



DEVELOPMENT SERVICES DEPARTMENT

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

August 13, 2020

Regina Phipps and Will Calhoun
6929 W. Irving Ln
Boise, ID 83704

Sent via e-mail to reggie777777@gmail.com and via USPS

Re: Determination of Completeness/Application Acceptance – **Accepted**

Dear Ms. Phipps and Mr. Calhoun,

This letter is to inform you that Conditional Use Permit CUPFY2020 - 16, a request for the addition of a detached single family home on a property with a pre-existing single family home, and located at 401 E 52nd St., has been accepted and scheduled to be heard by the Planning and Zoning Commission **September 16th at 6:30 p.m.** The hearing will be held in the City Council Chambers of Garden City Hall, 6015 N. Glenwood, Garden City, Idaho 83714 and/or zoom: <https://zoom.us/j/8188588340> or Phone In # **301-715-8592** please refer to the Covid-19 tab on the gardencityidaho.org for up to date information related to location changes depending on circumstances related to Covid-19.

Per [GCC Table 8-6A-2](#) the required application information appears to have been submitted. **The review to determine completeness was cursory. It appears that there is adequate information to conduct the review, however, upon more in-depth review of the materials we may require further information.**

Provided we receive the required information we will be sending notice to stakeholders requesting review of your project, providing legal notifications and reviewing your project for compliance with applicable regulations. Due to open meeting laws it is requested that the applicant does not contact the decision makers off the record. All documentation and comments should be submitted through staff or at the Public Hearing.

It is our goal to provide you with a draft report so that you may review it ahead of time. We appreciate feedback as to accuracy of information and willingness to adhere to any proposed conditions of approval.

Remaining requirements:

You are responsible for completing the following items prior to the scheduled hearing:

- The site shall be posted with a Public Hearing Notice sign by **NO LESS THAN 10 DAYS PRIOR TO THE HEARING DATE** in accordance with Garden City Code 8-6A-7.

- An affidavit of property posting and photos of the sign shall be submitted in accordance with Garden City Code 8-6A-7 by **NO LESS THAN 7 DAYS PRIOR TO HEARING DATE.**
- Any outstanding fees must be paid.
- Property posting signage must be removed from the site **NO LATER THAN 30 DAYS AFTER THE HEARING.**

Failure to complete any of these requirements will result in the application being automatically continued to the next hearing. Repeated failures to complete these requirements may result in the application's denial. Applications that are denied cannot resubmit in substantially the same form for one year.

What to expect at a hearing:

- You or your representative must be present at the hearing to represent the application. You may provide a presentation such as a Power Point. **Failure to be present at the hearing will result in the application being continued to the next hearing or denied in the case of repeated absences.**
- Your application may be moved to the consent agenda if:
 - You agree with the staff report and the draft decision; AND
 - If no members of the public wish to testify in opposition to your application; AND
 - A decision maker does not wish to hear the application.

If any of the above criteria are not met, the public hearing will be held.

- If the public hearing is held, the hearing procedure will consist of:
 - The hearing item will be announced;
 - The applicant presents their proposal;
 - Staff presents the staff report;
 - Public testimony is taken on the application;
 - The applicant has an opportunity to provide rebuttal testimony;
 - Public testimony is closed, and the decision-making body deliberates and decides on the application.

*Please provide a full account of your project during your presentation or proposal. The Chair of the meeting cannot accept questions and comments out of turn.

Please contact us at planning@gardencityidaho.org or 208-472-2922 with any questions concerning your application.

Sincerely,
Development Services Department

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 P&Z 08142020

Payment Method

Invoice

Blind Box

Tear Sheets

1

Proofs

0

Affidavits

1

Net Amount

\$58.76

Tax Amount

\$0.00

Total Amount

\$58.76

Payment Amount

\$0.00

Amount Due

\$58.76

Ad Order Number

0004726178

Order Source

Ordered By

Elizabeth Schenstrom

Special Pricing

Invoice Text

Legal Notice P&Z 08142020

Promo Type

Package Buy

Materials

Ad Order Information

<u>Ad Number</u>	<u>Ad Type</u>	<u>Production Method</u>	<u>Production Notes</u>
0004726178-01	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 50 li	

<u>Product</u>	<u>Placement</u>	<u>Times Run</u>	<u>Schedule Cost</u>
BOI-Idaho Statesman	0300 - Legals Classified	1	\$58.76

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

Run Dates
08/14/2020

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 P.M. WEDNESDAY, SEPTEMBER 16, 2020** AT GARDEN CITY HALL, 6015 GLENWOOD STREET, GARDEN CITY, IDAHO OR TO VIEW THE MEETING REMOTELY, PLEASE FOLLOW THE LINK: [HTT PS://ZOOM.US/J/8188588340](https://zoom.us/j/8188588340) OR PHONE IN # 301-715-8592 TO CONSIDER A REQUEST FOR:

CUPFY2020-16: Regina Phipps and Will Calhoun are requesting a Conditional Use Permit to build an additional detached single-family home at 401 E. 52nd Street, Garden City Idaho, 83714, Ada County Parcel #R7334160670.

