



DEVELOPMENT SERVICES DEPARTMENT

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

March 18, 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, April 5, 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.

DSRFY2021-0011: Jason Jones with WeeBoise is requesting a combined Pre-application conference and Formal hearing with the Design Review Committee for the approval of a Live-Work- create development located at 208 E. 33rd Street; Ada County Parcel R2734541364.

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

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DSRFY2021-0011- 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
R2734540550	URBAN WILLOW LLC	PO BOX 7156
R2734540570	URBAN WILLOW LLC	210 W MURRAY ST
R2734540720	FIVE273344CLITHEROADAMSLLC	PO BOX 140838
R2734540765	M P G LLC	PO BOX 45180
R2734541200	BOWES DANA KEVIN	1912 N 17TH ST
R2734541330	STONEWRIGHT LLC	200 E 33RD ST
R2734541364	WEE BOISE INC	921 S ORCHARD ST STE G
R2734541380	MITCHELL REBECCA D	121 CHEEK ST
R2734541390	AHLBERG EAST LLC	7590 E HIGHLAND VALLEY RD
R2734541400	AHLBERG WEST LLC	7590 E HIGHLAND VALLEY RD
R2734541445	SL BOWSH PROPERTIES LLC	207 E 34TH ST
R2734541460	WILKE DOROTHY E	201 E 34TH ST
R2734541480	BLACK ENTERPRISES LLC	6750 W VICTORY RD
R2734541490	SUMMERS MARY P	2515 N 30TH ST
R2734541540	ZUBIZARETA PROPERTIES LP	PO BOX 140852
R2734541570	THURAS LLC	PO BOX 8506
R2734541600	BRANDT DAVID	215 E 33RD ST
R2734541620	LANDRY LOU FAMILY TRUST 08/27/2019	211 E 33RD ST
R2734541630	RENE ROBERTA	2212 N HEIGHTS DR
R2734541642	DOAN LONG T	7319 W ASHLAND ST
R2734541670	STAMBAUGH COLEEN	3908 REED ST
R2734541771	SCOTT JOSEPH B	501 E BAYBROOK CT
R2734541790	SCOTT J B	501 E BAYBROOK CT
MGREA621003	STAMBAUGH COLEEN MARIE	3908 N REED ST
MREXX580802	AHLBERG JERRY L	7590 E HIGHLAND VALLEY RD

