



## 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)

**September 17, 2019**

### **Dear Property Owner:**

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, October 7, 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.

**DSRFY2019 - 24:** Shay Bertola with Maverik Country Store is requesting a pre-application conference for a new commercial structure located at 8561 W. State Street; Ada County Parcel R8123251860. The property is zoned C-2 General Commercial and located in the Green Boulevard Corridor land use designation 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.**

### **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 – 24 – New Commercial Structure**

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:

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



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Phone 208/472-2921 ■ Fax 208/472-2996 ■ [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org)

**October 14, 2019**

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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:

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

**From:** [planning](#)  
**Bcc:** [Christian Samples](#); [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](#); [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](#); [Jamie Huff](#); [Jeff Souza](#); [Jenah Thornborrow](#); [Joe Canning Work](#); [John Evans](#); [K. Moeller](#); [Kevin Wallis](#); [L. Badigia](#); [Lanette Daw](#); [Lindsey Pettyjohn Library](#); [Lisa Leiby](#); [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](#); ["William Mitchell"](#); [Yulia](#)  
**Subject:** City of Garden City Agency Notice  
**Date:** Tuesday, September 17, 2019 10:48:00 AM

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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. DSRFY2019-4: Derek Hurd with Gravitas Inc. is requesting a Design Review approval for a mixed use project that will be housed in 35 re-purposed shipping containers at 210 E. 33rd Street; Ada County Parcel R2734541374. The properties are within the Mixed Use (M) zoning district and the Work/Live/Create Land Use designation of the Comprehensive Plan. Materials can be found here: [Link](#)
- B. DSRFY2019 - 24: Shay Bertola with Maverik Country Store is requesting a pre-application conference for a new commercial structure located at 8561 W. State Street; Ada County Parcel R8123251860. The property is zoned C-2 General Commercial and located in the Green Boulevard Corridor land use designation of the Comprehensive Plan. Materials can be found here: [Link](#)
- C. CUPFY2019-15: Shay Bertola with Maverik Country Store is requesting a conditional use permit to expand an existing nonconforming use (fuel sales) located at 8561 W. State Street; Ada County Parcel R8123251860. The property is zoned C-2 General Commercial and located in the Green Boulevard Corridor land use designation of the Comprehensive Plan. Materials can be found here: [Link](#)

Please send comments to [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org) by **October 2, 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

## LEGAL NOTICE OF PUBLIC HEARINGS

PURSUANT TO ESTABLISHED PROCEDURE, NOTICE IS HEREBY GIVEN THAT THE GARDEN CITY PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING AT 6:30 PM WEDNESDAY, OCTOBER 16, 2019, AT GARDEN CITY HALL, 6015 GLENWOOD STREET, GARDEN CITY, IDAHO TO CONSIDER A REQUEST FOR:

**CUPFY2019-15:** Shay Bertola with Maverik Country Store is requesting a conditional use permit to expand an existing nonconforming use (fuel sales) located at 8561 W. State Street; Ada County Parcel R8123251860. The property is zoned C-2 General Commercial and located in the Green Boulevard Corridor land use designation of the Comprehensive Plan.

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.

# Idaho Statesman

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## AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Depth
264046	0004420517		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

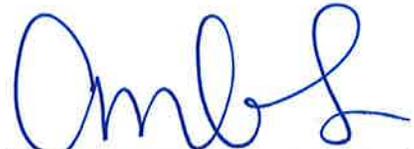
Beginning issue of: 10/18/2019

Ending issue of: 10/18/2019

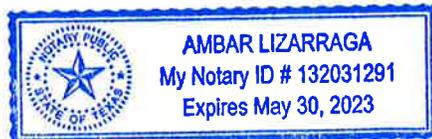


(Legals Clerk)

On this 18th day of October 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.



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**

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 4, 2019, AT GARDEN CITY HALL, 6015 GLENWOOD STREET, GARDEN CITY, IDAHO TO CONSIDER A REQUEST FOR: DSRFY2019 – 24: Shay Bertola with Maverik Country Store, is requesting Design Review approval for a new commercial structure located at 8561 W. State Street, Ada County Parcel R8123251860. The property is zoned C-2 General Commercial and located in the Green Boulevard Corridor land use designation of the Comprehensive Plan.

DSRFY2019 – 25: Eraad Architects is requesting Design Review approval for structures associated with a mixed-use development. The development consists of a proposed hotel, restaurants, and multi-family housing. The properties are zoned C-2 General Commercial and R-3 Medium Density Residential and are located in the Activity Node – Neighborhood/Destination and Mixed-Use Residential Land Use designations of the Comprehensive Plan. The project is located at 406 E. 40th, 507 E. 41st, and 510 E. 41st Streets; Ada County Parcels R2734520760 and R2734520765, R2734520787, and R2734520933 (respectively).

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 10-18-2019

9/26/2019

As you can see from the photos, per your request, the posting was installed on 9/26/19 at the address of 8561 West State Street, Garden City, Idaho.

As you can see from the photos the information listed was exactly as you had requested in a location that is highly visible to traffic traveling in both directions on State Street.



I will attest that the above information is true.

Joseph W. Marshall  
Owner  
FASTSIGNS of Boise  
4082 Chinden Blvd.  
Garden City, Idaho 83714  
208-377-1101

9/26/19

Subscribed and sworn to before me in my  
Presence, this 26th day of September  
2019, a Notary Public in and for the  
County of Ada State of Idaho  
Andrea Grate Kordyak Notary Public  
(Signature)  
My commission expires Sept 5, 2020

ANDREA GRATE KORDYAK  
COMM NO. 64204  
NOTARY PUBLIC  
STATE OF IDAHO  
MY COMMISSION EXPIRES: SEP. 05, 2020





# CITY OF GARDEN CITY PUBLIC HEARING NOTICE

There will be a public hearing on  
November 4, 2019 at 3:00PM &  
October 16, 2019 at 6:30PM  
at City Hall 6015 Glenwood.

PURPOSE: Design Review for New Maverik Store (Nov 4, 2019 at 3:00PM)

PURPOSE: Conditional Use for New Maverik Store (Oct 16, 2019 at 6:30PM)

PROPERTY LOCATION: 8561 W. State St.

APPLICATION BY: Maverik Inc.

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

WAYNE  
RICHEY  
FOR BOISE MAYOR  
"Take Back Boise"



YESCO



# MAVERIK

DIESEL	UNLEADED
2.99 <sup>9</sup>	2.83 <sup>9</sup>

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**CITY OF GARDEN CITY  
 PUBLIC HEARING NOTICE**

There will be a public hearing on  
 November 4, 2019 at 3:00PM &  
 October 16, 2019 at 6:30PM  
 at City Hall 6015 Glenwood.

PURPOSE: Design Review for New Maverik Store (see 10.1.2019)  
 PURPOSE: Conditional Use for New Maverik Store (see 10.16.2019)  
 PROPERTY LOCATION: 8561 W. State St.  
 APPLICATION BY: Maverik Inc.  
 Contact the City Planner at 208-472-2921 with any questions

**WAYNE  
 RICHARDS  
 FOR BO  
 "Take**