



DEVELOPMENT SERVICES DEPARTMENT

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

January 30, 2020

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 Tuesday, February 18, 2020** 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 – 18: Bill Truax with Parkway 405 LLC is requesting design review approval for structures and site improvements associated with a mixed use development. The property is located at N. Freeride Lane, Garden City, ID 83714; Ada County Parcel # R8583760500

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.**

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

.....
DSRFY2019-18 – Design Review – Mixed Use Development

Your Name David Buccolo Date 2/11/2020

Your Physical Address: 4212 N Freeride Ln, Garden City, 83714

(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 ^{Design}

Comments:

I am supportive of the development of lot 50
as a Commercial Parcel. Please see attached
further comments to the Design.

Signature: David Buccolo

RECEIVED

David Buccolo
4212 N Freeride Ln
Garden City, ID 83714

Garden City Design Review Committee
Garden City, Idaho
February 11, 2020

RE: DSRFY2019 - 18

My living trust is the owner of a townhome on N Freeride Ln in the Parkway Station Community, the front of which would face directly at the north elevation of the proposed structure. I am not contesting the development of Lot 50, and I am fully supportive of its development as a Commercial Parcel. I have no opinion as to the type of businesses that may eventually occupy any structure developed on the Commercial Parcel. Even though a residential building in Lot 50 was not contemplated in any of the original development plans for Parkway Station, nor present in any of the marketing materials given to any Parkway Station stakeholders by the developer, I am supportive of the development of Lot 50 inclusive of a residential component.

This letter serves to comment on the DESIGN of the residential portion of the proposed project only. The residential portion of the design as proposed would be highly detrimental to the residents of N Freeride Ln and constitutes a very large "bait and switch" by the developer to the residents of Parkway Station and N Freeride Ln in particular. The residents of Parkway Station and N Freeride Ln invested considerable sums into the townhouses and the developer is ignoring the interests of his homeowners in this design.

Specifically, my concerns with the residential portion of the design:

- The proposed design will rob all of the N Freeride Ln structures of their privacy and light, especially considering the height of the building and the proximity of both buildings to N Freeride Ln. Our townhouses on N Freeride Ln are south facing
- N Freeride Ln is a narrow private driveway and its design was not contemplated to have such a large structure abutting it. N Freeride Ln will essentially become an alleyway if the project is developed as proposed. It is my understanding that Garden City is trying to move away from narrow alleyways typically found around the City
- The structure as proposed will be the tallest in the surrounding area (if not the entire City), nearly twice the height of the other NEW buildings in the neighborhood. It seems that the height would have a bad esthetic given the other much shorter NEW buildings around it

- Is there enough play area for the Children occupying the proposed structure? Children from Trailwinds Apartments (415 E 42nd Street) regularly occupy the private driveways in and around the Parkway Station community. This has caused typical problems with litter and skateboards, etc.
- Perhaps an ACHD matter, but N Freeride Ln has a very sharp curve in it. Will it be able to handle the traffic from such a large residential structure?

I would be supportive of a design substantially similar to 405 N 42nd Street. The developer has noted in his design application that he had a meeting of the community and made concessions in the design as a result of that meeting. The design proposed at the meeting struck me as being a considerable overreach and may have served only as a stalking horse so that the developer could represent himself as having made design concessions. The proposed design is still much too high and much too close to N Freeride Ln.

Additionally, I want to note the design of the developer's last project at 405 N 42nd Street is unsightly as all of the HVAC equipment on top of the building is visible from the street. I do not know which Garden City administrative body was responsible for that, but it is detrimental to the esthetics of the neighborhood as constructed.

Sincerely,



David Buccolo

11