

SPECIFIC AREA PLAN	
Permit info: SAPFY2019-1	
Application Date: 5/1/2019	Rec'd by: MK
FOR OFFICE USE ONLY	

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921 (tel.)
 208.472.2926 (FAX) ▪ www.gardencityidaho.org ▪ planning@gardencityidaho.org

APPLICANT Sherry McKibben, McKibben + Cooper Architects
 Name: Sherry McKibben
 Email: sherrymc@mcKibbenCooper.com
 Phone: 208-343-7851

PROPERTY INFORMATION

Development Name: 34TH STREET SPECIFIC AREA PLAN

Site address or addresses:
SEE ATTACHED LIST

Zoning (List all applicable): C1, C2, MU, BRG, LWC

Is the property or properties within the 100 Year Flood Plain or Floodway? YES NO
 CIRCLE ONE

Date of Staff Pre-Application Conference: <u>MARCH 27, 2019</u>	Date of Commission Pre-Application Meeting: <u>TBA</u>
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Describe the existing uses currently on the property or properties:
Residential, commercial, vacant

What uses are proposed for the property or properties?
RESIDENTIAL, MIXED USE, commercial, public space.

What housing types are proposed for the property or properties?
SINGLE FAMILY DETACHED AND ATTACHED, MULTIFAMILY

How have pedestrian, bicycle, and public transportation options been integrated into the plan? PEDESTRIAN PATHS WILL BE VIA SIDEWALKS @ STREETS AND THROUGH PLAZA TO GREENBELT. BICYCLES WILL SHARE STREETS IN 'SHERRAWS', CONNECTING TO GREENBELT THROUGH PLAZA. BOISE BIKE' WILL PROVIDE HUBS WITHIN PROJECT. THERE ARE TRANSIT STOPSON CHINDEN @ 36th & 33rd - WE PROPOSE FUTURE STOP LOCATIONS.

How does this plan minimize impacts on adjacent properties? REDUCES DEGRADED HOUSING, MINIMIZES DRIVEWAY CUTS, PROVIDES SERVICES FOR NEIGHBORHOOD VIA WALKING & BIKING

Are the proposed storm drain and surface water facilities adequate for the site?

YES

ALL ON-SITE FOR
LOTS NO

How will the plan create a sense of place (usable open space, public art, visual focus points)? RIVER ACTIVATED MIXED-USE BUILDINGS AND FOCAL PLAZA OPEN UP TO GREENBELT AND RIVER/MOUNTAIN VIEWS. 34TH STREET ULTA REMAINS OPEN. 34TH STREET MIXED-USE BUILDINGS AND DIVERSITY OF HOUSING ENGAGE STREET WITH TERRACES, PLAZAS, PUBLIC ART, RETAIL AND COMMUNITY GARDENS.

How has landscaping been used to protect existing trees, utilize existing features, create harmony with adjacent development and prevent erosion and dust?

SALVAGABLE TREES WILL BE PROTECTED. IRRIGATION DITCHES WILL IMPROVED OR PIPED FOR SAFETY.

What type of water will be used for landscaping? CIRCLE ONE

Irrigation - Non-Potable

Irrigation - Potable

City Water System

What sustainable or "green" criteria have been utilized in the plan?

COMPACT MIXED USE PEDESTRIAN-ORIENTED DEVELOPMENT WITH MIX OF HOUSING TYPES; BICYCLE FRIENDLY, TRANSIT SUPPORTIVE; REDUCED PARKING FOOTPRINT; ACCESS TO ACTIVE AND SOCIAL SPACES; ENERGY EFFICIENT GREEN BUILDING MATERIALS; LOW WATER USE PLANTINGS; RECYCLING AND COMPOSTING.

Where is the nearest pedestrian/bike pathway from the property or properties of the plan?

GREENBELT IS @ END OF 34TH ST; OTHERWISE BIKES USE STREET GRID.

APPLICATION INFORMATION REQUIRED

NOTE:

AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES

ONE (1) HARD COPY OF EACH CHECKLIST ITEM REQUIRED

- | | |
|---|---|
| <input checked="" type="checkbox"/> Planning Submittal Application | <input type="checkbox"/> Pre-application conference form |
| <input checked="" type="checkbox"/> Statement of Intent | <input checked="" type="checkbox"/> Site Plan - ILLUSTRATIVE PLANS |
| <input checked="" type="checkbox"/> Neighborhood Map | <input checked="" type="checkbox"/> Landscape Plan - SEE S.A.P. BOOKLET |
| <input checked="" type="checkbox"/> Master Plan | |
| <input checked="" type="checkbox"/> Will Serve Letter (due two weeks prior to public hearing) | |
| <input checked="" type="checkbox"/> Affidavit of Legal Interest | |
| <input checked="" type="checkbox"/> Neighborhood Meeting Verification | |
| <input type="checkbox"/> Affidavit of Posting and Photo (due 7 days prior to public hearing) | |
| <input type="checkbox"/> Irrigation/Ditch Company Information Form | |
| <input type="checkbox"/> Locations, elevations, and materials of proposed signage or Master Sign Plan | |
| <input checked="" type="checkbox"/> Waiver Request of Application Materials | |

INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS (PLEASE CHECK):

- Statement must include a list of the application materials to be waived and an explanation for the request.

