rendered to request reconsideration by the final decision-maker. If you wish to offer testimony on this item and are unable to attend this meeting, you may submit your comments to the Garden City Development Services office and they will be entered in the public record on your behalf. *Due to sunshine laws we request that the applicant or public do not contact the decision makers directly. Please either submit your comments through staff or on the record at the public hearing. Auxiliary aids or services for persons with disabilities are available upon request. Please call Development Services three (3) or more days prior to this public meeting so that arrangements can be made.*

APPLICATION:

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

The application materials can be found online at www.gardencityidaho.org in the correlating date of the hearing in the 'Calendar/Agendas' link on the home page. A staff report and draft decision document will also be available one week prior to the hearing.

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 corresponding hearing date.

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

.....
DSRFY2019-21 – Design Review

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: _____

PARCEL	PRIMOWNER	ADDCONCAT	STATCONCAT
R2734502545	CHANDLER GLEN WILLIAM	4048 W CHINDEN BLVD	BOISE, ID 83714-6340
R2734502550	EAST 38 LLC	PO BOX 4067	BOISE, ID 83711-0000
R2734520530	MOON RONALD J & PAMELA D FAMLY LIVING TRUST	967 N LIONBRIDGE PL	EAGLE, ID 83616-0000
R2734502500	ORYX INDUSTRIES LLP	1065 W DEER CREST DR	MERIDIAN, ID 83646-0000
R2734502730	EAST 39 LLC	PO BOX 4067	BOISE, ID 83711-0000
R2734502760	AUTO PROPERTIES LLC	3950 N HACKBERRY WAY	BOISE, ID 83702-0000
R2734511110	CHRISTENSEN STEVEN E	9230 N PEBBLE COVE LN	GARDEN CITY, ID 83714-0000
R2734511120	VERITAS PROPERTIES LLC	2615 W REBECCA WAY	MERIDIAN, ID 83646-0000
R2734511295	39TH STREET PARK LLC	PO BOX 44273	BOISE, ID 83711-0000
R2734511302	PARK HAMPTON LLC	104 E 44TH ST	GARDEN CITY, ID 83714-0000
R2734511304	NORTH ADA COUNTY FIRE & RESCUE DISTRICT	5800 N GLENWOOD ST	GARDEN CITY, ID 83714-1342
R2734502525	AUTO PROPERTIES LLC	3950 N HACKBERRY WAY	BOISE, ID 83702-0000
R2734502540	ANTHONY M LLC	3719 W QUAIL HEIGHTS CT	BOISE, ID 83703-0000
R2734511120	VERITAS PROPERTIES LLC	2615 W REBECCA WAY	MERIDIAN, ID 83646-0000
R2734511150	PROPERTIES 4 HIM LLC	6633 W WRIGHT ST	BOISE, ID 83709-0000
R2734511514	MARCH HOLDINGS LLC	PO BOX 832	MCCALL, ID 83638-0832
R2734511524	MARCH HOLDINGS LLC	PO BOX 832	MCCALL, ID 83638-0832
R2734520510	BJ & K LLC	114 E 37TH ST	GARDEN CITY, ID 83714-0000
MNASH661003	CROWE KENNETH H	2509 N 30TH ST	BOISE, ID 83703-5460
MGREA621005	CROWE KENNETH H	2509 N 30TH ST	BOISE, ID 83703-5460
R2734502515	WCB LLC	PO BOX 2579	EAGLE, ID 83616-2579
R2734502535	CHANDLER G W	4048 W CHINDEN BLVD	BOISE, ID 83714-6340
R2734502783	JACKSONS FOOD STORES INC	3450 E COMMERCIAL CT	MERIDIAN, ID 83642-0000
R2734511140	PARK HAMPTON LLC	104 E 44TH ST	GARDEN CITY, ID 83714-0000
R2734520520	CROW KENNETH H	2509 N 30TH ST	BOISE, ID 83703-5460
MMAGN641001	39TH STREET PARK LLC	PO BOX 44273	BOISE, ID 83711-0000
MLAGR761403	WHIPPLE CHARLES G	6633 W WRIGHT ST	BOISE, ID 83709-0000

From: [planning](#)
Subject: Agency Notice
Date: Thursday, February 13, 2020 2:11:08 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:

- A. **DSRFY2019 – 21:** Jeff Likes with ALC Architecture is request Design Review approval of a proposed façade remodel located at 3840 W. Chinden Blvd., Ada County Parcel R2734502515. The property is located in the C-1 General Commercial Zoning District. [LINK](#)

- B. **CUPFY2020 – 8:** Richard Wilmot with Chrysalis Architecture is requesting a conditional use permit for the use Axe Throwing. The project is located at 3725 W. Chinden Blvd., Garden City, ID 83714; Ada County Parcel # R2734511345. [LINK](#)

- C. **CUPFY2020 – 9:** Heather Dennis with Anser of Idaho is requesting a conditional use permit to expand an existing school. The property is located at 202 E. 42nd Street; Ada County Parcel #'s R2734501301, R2734501132, R2734501308, R2734501304. [LINK](#)

Please send comments to planning@gardencityidaho.org by **February 28th, 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 e: building@gardencityidaho.org
Window Hours: 9a.m. - 12p.m. and 1p.m. - 3:30p.m.



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AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Depth
264046	0004565342	LEGAL NOTICE OF PUBLIC HEARINGS PURSUANT TO	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

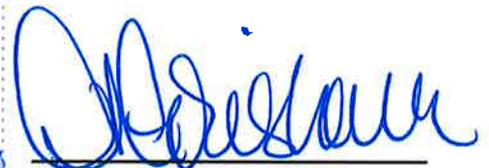
Beginning issue of: 02/14/2020

Ending issue of: 02/14/2020



(Legals Clerk)

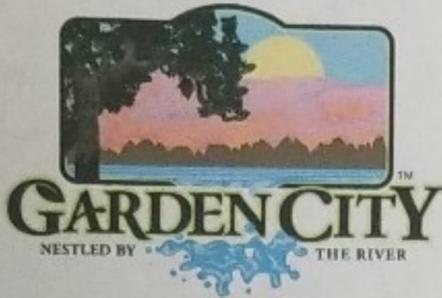
On this 14th day of February in the year of 2020 before me, a Notary Public, personally appeared before me Victoria Rodela known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged 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) GARROD SHUMWAY do hereby attest that the property located at (site address) 3840 W. CHINDEN, Garden City, Idaho, was posted on (date) 2/24/2020. This posting was for (application number) _____. 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: GARROD SHUMWAY
TITLE President

State of Idaho)
)SS
County of Ada)

On this 21st day of February (month), 2020 (year), before me, the undersigned, a Notary Public in and for said State, personally appeared Garrod Shumway (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.

Tiffany L. Farrington
Notary Public for Idaho

Residing at Meridian, ID

Commission Expires: 9/3/2025



City of Garden City PUBLIC HEARING NOTICE

THERE WILL BE A PUBLIC HEARING
FOR DESIGN REVIEW
ON **MARCH 2, 2020 3:00 PM**
AT CITY HALL 6015 GLENWOOD

**PURPOSE: INSTALL OVERHEAD DOORS
IN REAR**

PROPERTY LOCATION: 3840 W. Chinden Blvd.

APPLICATION BY: ALC Architecture

Contact city planner at (208) 472- 2921 with any questions

CUSHMAN & WAKEFIELD
AVAILABLE
208 287 5
Jen Mc



EMERGENCY
SIGNAL