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 08/14/2020

0004726178-01

From: [planning](#)
Bcc: [ABC - Idaho State Police](#); [Abe Blount](#); [Alicia Martin](#); [Bill Bosworth](#); [Brent Moore \(bmoore@adacounty.id.gov\)](#); [building](#); [C. Miller](#); [C. Riddle](#); [Caleb Lakey](#); [Charissa Bujak](#); [Charles Leffler](#); [Charles Wadams](#); [Christian Samples](#); [Colin Schmidt](#); [Connie Sol](#); [D. Gordon](#); [D. Sperma](#); [Darren Fluke](#); [Elfreda Higgins](#); [Eric Exline](#); [Info](#); [ITD Development Services District 3](#); [Jackson Heim](#); [James Page](#); [Jeff Souza](#); [Jenah Thornborrow](#); [Jim Keyser \(jkeyser@idahostatesman.com\)](#); [Joe Canning Work](#); [John Evans](#); [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](#); [Peg Temple](#); [planning](#); [Project Manager](#); [PVC1953](#); [R. Scott](#); [Rick Allen](#); [Robert Olson](#); [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: Garden City Agency Notice
Date: Tuesday, August 11, 2020 3:21:00 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

CITY OF GARDEN CITY AGENCY NOTICE

Pursuant to Garden City Code 8-6A-7, you are hereby provided notice of the following application:

CUPFY2020-16: Regina Phipps and Will Calhoun are requesting a Conditional Use Permit to build an additional detached single-family home at 401 E. 52nd Street, Garden City Idaho, 83714, Ada County Parcel #R7334160670.

Please send comments to planning@gardencityidaho.org by **September 4, 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



Elizabeth Schenstrom

Data Management Specialist

Development Services, **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.





ADA COUNTY ASSESSOR

190 E. Front Street, Suite 107, Boise, ID 83702

(208) 287-7262 www.adacountyassessor.org

RADIUS NOTICE REQUEST FOR ADDRESSES

Idaho Code 9-348(1)(b) prohibits the distribution or sale of mailing lists in order to protect the privacy of taxpayers. However, this list can be provided if you are requesting a list of property addresses to fulfill a requirement required by any statute, ordinance, rule, law or by any governing agency (Idaho Code 9-348(8)).

Please check the purpose below:

- Subdivision
- Conditional Use Permit
- Variance
- Expansion of Extension of a Nonconforming Use
- Zoning Ordinance Map Amendment
- Property Line Adjustment or Lot Split
- Annexation
- Comprehensive Plan Amendments
- Other: _____

Agency: Required by Garden City Planning and Zoning

Parcel Number or Address of Subject Property: 401 E 52nd St

Brief Description: Need information for notification of Neighborhood meeting to apply for a conditional use permit.

Applicant:

Name: Regina Phipps

Address: 6929 W Irving Lane

City: Boise State: Idaho Zip: 83704

Telephone: 208-459-4969

Would you like to have the list emailed to you? **YES** **NO**

Email address: Reggie 777777@gmail.com

Under penalty of perjury, I hereby certify that I will not be using, nor will I allow to be used in any form or manner, the records, documents, or lists obtained from the Ada County Assessor's Office as a mailing or telephone number list for purposes other than listed above.

By: Regina Phipps Date: 7-10-2020



DEVELOPMENT SERVICES DEPARTMENT

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

August 11, 2020

Dear Property Owner:

This is an Official Notice of a Public Hearing regarding a property near your own. You are invited to attend a public hearing of the Planning and Zoning Commission on Wednesday, **September 16, 2020 at 6:30pm** and offer your testimony for consideration at Garden City City Hall, 6015 N. Glenwood Street, Garden City, Idaho or to view the meeting remotely, please follow the link: <https://zoom.us/j/8188588340> or phone in # 301-715-8592. **Anyone who submits written or oral testimony has the right to appeal all or a portion of the decision.** Applicants or affected property owners shall have no more than fourteen (14) days after a final decision is rendered to request reconsideration by the final decision-maker. If you wish to offer testimony on this item and are unable to attend this meeting, you may submit your comments to the Garden City Development Services office and they will be entered in the public record on your behalf. *Due to sunshine laws we request that the applicant or public do not contact the decision makers directly. Please either submit your comments through staff or on the record at the public hearing. Auxiliary aids or services for persons with disabilities are available upon request. Please call Development Services three (3) or more days prior to this public meeting so that arrangements can be made.*

APPLICATION:

CUPFY2020-16: Regina Phipps and Will Calhoun are requesting a Conditional Use Permit to build an additional detached single-family home at 401 E. 52nd Street, Garden City Idaho, 83714, Ada County Parcel #R7334160670.

