



DEVELOPMENT SERVICES DEPARTMENT

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

April 27, 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, MAY 17, 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.

DSRFY2021-0010 - Evan Verduin and Drew Kleman with Trek Architecture are requesting a public hearing with the Design Review Committee to discuss the proposal of a new Mixed-use development located at 202 E. 34th Street; Ada County parcel R2734540701.

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

.....
DSRFY2021-0010 – 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: _____

PARCEL	PRIMOWNER	ADDCONCAT	STATCONCAT
R2734540092	LEVCO PROPERTIES LLC	114 E 35TH ST	GARDEN CITY, ID 83714-0000
R2734540100	MITCHELL REOLA	118 E 35TH ST	GARDEN CITY, ID 83714-6511
R2734540110	DAVIDSON DENNIS	1066 MEADOWBROOK LN	NAMPA, ID 83686-0000
R2734540220	PHAM ANDY VAN	200 E 35TH ST	GARDEN CITY, ID 83714-0000
R2734540230	BARDOFF ALLAN L	1010 S OWYHEE ST	BOISE, ID 83705-0000
R2734540240	WIRKUS KARL E	3608 N PROSPECT WAY	GARDEN CITY, ID 83714-0000
R2734540260	WILLIAMS MILDRED J	210 E 35TH ST	GARDEN CITY, ID 83714-0000
R2734540280	BASEL MICHAEL G	212 E 35TH ST	GARDEN CITY, ID 83714-0000
R2734540701	URBAN WILLOW LLC	210 W MURRAY ST	BOISE, ID 83714-0000
R2734540720	BOLTIZAR & FALKENSTIEN FAMILY LIVING TRUST	3201 N 36TH ST	BOISE, ID 83703-0000
R2734540765	M P G LLC	PO BOX 45180	BOISE, ID 83711-0000
R2734540770	URBAN WILLOW LLC	PO BOX 7156	BOISE, ID 83707-1156
R2734540800	CHILDRESS INVESTMENT PROPERTIES LLC	5072 N MARSH AVE	BOISE, ID 83714-0000
R2734540810	ISLEY BELINDA	2721 AUTUMN DR	BOISE, ID 83706-0000
R2734540820	GOODWIN THOMAS	19319 N EAGLESTONE PL	BOISE, ID 83714-0000
R2734540832	TEMPLE PATRICK AARON	3424 N CLAY ST APT 1	GARDEN CITY, ID 83714-0000
R2734540837	35TH & CLAY LLC	19319 N EAGLESTONE PL	BOISE, ID 83714-0000
R2734540920	LEMAS HERNANDEZ LLC	2717 W BANNOCK ST	BOISE, ID 83702-0000
R2734540970	FINDLEY RONALD G	3781 W QUAIL HEIGHTS CT	BOISE, ID 83703-0000
R2734540985	DAVIS RYAN M	117 E 35TH ST	GARDEN CITY, ID 83714-0000
R2734540995	HASS DAVID A	115 E 35TH ST	GARDEN CITY, ID 83714-6512
R2734541010	HASS DAVE	2514 ARTHUR ST	BOISE, ID 83703-4826
R2734541200	BOWES DANA KEVIN	1912 N 17TH ST	BOISE, ID 83702-0000
R2734541210	THS CUSTOM HOMES LLC	3384 S COBBLE PL	MERIDIAN, ID 83642-7374
R2734541330	STONEWRIGHT LLC	200 E 33RD ST	GARDEN CITY, ID 83714-0000
R2734541364	WEE BOISE INC	208 E 33RD ST	GARDEN CITY, ID 83714-0000
R2734541400	AHLBERG WEST LLC	7590 E HIGHLAND VALLEY RD	BOISE, ID 83716-0000
R2734541445	PEDALTO LLC	3400 N PLATATION RIVER DR	GARDEN CITY, ID 83703-0000
R2734541460	WILKE DOROTHY E	201 E 34TH ST	GARDEN CITY, ID 83714-0000

