



DEVELOPMENT SERVICES DEPARTMENT

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

February 9, 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 **3:00pm on Monday, March 1, 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.

DSRFY2021-0007: Joe Turner with CSHQA is requesting a combined pre-application conference and formal hearing with design review for a proposed expansion to the current Western Heating and Air building. The property is located at 4980 Bradley St., Garden City, ID 83715; Ada County Parcel #R1057230075 and R1057230070. The property is zoned C-2.

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.

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 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:

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. 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

.....
DSRFY2021-0007 Design Review

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: _____

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

bjantzen@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

bjantzen@mcclatchy.com

PO Number

LEGAL NOTICE

Payment Method

Invoice

Blind Box

Tear Sheets

1

Proofs

0

Affidavits

1

Net Amount

\$102.84

Tax Amount

\$0.00

Total Amount

\$102.84

Payment Amount

\$0.00

Amount Due

\$102.84

Ad Order Number

0004870886

Order Source

Ordered By

Elizabeth Schenstrom

Special Pricing

Invoice Text

PUBLIC HEARING

Promo Type

Package Buy

Materials

Ad Order Information

<u>Ad Number</u>	<u>Ad Type</u>	<u>Production Method</u>	<u>Production Notes</u>
0004870886-01	BOI-Legal Liner	AdBooker	

<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>
1 X 108 li	

<u>Product</u>	<u>Placement</u>	<u>Times Run</u>	<u>Schedule Cost</u>
BOI-Idaho Statesman	0300 - Legals Classified	1	\$102.84

<u>Run Schedule Invoice Text</u>	<u>Position</u>
LEGAL NOTICE OF PUBLIC HEARINGS PURSUAI	0301 - Legals & Public Notices

<u>Run Dates</u>
02/10/2021

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, MARCH 1, 2021** at Garden City Hall, 6015 Glenwood St., Garden City, Idaho or to view the meeting remotely, please follow the link: <https://zoom.us/j/8188588340> or phone in # 301-715-8592 to consider the following:

DSRFY2021-0007: Joe Turner with CSHQA is requesting a combined pre-application conference and formal hearing with design review for a proposed expansion to the current Western Heating and Air building. The property is located at 4980 Bradley St., Garden City, ID 83715; Ada County Parcel #R1057230075 and R1057230070. The property is zoned C-2.

THE GARDEN CITY PLANNING AND ZONING COMMISSION AT 6:30 P.M. ON WEDNESDAY, MARCH 17, 2021 at Garden City Hall, 6015 Glenwood St., Garden City, Idaho or to view the meeting remotely, please follow the link: <https://zoom.us/j/8188588340> or phone in # 301-715-8592 to consider the following:

CUPFY2021-0005: Joe Turner with CSHQA is requesting a conditional use permit to expand the use Service Provider in association with a proposed building expansion. The property is located at 4980 Bradley St., Garden City, ID 83715; Ada County Parcel #R1057230075 and R1057230070. The property is zoned C-2.

CUPFY2021-0006: Jeff Likes with ALC Architecture is requesting the use of an Animal Care Facility in a multi-tenant building to be located at 3231 & 3203 W. Chinden Blvd., Garden City ID, 83714; Ada County Parcel(s) R273453040 and R2734530430. The Parcel is zoned C-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.

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

ings 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.

0004870886-01

From: [planning](#)
Bcc: [ABC - Idaho State Police](#); [Abe Blount](#); [ACHD Planning Review](#); [Alicia Martin](#); [Becky Woodruff](#); [building](#); [C. Miller](#); [C. Riddle](#); [Casey Pozzanghera](#); [Charalee Jackson](#); [Charissa Bujak](#); [Charles Leffler](#); [Charles Wadams](#); [Colin Schmidt](#); [Connie Sol](#); [Daniel Pavlinik](#); [Director Mark Lavin](#); [Elfreda Higgins](#); [Fairview Acres](#); [Greg J. Martinez](#); [Hanna Veal](#); [Info](#); [Info](#); [ITD Development Services District 3](#); [Jackson Heim](#); [james herbert](#); [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. reno](#); [M. Singlet](#); [Mack](#); [Marci Horner](#); [Mark](#); [Mark Jones](#); [Mark Wasdahl](#); [Nadine Curtis](#); [New Dry Creek](#); [Olesya Durfey](#); [Pam Beaumont](#); [Pam Beaumont Home](#); [Peg Temple](#); [planning](#); [Project Manager](#); [PVC1953](#); [Rick Allen](#); [Rob Tiedemann](#); [Robert Olson](#); [Romeo Gervias](#); [Ronald Wilper](#); [Shelley](#); [Stefanie \(stefanie@settlersirrigation.org\)](#); [Susanna Smith](#); [T. Laws](#); [Tom Patterson](#); [Troy Vaughn](#); [WBSDMB](#); [Yulia](#)
Subject: City of Garden City Notice
Date: Monday, February 8, 2021 2:44:00 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. [CUPFY2021-0006](#): Jeff Likes with ALC Architecture is requesting the use of an Animal Care Facility in a multi-tenant building to be located at 3231 & 3203 W. Chinden Blvd., Garden City ID, 83714; Ada County Parcel(s) R273453040 and R2734530430. The Parcel is zoned C-1.
- B. [CUPFY2021-0005](#): Joe Turner with CSHQA is requesting a conditional use permit to expand the use Service Provider in association with a proposed building expansion. The property is located at 4980 Bradley St., Garden City, ID 83715; Ada County Parcel #R1057230075 and R1057230070. The property is zoned C-2.
- C. [DSRFY2021-0007](#): Joe Turner with CSHQA is requesting a combined pre-application conference and formal hearing with design review for a proposed expansion to the current Western Heating and Air building. The property is located at 4980 Bradley St., Garden City, ID 83715; Ada County Parcel #R1057230075 and R1057230070. The property is zoned C-2.