STATCONCAT

BOISE, ID 83707-1156

BOISE, ID 83714-0000

GARDEN CITY, ID 83714-0000

BOISE, ID 83711-0000

BOISE, ID 83702-0000

GARDEN CITY, ID 83714-0000

BOISE, ID 83705-0000

CARRBORO, NC 27510-0000

BOISE, ID 83716-0000

BOISE, ID 83716-0000

GARDEN CITY, ID 83714-0000

GARDEN CITY, ID 83714-0000

BOISE, ID 83709-0000

BOISE, ID 83703-5460

GARDEN CITY, ID 83714-0000

BOISE, ID 83707-0000

GARDEN CITY, ID 83714-0000

BOISE, ID 83714-6616

BOISE, ID 83702-2830

BOISE, ID 83709-0000

GARDEN CITY, ID 83714-0000

BOISE, ID 83706-0000

BOISE, ID 83706-0000

GARDEN CITY, ID 83714-0000

BOISE, ID 83716-0000

From: [planning](#)
Bcc: ["ABC - Idaho State Police"](#); [Abe Blount](#); ["Alicia Martin"](#); ["Brent Moore \(bmoore@adacounty.id.gov\)"](#); [building](#); ["C. Miller"](#); ["C. Riddle"](#); ["Caleb Lakey"](#); ["Casey Pozzanghera"](#); ["Charalee Jackson"](#); ["Charissa Bujak"](#); ["Charles Leffler"](#); [Charles Wadams](#); [Colin Schmidt](#); [Connie Sol](#); ["D. Gordon"](#); ["D. Sperfma"](#); ["Daniel Pavlinik"](#); [Elfreda Higgins](#); ["Fairview Acres"](#); ["Greg J. Martinez"](#); ["Info"](#); ["Info"](#); ["ITD Development Services District 3"](#); ["Jackson Heim"](#); [James Page](#); [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"](#); ["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](#); ["Preservation"](#); ["Project Manager"](#); [Rick Allen](#); ["Rob Tiedemann"](#); ["Robert Olson"](#); ["Romeo Gervias"](#); ["Ronald Wilper"](#); ["S. Bryce Farris \(bryce@sawtoothlaw.com\)"](#); ["Shelley"](#); ["Stefanie \(stefanie@settlersirrigation.org\)"](#); [Susanna Smith](#); ["T. Laws"](#); ["Todd Callahan"](#); [Tom Patterson](#); [Troy Vaughn](#); ["WBSDMB"](#); ["Wed 2 No 1"](#); ["Yulia"](#)
Subject: City of Garden City Notice
Date: Wednesday, March 17, 2021 12:33:00 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. [DSRFY2021-0011](#): Jason Jones with WeeBoise is requesting a combined Pre-application conference and Formal hearing with the Design Review Committee for the approval of a Live-Work- create development located at 208 E. 33rd Street; Ada County Parcel R2734541364.
- B. [DSRFY2021-0012](#): Nick Kuklish is requesting a combined Pre-Application conference and formal hearing with the Design Review Committee to discuss the proposal of a new single family home located at 105 E. 41st Street; Ada County Parcel R2734502095.
- C. [SUBFY2021-0005](#): Casino Beach Subdivision: Jorre Delgado with JBI Elemental LLC is requesting approval recommendations for a combined preliminary and final plat subdivision proposed to be a mixed-use planned unit development. The property is located at 303, 300, 304, 306 E. 34th Street and 3342 N. Carr Street; Ada County Parcels R2734540687, R2734540586, R2734540584, R2734540570, R2734540550, R2734541520, and R2734541500.
- D. [SUBFY2021-0006](#): SHAVASANA URBAN LIVING: Jorre Delgado with JBI Elemental LLC is requesting approval recommendations for a combined preliminary and final plat subdivision proposed to be a 24-lot residential planned

unit development. The property is located at 208, 210, 212 E. 34th Street and 213, 215 E. 35th Street. Ada County parcels R2734540730, R2734540751, R2734540760, R2734540790, R2734540770.

E. [ZONFY2021-0001](#): Jeff Hatch with Hatch Design Architecture is requesting a rezone of a 6.61 acre property, 8875 W. State Street and 6144 N. Arney Ln, Garden City, ID 83714 from R-2 low density residential zoning to C-2 General Commercial for the stated intent of redeveloping vacant property to 44 duplexes and 7 townhomes.

F. [CUPFY2021-0007](#): Jorre Delgado with JBI Elemental LLC is requesting a Conditional Use Permit approval for a seasonal outdoor farmer's market at several addresses including 303, 215 E. 34th Street and 3342 N. Carr Street. The properties are located in the general commercial (C-2) zoning district, and the Work-Live-Create designation of the Comprehensive Plan.

Please send comments to planning@gardencityidaho.org **March 31, 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.



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, April 5, 2021** to consider:

SUBFY2021-0005: Jorre Delgado with JBI Elemental LLC is requesting approval recommendations for a combined preliminary and final plat for Shavasana Urban Living subdivision proposed to be a mixed-use planned unit development. The property is located at 303, 300, 304, 306 E. 34th Street and 3342 N. Carr Street; Ada County Parcels R2734540687, R2734540586, R2734540584, R2734540570, R2734540550, R2734541520, and R2734541500.

DSRFY2021-0012: Nick Kuklish is requesting a combined Pre-Application conference and formal hearing with the Design Review Committee to discuss the proposal of a new single family home located at 105 E. 41st Street; Ada County Parcel R2734502095

DSRFY2021-0011: Jason Jones with WeeBoise is requesting a combined Pre-application conference and Formal hearing with the Design Review Committee for the approval of a Live-Work- create development located at 208 E. 33rd Street; Ada County Parcel R2734541364.