INFORMATION FOR STATEMENT OF INTENT(PLEASE CHECK):

- Should include purpose, scope, and intent of project
- Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community

INFORMATION FOR LEGAL DESCRIPTION (PLEASE CHECK):

- A document legally describing the property.
- Must have Ada County instrument number or county seal inscribed.

INFORMATION REQUIRED ON NEIGHBORHOOD MAP (PLEASE CHECK):

- 8 ½" x 11" size minimum
- Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- Impact of the proposed siting on existing buildings, structures, and/or building envelopes

INFORMATION REQUIRED ON SITE PLAN(PLEASE CHECK):

- 24" x 36" size minimum
- Scale not less than 1" = 20', legend, and north arrow.
- Property boundary, dimensions, setbacks and parcel size.
- Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone

- Building envelope dimensions with the center of the envelope location established in relation to the property lines
- Adjacent public and private street right of way lines
- Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations
- For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8.
- The site plan shall demonstrate safe vehicular access as required in 8-4E-4
- Driveways, access to public streets, parking with stalls, loading areas.
- Sidewalks, bike and pedestrian paths.
- Berms, walls, screens, hedges and fencing.
- Location and width of easements, canals, ditches, drainage areas.
- Location, dimensions and type of signs.
- Trash storage and mechanical equipment and screening.
- Parking including noted number of regular, handicap and bike parking as well as dimensions of spaces and drive aisles depicted on plan
- Log depicting square footage of impervious surface, building and landscaping
- Location and height of fences and exterior walls
- Location and dimensions of outdoor storage areas
- Location of utilities and outdoor serviced equipment and areas
- Location of any proposed public art
- Location of any proposed exterior site furniture
- Location of any exterior lighting
- Location of any existing or proposed signage

INFORMATION REQUIRED ON LANDSCAPE PLAN (PLEASE CHECK):

- 24" x 36" size minimum
- Scale the same as the site plan.
- Type, size, and location of all existing and proposed plants, trees, and other landscape materials.
- Size, location and species of existing vegetation labeled to remain or to be removed.
- All areas to be covered by automatic irrigation, including location of proposed irrigation lines.
- Cross section through any special features, berms, and retaining walls.
- A plant list of the variety, size, and quantity of all proposed vegetation
- Log of square footage of landscaping materials corresponding to location
- Proposed storm water systems
- Locations and dimensions of open space

INFORMATION FOR WILL SERVE LETTER(PLEASE CHECK):

- A document from the City Engineer certifying that a property has adequate access to city services.

INFORMATION FOR NEIGHBORHOOD MEETING VERIFICATION (PLEASE CHECK):

- Copy of notice sent to property owners within 300' of an applicable property
- List of notice recipients with names and addresses
- Sign-up sheet from meeting

INFORMATION FOR AFFIDAVIT OF LEGAL INTEREST (PLEASE CHECK):

- A signed affidavit indicating legal interest in a property and application

INFORMATION FOR AFFIDAVIT OF PROPERTY POSTING AND PHOTOS(PLEASE CHECK):

- A signed affidavit affirming that the required sign has been posting on the property ten days before the hearing
- Photos (digital or print) of posted sign

INFORMATION REQUIRED FOR IRRIGATION/DITCH INFORMATION FORM (PLEASE CHECK):

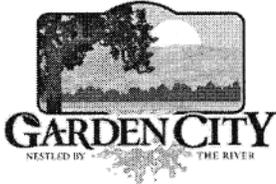
- Required if irrigation canal/irrigation ditch runs through property or along property lines

INFORMATION REQUIRED MASTER SIGN PLAN (PLEASE CHECK):

- Required for commercial or mixed-use developments of two or more buildings
Location, elevations, and materials of proposed signage

INFORMATION REQUIRED ON MASTER PLAN (PLEASE CHECK):

