



## 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)

October 28, 2019

Kennedy Wilson  
Attn: David Eadie  
3200 Bristoll Street  
Suite 640  
Costa Mesa, CA 92626

Delivery via e-mail to [deadie@kennedywilson.com](mailto:deadie@kennedywilson.com) and via USPS

Re: Determination of Completeness/Application Acceptance

Dear David,

This letter is to inform you that Design Review application DSRFY2019-23, a request for a Design Review approval for a multi-family development located at 6265 N. Strawberry Glenn Road has been accepted and scheduled to be heard by the Design Committee on **November 18, 2019 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 **November 8, 2019** 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 **November 11, 2019**
- 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

**From:** [Christian Samples](#)  
**To:** [Dave Eadie](#)  
**Cc:** [David Ruby](#)  
**Subject:** DSRFY2019-23 - Letter of Acceptance  
**Date:** Monday, October 28, 2019 2:49:00 PM  
**Attachments:** [DSRFY2019 - 23 - Acceptance Letter.pdf](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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Please see attached letter of acceptance for DSRFY2019 – 23. A copy will be mailed to the address on file.

Thanks,



**Chris Samples, AICP**

*Associate Planner*

Development Services, **Garden City**

p: 208-472-2922

a: 6015 Glenwood Street, Garden City, ID 83714

w: [www.gardencityidaho.org](http://www.gardencityidaho.org) e: [csamples@gardencityidaho.org](mailto:csamples@gardencityidaho.org)



**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](#); [Susanna Smith](#); [T. Laws](#); [Tom Patterson](#); [Troy Vaughn](#); [WBSDMB](#); [Wed 2 No 1](#); [Yulia](#)  
**Subject:** City of Garden City Agency Notice  
**Date:** Tuesday, October 29, 2019 4:06:00 PM

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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:

- A. DSRFY2019-23: Dave Eadie with Kennedy Wilson/The Architects Office PLLC is requesting Design Review Approval of a multi-family dwelling unit development. The proposal is located at 6265 N Strawberry Glenn Rd., Garden City, 83714; Ada County Parcel # R8191505455. The property is within R-3 zoning district and the Residential Medium Density Comprehensive Plan Land Use Designation.: [LINK](#)

Please send comments to [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org) by **November 15, 2019**. 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



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**October 28, 2019**

### **Dear Interested Party:**

This is an **Official Notice of Intent to Approve** 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 Monday, November 18, 2019** 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. This notice serves as the required interested party notice required by G.C.C. Table 8-6A-3. You are receiving this notice because you have provided written or verbal testimony on this application or have requested to be an interested party for this application.**

**DSRFY2019-23:** Dave Eadie with Kennedy Wilson/The Architects Office PLLC is requesting a Design Review approval of a multi-family dwelling unit development. The proposal is located at 6265 N Strawberry Glenn Rd., Garden City, 83714; Ada County Parcel # R8191505455. The property is within R-3 zoning district and the Residential Medium Density Comprehensive Plan Land Use Designation.

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.

### **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 **November 11, 2019.**

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

.....

**DSRFY2019-23 – Multi-Family 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: \_\_\_\_\_



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**October 28, 2019**

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.....  
**DSRFY2019-23 – Multi-Family 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: \_\_\_\_\_

# Idaho Statesman

Keeping you connected | IdahoStatesman.com

## 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**

loperetz@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**

loperetz@mcclatchy.com

<u>PO Number</u>	<u>Payment Method</u>	<u>Blind Box</u>	<u>Tear Sheets</u>	<u>Proofs</u>	<u>Affidavits</u>
legal notice	Invoice		1	0	1

<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Amount</u>	<u>Amount Due</u>
\$51.20	\$0.00	\$51.20	\$0.00	\$51.20

<u>Ad Order Number</u>	<u>Order Source</u>	<u>Ordered By</u>	<u>Special Pricing</u>
0004441892		Christian Samples	
<u>Invoice Text</u>			<u>Promo Type</u>
legal notice			
<u>Package Buy</u>			<u>Materials</u>

### Ad Order Information

<u>Ad Number</u>	<u>Ad Type</u>	<u>Production Method</u>	<u>Production Notes</u>
0004441892-01	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 2.00"	