From: [planning](#)
Bcc: [ABC - Idaho State Police](#); [ACHD Planning Review](#); [building](#); [C. Miller](#); [C. Riddle](#); [Caleb Lakey](#); [Charalee Jackson](#); [Charles Leffler](#); [Charles Wadams](#); [Colin Schmidt](#); [Connie Sol](#); [D. Gordon](#); [D. Sperfma](#); [Daniel Pavlinik](#); [Hanna Veal](#); [Idaho DEQ](#); [Info](#); [Info](#); [ITD Development Services District 3](#); [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 Kellner](#); [M. reno](#); [Mark](#); [Mark Jones](#); [Mark Wasdahl](#); [Nadine Curtis](#); [Olesya Durfey](#); [Pam Beaumont](#); [Pam Beaumont Home](#); [Peg Temple](#); [planning](#); [Preservation](#); [Project Manager](#); [PVC1953](#); [Rick Allen](#); [Rob Tiedemann](#); [Robert Olson](#); [Romeo Gervias](#); [Ronald Wilper](#); [Stefanie \(stefanie@settlersirrigation.org\)](#); [Susanna Smith](#); [Todd Callahan](#); [Tom Patterson](#); [Troy Vaughn](#); [Wed 2 No 1](#); [Yulia](#)
Subject: City of Garden City Notice
Date: Monday, April 26, 2021 8:49:00 AM
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. **DSRFY2021-0009**: Evan Verduin and Drew Kleman with Trek Architecture are requesting a public hearing with the Design Review Committee to discuss the proposal of a new multi-family development located at 305 & 309 E. 36th Street; Ada County parcels R2734540511 and R2734540501.
- B. **DSRFY2021-0010**: Evan Verduin and Drew Kleman with Trek Architecture are requesting a public hearing with the Design Review Committee to discuss the proposal of a new Mixed-use development located at 202 E. 34th Street; Ada County parcel R2734540701.
- C. **CUPFY2021-0008**: Nick Kuklish is requesting a conditional use permit for single family dwelling unit with an attached garage. The property is located at 105 E. 41st Street; Ada County parcel number R2734502095. The property is currently zoned C-2.
- D. **CUPFY2021-0009**: Dan Todd is requesting a conditional use permit for the change of use to Industry Flex. The property is located at 410 E 41ST Street; Ada County Parcel Number The property is currently zoned C-1. R2734520876. The property is currently zoned C-2 General Commercial.
- E. **CUPFY2021-0010**: Abe Roessler with EquipmentShare.com INC. is requesting a conditional use permit for the use of equipment rental and sales. The property is located at 4665 W. Chinden Blvd. Ada County Parcel number R7334140005.

Please send comments to planning@gardencityidaho.org by **MAY 5TH, 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.



THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:**

IPL0020898

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BOI - Legal Ads

Final Cost:

61.44

Payment Type:

Account Billed

User ID:

IPL0025090

PREVIEW FOR AD NUMBER IPL00208980**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, MAY 17, 2021** to consider:

DSRFY2021-0009: Evan Verduin and Drew Kleman with Trek Architecture are requesting a public hearing with the Design Review Committee to discuss the proposal of a new multi-family development located at 305 & 309 E. 36th Street; Ada County parcels R2734540511 and R2734540501.

DSRFY2021-0010: Evan Verduin and Drew Kleman with Trek Architecture are requesting a public hearing with the Design Review Committee to discuss the proposal of a new Mixed-use development located at 202 E. 34th Street; Ada County parcel R2734540701.

THE GARDEN CITY PLANNING AND ZONING COMMISSION AT 6:30 P.M. ON WEDNESDAY, MAY 19, 2021 TO CONSIDER THE FOLLOWING:

CUPFY2021-0008: Nick Kuklish is requesting a conditional use permit for single family dwelling unit with an attached garage. The property is located at 105 E. 41st Street; Ada County parcel number R2734502095. The property is currently zoned C-2.

CUPFY2021-0009: Dan Todd is requesting a conditional use permit for the change of use to Industry Flex. The property is located at 410 E 41ST Street; Ada County Parcel Number

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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 and an in-person meeting will be held at 6015 Glenwood St, Garden City, ID 83714, following the Governor's orders related to COVID-19.

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. 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 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 (208) 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.

IPL0020898
Apr 27 2021

ACCOUNT INFORMATION

GARDEN CITY CITY OF IP
6015 GLENWOOD ST
GARDEN CITY, ID 83714-1347
208-472-2900
lleiby@gardencityidaho.org
GARDEN CITY CITY OF

TRANSACTION REPORT**Date**

4:04 PM - Fri, Apr 23, 2021

Amount:

61.44

SCHEDULE FOR AD NUMBER IPL00208980

Tue Apr 27, 2021
Idaho Statesman (Boise)

[<< Click here to print a printer friendly version >>](#)

LEGAL NOTICE OF PUBLIC HEARINGS

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Publish Date: 04/26/2021