Please send comments to planning@gardencityidaho.org by **February 19TH, 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 e: building@gardencityidaho.org
Window Hours: 9a.m. - 12p.m. and 1p.m. - 3:30p.m.



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Publish 02/10/2021

OURCO LLC
4924 W CHINDEN BLVD
GARDEN CITY, ID 83714-0000

ANDERSON JOHN F
4946 W CHINDEN BLVD
GARDEN CITY, ID 83714-0000

CONCEPT INVESTMENTS LLP
4960 W CHINDEN BLVD
GARDEN CITY, ID 83714-0000

MCGLONE JOSEPH P
4970 W CHINDEN BLVD
GARDEN CITY, ID 83714-0000

DEAN RICHARD C & STEPHANIE E REVOCABLE
LIVING TRUST
4984 W CHINDEN BLVD
GARDEN CITY, ID 83714-0000

DH WHOLESALE LEASE LLC
4951 N BRADLEY ST
GARDEN CITY, ID 83714-0000

WESTERN HVAC PROPERTIES LLC
4961 N BRADLEY ST
GARDEN CITY, ID 83714-0000

WESTERN HVAC PROPERTIES LLC
4980 N BRADLEY ST
GARDEN CITY, ID 83714-0000

CHUCKS LLC
4941 N BRADLEY ST
GARDEN CITY, ID 83714-0000

ADA DISTRIBUTING CO INC
4931 N BRADLEY ST
GARDEN CITY, ID 83714-0000

BUNCH JERALD B
4939 N BRADLEY ST
GARDEN CITY, ID 83714-0000

ADA DISTRIBUTING CO INC
4935 N BRADLEY ST
GARDEN CITY, ID 83714-0000

BROURMAN PROPERTIES LLC
5024 W CHINDEN BLVD
GARDEN CITY, ID 83714-0000

IDAHO DOG PARK LLC
5019 N SAWYER AVE
GARDEN CITY, ID 83714-0000

OMEGA PLAZA / MIDTOWN 50 B O A
E 50TH ST
GARDEN CITY, ID 83714-0000

MTS HOLDINGS LLC
125 E 50TH ST
GARDEN CITY, ID 83714-0000

BENDED KNEE LLC
121 E 50TH ST
GARDEN CITY, ID 83714-0000

ZELHAM HOLDING LLC
137 E 50TH ST
GARDEN CITY, ID 83714-0000

KJ & RK INVESTMENTS
155 E 50TH ST
GARDEN CITY, ID 83714-0000

133 E 50TH LLC
133 E 50TH ST
GARDEN CITY, ID 83714-0000

MOTTERN JERRY
129 E 50TH ST
GARDEN CITY, ID 83714-0000

TLC PROPERTIES INC
W CHINDEN BLVD
GARDEN CITY, ID 83714-0000

VINEYARD CHRISTIAN FELLOWSHIP
4950 N BRADLEY ST
GARDEN CITY, ID 83714-0000

BROURMAN PROPERTIES LLC
W CHINDEN BLVD
GARDEN CITY, ID 83714-0000

BARNES PROPERTY LLC
4990 W CHINDEN BLVD
GARDEN CITY, ID 83714-0000

WESTERN HVAC PROPERTIES LLC
N BRADLEY ST
GARDEN CITY, ID 83714-0000

PARCEL	PRIMOWNER
R1057230012	OURCO LLC
R1057230018	ANDERSON JOHN F
R1057230022	CONCEPT INVESTMENTS LLP
R1057230028	MCGLONE JOSEPH P
R1057230035	DEAN RICHARD C & STEPHANIE E REVOCABLE LIVING TRUST
R1057230060	DH WHOLESale LEASE LLC
R1057230065	WESTERN HVAC PROPERTIES LLC
R1057230075	WESTERN HVAC PROPERTIES LLC
R1057240010	CHUCKS LLC
R1057240020	ADA DISTRIBUTING CO INC
R1057240030	BUNCH JERALD B
R1057240040	ADA DISTRIBUTING CO INC
R2039130012	BROURMAN PROPERTIES LLC
R2039130022	IDAHO DOG PARK LLC
R6532210010	OMEGA PLAZA / MIDTOWN 50 B O A
R6532210020	MTS HOLDINGS LLC
R6532210030	BENDED KNEE LLC
R6532210040	ZELHAM HOLDING LLC
R6532210050	KJ & RK INVESTMENTS
R6532210110	133 E 50TH LLC
R6532210120	MOTTERN JERRY
R7334141071	TLC PROPERTIES INC
S0631131228	VINEYARD CHRISTIAN FELLOWSHIP
S0631244340	BROURMAN PROPERTIES LLC
S0631244390	BARNES PROPERTY LLC
S0631244425	WESTERN HVAC PROPERTIES LLC