- The master plan is a plan that includes narrative information and illustrations about the proposal
- The required narrative information shall be as follows:
 - a. Description of the vision for the Master Plan area, including design guidelines, land uses and phasing of development
 - b. A range of square footage, density, site coverage, and locational distribution of land uses;
 - c. Description of a circulation plan for autos, bicycles, transit, and pedestrians within the site and to other off site systems including the Boise River Greenbelt and other waterways
 - d. Description of the amenities within the site including both natural and manmade
 - e. Description of the general mass, scale, and character of the buildings
 - f. Summary of general public facility requirements to serve the development; and
 - g. Proposal for incorporation of existing structures in future development plans
- The required illustrative plans shall be as follows:
 - a. A map showing property dimensions and legal description
 - b. A map showing existing and proposed building footprints
 - c. A map showing the circulation system including streets, alleys, parking, pedestrian walkways and linkages both within and outside the district.
 - d. A diagram showing development parcels, maximum unit densities, site ingress and egress, and relationship of development to public amenities, public facilities, and/or open site areas
 - e. A section showing the relationship of the buildings, public spaces and the street edge to adjacent properties



PLANNING SUBMITTAL FORM	
Permit info: <u>SAPFY2019-1</u>	
Application Date: <u>5/1/2019</u>	Rec'd by: <u>MK</u>
FOR OFFICE USE ONLY	

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APPLICANT	PROPERTY OWNER
Name: <u>Sherry McKibben</u>	Name: <u>HANNAH BALL</u>
Company: <u>McKibben + Cooper Architects/URBAN DESIGN</u>	Company: <u>URBAN WILLOW LLC</u>
Address: <u>519 W. HAYS ST.</u>	Address: <u>215 E. 34th ST</u>
City: <u>BOISE</u>	City: <u>GARDEN CITY</u>
State: <u>ID</u> Zip: <u>83702</u>	State: <u>ID</u> Zip: <u>83714</u>
Tel.: <u>208.343.7851</u>	Tel.: <u>808.673.5815</u>
FAX: <u>—</u>	FAX: <u>hannahballcan@gmail.com</u>
E-mail: <u>sherrymcmkibbencooper.com</u>	E-mail:

ACTION REQUESTED (check all that apply)

ALL BLUEPRINTS MUST BE FOLDED INTO 8 1/2" X 11" SIZE WITH THE TITLE BLOCK/PANEL FACE UP
 SO AS TO FIT WITHIN A LEGAL SIZE FILE FOLDER

- | | | |
|--|---|---|
| <input type="checkbox"/> Appeal
<input type="checkbox"/> Lot Line Adjustment
<input type="checkbox"/> City Code Text Amendment
<input type="checkbox"/> Sign Permit
<input checked="" type="checkbox"/> Specific Area Plan
<input type="checkbox"/> Conditional (special) Use Permit
<input type="checkbox"/> Temporary Use Permit
<input type="checkbox"/> Easement/Vacation of Easement | <input checked="" type="checkbox"/> Design Review
<input type="checkbox"/> Final Plat
<input type="checkbox"/> Flood Plain Dev
<input type="checkbox"/> Variance
<input type="checkbox"/> MFH Installation
<input type="checkbox"/> Minor PUD
<input type="checkbox"/> Minor Land Division
<input type="checkbox"/> Ability to Serve-CUP, DSR or SUB if applicable | <input type="checkbox"/> Preliminary Plat
<input checked="" type="checkbox"/> Preliminary PUD
<input type="checkbox"/> Re-zone
<input type="checkbox"/> Zoning Certificate
<input type="checkbox"/> MFH Removal |
|--|---|---|

PROPERTY INFORMATION

Site address: SEE ATTACHED LIST

Subdivision Name: <u>FAIRVIEW ACRES # 5</u>	Lot:	Block:
Tax Parcel Number: <u>SEE ATTACHED LIST</u>	Zoning: <u>LWC C1, C2, MA, BRG</u>	Total Acres: <u>7.3</u>
Proposed Use: <u>SPECIFIC AREA PLAN RESIDENTIAL, MIXED USE, COMMERCIAL</u>	Floodplain: <u>yes</u> no	

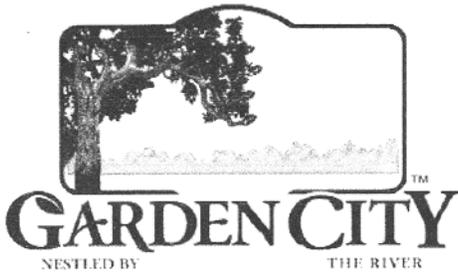
I consent to this application and hereby certify that information contained on this application and in the accompanying materials is correct to the best of my knowledge. I will hold harmless and indemnify the City of Garden City from any and all claims and/or causes of action from or an outcome of the issuance of a permit from the City.