<u>Product</u>	<u>Placement</u>	<u>Times Run</u>	<u>Schedule Cost</u>
BOI-Idaho Statesman	0300 - Legals Classified	1	\$51.20

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

<u>Run Dates</u>
11/02/2019

# 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, NOVEMBER 18, 2019, AT GARDEN CITY HALL, 6015 GLENWOOD STREET, GARDEN CITY, IDAHO TO CONSIDER A REQUEST FOR:

DSRFY2019 – 23: Dave Eadie with Kennedy Wilson/The Architects Office PLLC is requesting Design Review Approval of a multi-family dwelling unit development. The proposal is located at 6265 N Strawberry Glenn Rd., Garden City, 83714; Ada County Parcel # R8191505455. The property is within R-3 zoning district and the Residential Medium Density Comprehensive Plan Land Use Designation.

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.

## AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Depth
264046	0004441892		legal notice	\$51.20	2	2.00 In

**Attention:** Christian Samples  
 GARDEN CITY CITY OF  
 6015 GLENWOOD ST  
 GARDEN CITY, ID 837141347

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: 11/02/2019

Ending issue of: 11/02/2019

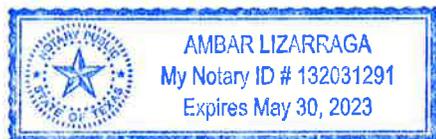
*V Rodela*

(Legals Clerk)

On this 4th day of November in the year of 2019 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.

*Ambar Lizarraga*

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



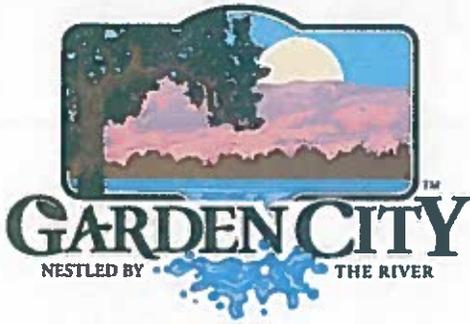
Extra charge for lost or duplicate affidavits.  
 Legal document please do not destroy!

**LEGAL NOTICE OF PUBLIC HEARINGS**

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

## Affidavit of Property Posting

I, (name) Tamara Thompson do hereby attest that the property located at (site address) 6265 N. Strawberry Glenn Road, Garden City, Idaho, was posted on (date) November 7, 2019. This posting was for (application number) DSRFY2019-23. 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: *Tamara Thompson*  
TITLE The Land Group, Inc.  
Director of Client Services

State of Idaho)  
                  )SS  
County of Ada)

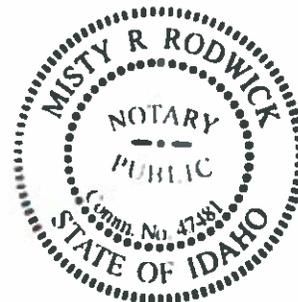
On this 07 day of November (month), 2019 (year), before me, the undersigned, a Notary Public in and for said State, personally appeared Tamara Thompson (person responsible for posting) known or identified to me to be the person whose name is subscribed to be the foregoing instrument, and acknowledged 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.

*Misty R. Rodwick*  
Notary Public for Idaho

Residing at Eagle, Idaho

Commission Expires: June 26, 2024



# Garden City PUBLIC HEARING NOTICE

THE CITY OF Garden City will hold a public hearing on  
Nov. 18, 2019 at 3:00 PM at City Hall 6015 Glenwood.

**PURPOSE:** New Multi-Family Housing

**LOCATION:** 6265 N Strawberry Glenn Road

**APPLICATION BY:** The Architects Office

Contact the City Planner at 208-472-2921 with any questions.

11/18/2019

# Garden City PUBLIC HEARING NOTICE

**THE CITY OF Garden City** will hold a public hearing on  
Nov. 18, 2019 at 3:00 PM at City Hall 6015 Glenwood.

**PURPOSE:** New Multi-Family Housing

**LOCATION:** 6265 N Strawberry Glenn Road

**APPLICATION BY:** The Architects Office

Contact the City Planner at 208-472-2921 with any questions.

11/28/2019