The application materials can be found online at www.gardencityidaho.org in the correlating date of the hearing in the 'Calendar/Agendas' link on the home page. A staff report and draft decision document will also be available one week prior to the hearing.

Public Hearing Written Testimony and Attendance

- 1. 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.**
- 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. Call in is available if you do not have access to internet.**
- 4. 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 hearing 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

.....
CUPFY2020-16 – Conditional Use Permit

Your Name _____ Date _____

Your Physical Address: _____

(Please select) I wish to be kept informed of any additional future meeting dates:

Yes No Email: _____

(Please select) Regarding this application I:

Support the Application Am Neutral Oppose the Request

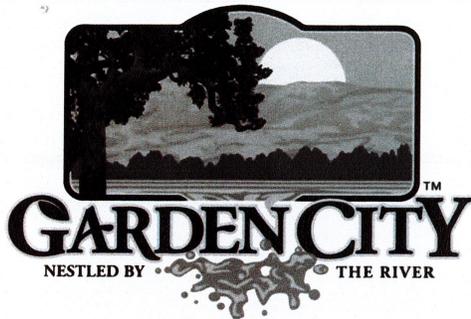
Comments:

Signature: _____

PARCEL	PRIMOWNER
R7294240010	FOSTER DARRYL L
R7294240015	PEACHEY GALEN L
R7294240020	SOMERTON CARL H
R7334160231	STIXX LLC
R7334160242	5111 ALWORTH LLC
R7334160261	ADA COUNTY - TREASURERS OFFICE
R7334160261	ADA COUNTY - TREASURERS OFFICE
R7334160660	BEVINS DYAN
R7334160670	NESBIT GEORGE ALBERT III
R7334160681	INTERMOUNTAIN GAS CO
R7334160683	COHEN JOSEPH
R7334160684	LARSON BRAD L
R7334160685	MEDINA JESUS I
R7334160686	HALL JOHN B IV
R7334160687	PHILLIPS REESE T II
R7334160817	GRIGGS DELAND K
R7334160823	KEENEY ELISABETH
R7334160861	GARDEN CITY MOBILE ESTATES INC
R7334160897	SANTERO ANDREA
R7334160901	MELTON DENISE KAY
R7334160911	CDLR LLC
R7334160931	CDLR LLC
R7334160932	CDLR LLC
R7334160936	CDLR LLC
R7334161301	MR MUDD LLC
R7880770010	COLLIER RITA E
R7880770020	HUCKSTEP TYLER J
R7880770030	JUEL LINDA M HOLSMAN
R7880770040	DAVIS JASON
R7880770050	HUCKSTEP TYLER J
MACAD731251	MONTGOMERY DONALD EUGENE
MBROF832450	PRINCE KAY EILEEN
MCONC731466	SHAW MERRITT DELOYE
MPACI711250	FLESCH JONATHAN C
MSUNV761258	MH RENTALS LLC
MSUNV761259	MH RENTALS LLC
MSUNV761261	MH RENTALS LLC
MSUNV761255	MH RENTALS LLC
MSUNV761452	PATLAN GOMEZ JAVIER
MTAMA711251	MH RENTALS LLC
MBUDD702450	HERNANDEZ HIGINIO
MSUNV761254	MOUNTAIN WEST IRA INC FBO BRUCE DUNKLEY IRA
MVAND722050	HEALY CHRISTINA MARIE

ADDCONCAT
501 E 52ND ST
1176 E PRAIRIEFIRE ST
5165 N QUINELLA ST
2067 S FOX GLEN WAY
PO BOX 149
200 W FRONT ST
200 W FRONT ST
606 E 52ND ST
401 E 52ND ST
PO BOX 5650
182 EUSTON RD S
1875 W JANET CT
5114 N ALWORTH ST
11131 W HICKORY DALE DR
P.O. BOX 9751
416 E 51ST ST
1654 HOWRY ST
3784 N LANCER WAY
4001 S YORKTOWN WAY
410 E 52ND ST
411 E REMINGTON ST
411 E REMINGTON ST
411 E REMINGTON ST
411 E REMINGTON ST
400 E 52ND ST
415 E 52ND ST
5151 N GIGGLE LN
PO BOX 44344
413 E 52ND ST
5151 N GIGGLE LN
408 E 51ST ST SPC 9
9860 W LUPINE ST
408 E 51ST ST SPC 7
408 E 51ST ST SPC 8
1272 N TYRA AVE
1272 N TYRA AVE
1272 N TYRA AVE
1272 N TYRA AVE
408 E 51ST ST SPC 5
1272 N TYRA AVE
5110 N ALWORTH ST SPC 17
10096 W FAIRVIEW AVE # 160
5106 N ALWORTH ST SPC 19