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, April 19, 2021** to consider:

SUBFY2021-0006: Jorre Delgado with JBI Elemental LLC is requesting approval recommendations for a combined preliminary and final plat subdivision proposed to be a 24-lot residential planned unit development. The property is located at 208, 210, 212 E. 34th Street and 213, 215 E. 35th Street. Ada County parcels R2734540730, R2734540751, R2734540760, R2734540790, R2734540770.

THE GARDEN CITY PLANNING AND ZONING COMMISSION AT 6:30 P.M. ON WEDNESDAY, April 21, 2021 TO CONSIDER THE FOLLOWING:

CUPFY2021-0007: Jorre Delgado with JBI Elemental LLC is requesting a Conditional Use Permit approval for a seasonal outdoor farmer's market at several addresses including 303, 215 E. 34th Street and 3342 N. Carr Street. The properties are located in the general commercial (C-2) zoning district, and the Work-Live-Create designation of the Comprehensive Plan.

SUBFY2021-0006: Jorre Delgado with JBI Elemental LLC is requesting approval recommendations for a combined preliminary and final plat subdivision proposed to be a 24-lot residential planned unit development. The property is located at 208, 210, 212 E. 34th Street and 213, 215 E. 35th Street. Ada County parcels R2734540730, R2734540751, R2734540760, R2734540790, R2734540770.

SUBFY2021-0005: Jorre Delgado with JBI Elemental LLC is requesting approval recommendations for a combined preliminary and final plat subdivision proposed to be a

mixed-use planned unit development. The property is located at 303, 300, 304, 306 E. 34th Street and 3342 N. Carr Street; Ada County Parcels R2734540687, R2734540586, R2734540584, R2734540570, R2734540550, R2734541520, and R2734541500.

ZONFY2021-0001: Jeff Hatch with Hatch Design Architecture is requesting a rezone of a 6.61 acre property, 8875 W. State Street and 6144 N. Arney Ln, Garden City, ID 83714 from R-2 low density residential zoning to C-2 General Commercial for the stated intent of redeveloping vacant property to 44 duplexes and 7 townhomes.

GARDEN CITY COUNCIL WILL HOLD A PUBLIC HEARING AT 6:00 P.M. ON MONDAY, MAY 10, 2021 to consider:

SUBFY2021-0005: Jorre Delgado with JBI Elemental LLC is requesting approval for Casino Beach Subdivision for a combined preliminary and final plat subdivision proposed to be a mixed-use planned unit development. The property is located at 303, 300, 304, 306 E. 34th Street and 3342 N. Carr Street; Ada County Parcels R2734540687, R2734540586, R2734540584, R2734540570, R2734540550, R2734541520, and R2734541500.

SUBFY2019-1: Todd Campbell Contruction is requesting a Final Plat approval for 12 townhomes. The 0.694 acre site is located at 3857 N. Reed St., Garden City, 83714; Ada County Parcels R2734520646 and R2734520044. The properties are within the Medium Density Residential (R-3) zoning district and the Mixed Use Residential Comprehensive Plan Land Use Designation.

GARDEN CITY COUNCIL WILL HOLD A PUBLIC HEARING AT 6:00 P.M. ON MONDAY, MAY 24, 2021 to consider:

SUBFY2021-0006: Jorre Delgado with JBI Elemental LLC is requesting approval for Shavasana Urban Living Subidivision for a combined preliminary and final plat subdivision proposed to be a 24-lot residential planned unit development. The property is located at 208, 210, 212 E. 34th Street and 213, 215 E. 35th Street. Ada County parcels R2734540730, R2734540751, R2734540760, R2734540790, R2734540770.

ZONFY2021-0001: Jeff Hatch with Hatch Design Architecture is requesting a rezone of a 6.61 acre property, 8875 W. State Street and 6144 N. Arney Ln, Garden City, ID 83714 from R-2 low density residential zoning to C-2 General Commercial for the stated intent of redeveloping vacant property to 44 duplexes and 7 townhomes.

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.

Publish Date: 03/19/2021