STATCONCAT
GARDEN CITY, ID 83714-0000
MERIDIAN, ID 83646-0000
GARDEN CITY, ID 83714-1415
EAGLE, ID 83616-0000
HUSTON, ID 83630-0149
BOISE, ID 83702-0000
BOISE, ID 83702-0000
GARDEN CITY, ID 83714-0000
GARDEN CITY, ID 83714-1446
BISMARCK, ND 58506-5650
GARDEN CITY, NY 11530-0000
EAGLE, ID 83616-0000
GARDEN CITY, ID 83714-0000
BOISE, ID 83712-0000
BOISE, ID 83707-0000
GARDEN CITY, ID 83714-0000
BOISE, ID 83706-0000
BOISE, ID 83713-0000
BOISE, ID 83706-0000
GARDEN CITY, ID 83714-1445
GARDEN CITY, ID 83714-0000
BOISE, ID 83711-0344
GARDEN CITY, ID 83714-0000
GARDEN CITY, ID 83714-0000
GARDEN CITY, ID 83714-0000
BOISE, ID 83704-6504
GARDEN CITY, ID 83714-1473
GARDEN CITY, ID 83714-0000
BOISE, ID 83713-0000
BOISE, ID 83713-0000
BOISE, ID 83713-0000
BOISE, ID 83713-0000
BOISE, ID 83714-1473
BOISE, ID 83713-0000
GARDEN CITY, ID 83714-0000
BOISE, ID 83704-0000
GARDEN CITY, ID 83714-0000



6015 Glenwood Street • Garden City, Idaho 83714
Phone 208/472-2921 • Fax 208/472-2926 • www.gardencityidaho.org

Affidavit of Property Posting

I, (name) Regina Phipps do hereby attest that the property located at (site address) 401 E 52 st, Garden City, Idaho, was posted on (date) 8-23-2020. This posting was for (application number) CUPFY2020-16. The date of posting was no less than ten (10) days prior to the public hearing for which the application is to be heard in conformance with Section 8-6A-7 of the Garden City Code. The property was posted in compliance with Garden City standards of form, size, lettering, content, and placement for posting property for public notice.

must submit clear and legible photos of the property posting with affidavit

BY: _____
TITLE Regina Phipps
Applicant

State of Idaho)
)SS
County of Ada)

On this 24th day of August (month), 2020 (year), before me, the undersigned, a Notary Public in and for said State, personally appeared Regina Phipps (person responsible for posting) known or identified to me to be the person whose name is subscribed to be the foregoing instrument, and acknowledged to me that they executed the same.

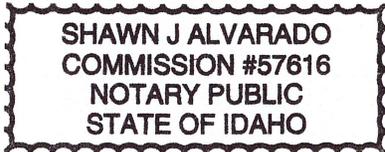
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

[Signature]

Notary Public for Idaho

Residing at Boise, Id

Commission Expires: 4/10/2023



CITY OF GARDEN CITY PUBLIC HEARING NOTICE

THERE WILL BE A PLANNING & ZONING COMMISSION HEARING
ON WEDNESDAY, SEP 16 AT 6:30PM

AT CITY HALL 6015 GLENWOOD

Purpose: Reduction In Density ^{or} <https://700m.us/>
Property Location: 401E52nd St. 8188588340
Application By: REGINAPHIPPS & CALHOUN
Contact the city planner at 472-2921 with any questions

SPEED
LIMIT
20

**CITY OF GARDEN CITY
PUBLIC HEARING NOTICE**

GREEN HILL REAL PLANNING & ZONING ORDINANCE REVISIONS
ON WEDNESDAY, SEP 16 AT 6:00PM
AT CITY HALL 601 S GLENWOOD

Prepared: Michael Hahn by Design, Inc.
Property Location: 4025 S 7th St
Submitted by: RE GARDNER & CALHOUN
Contact the city planner, at 422-1900 with any questions.



**CITY OF GARDEN CITY
PUBLIC HEARING NOTICE**

**THERE WILL BE A PLANNING & ZONING COMMISSION HEARING
ON WEDNESDAY, SEP 16 AT 6:30PM
AT CITY HALL 6015 GLENWOOD**

Purpose: Reduction in Density or *http://www.ci.garden-city.ks.us/*
Property Location: 401 E 52nd St. *40103-88-240*
Application By: REGINA HIPPS & CALHOUN
Contact the city planner at 472-2921 with any questions

GLENWOOD