Sherry McKibben 5-1-19 Hannah Ball 5-1-19
 signature of the applicant (date) signature of the owner (date)

Waiver Request of Materials
34th Street Specific Area Plan/PUD

We respectfully request waiver for the following application materials:

- Schematic Drawings – The Specific Area Plan/PUD proposes setbacks and other dimensional standards along with design standards in lieu of Schematics, and suggests that all buildings and landscape plans be submitted to the City for Design Review at the appropriate time.
- Approved Addresses – Addresses will be applied for when subdivisions and buildings are submitted for Final Plat or construction.
- Irrigation Ditch Letter – while we have been in communication with the ditch companies for months, we have yet to see an actual letter from them, which we find common. We will deliver it as soon as possible.
- Covenants and Deed Restrictions – We are submitting a draft for the Master HOA which will cover all of the Specific Area Plan. As we develop the blocks, we will create sub-HOA's subject to the Master HOA, which will have their own covenants, restrictions and fees.
- Master Signage Plan – This plan has yet to be developed but will include two entry/gateway art features as well as individual business and building signs. The two entry/gateway art features are located on the SAP's Public Art, Culture, History Map. For the others, we propose to create guidelines that the Master HOA will review for submission to the City for staff level review.
- Pre-Application Conference Form – we did not receive the form from City Staff but have many meetings, the most recent being March 27, 2019.



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

Affidavit of Legal Interest

State of Idaho)
)SS
County of Ada)

I, HANNA KEVIN BOWEN 1912 17TH ST
Name Address
Boise IDAHO
City State and Zip

Being first duly sworn upon oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission

to HANNA BAIL E. 34TH ST GARDEN CITY
Name Address
to submit the accompanying application pertaining to that property.

2. I agree to indemnify, defend and hold the City of Garden City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

3. I hereby grant permission to City of Garden City staff to enter the subject property for the purpose of site inspections related to processing said applications.

Dated this 14th day of March, 2019
[Signature]
Signature

Subscribed and sworn to before me the day and year first above written

[Signature: Allen D. Beverly]
Notary Public for Idaho

ALLEN D BEVERLY
COMMISSION NUMBER 66003
NOTARY PUBLIC
State of Idaho
My Commission Expires July 27, 2021

Residing at: Ada County
My Commission expires July 27, 2021

BLOCK, LOT	PARCEL
Blk 30, Lts 1,2	R2734540550
Blk 30, Lt 3	R2734540570
Blk 30, Lts 4 -7	R2734540580
Blk 31, Lts 1,2	R2734540701
Blk 31, Lts 4, 5	R2734540730
Blk 31, Lt 6	R2734540751
Blk 31, Lt 7	R2734540760
Blk 31, Lt 27	R2734540770
Blk 31, Lt 28	R2734540790
Blk 33, Lts 2,3,32-34	R2734541125
Blk 33, Lt 5	R2734541150
Blk 33, Lt 8	R2734541180
Blk 33, Lt 9	R2734541190
Blk 33, Lt 10	R2734541200
Blk 33, Lt 11	R2734541210
Blk 33, Lts 24-26	R2734541250
Blk 33, Lts 27-31	R2734541221
Blk 34, Lt 27	R2734541395
Blk 34, Lt 28	R2734541400
Blk 34, Lts 29, 30	R2734541420
Blk 35, Lts 31,32	R2734541500
Blk 35, Lts 33, 34	R2734541520

Statement of Intent

Urban Land Development is pleased to bring you the 34th Street Specific Area Plan (“Plan”) to guide the future redevelopment of the City’s 34th Street area adjacent to the greenbelt. Enclosed with this Statement of Intent is the Plan, which includes detailed information to support the Plan as required by Garden City Code § 8-6B-4 and the City’s Specific Area Plan Application.

Purpose

The primary purpose of the Plan is to create a clear plan for a large multi-phase residential and mixed-use development that will become a destination area that highlights the beauty of Garden City by creating an “urban neighborhood node” in the City’s Live Work Create District. We have spent months refining the Plan to ensure that it:

1. Implements the goals and objectives of the city’s comprehensive plan and future land use map;
2. Contributes to the social, economic and environmental sustainability of Garden City;
3. Creates a multi-phase mixed-use development, including residential, that is highly respectful of the natural setting, that is at a human scale, and ensures neighborhood compatibility;
4. Provides for an integrated transportation system which prioritizes a pedestrian environment and mass transit and reduces vehicular trips;
5. Provides community amenities including maintaining public access to the Boise River and public open space.

In addition, the Plan establishes a detailed development framework, an anticipated ten-year build out schedule, outlines future uses and applications, and the Plan’s benefit to the City.

As to the Comprehensive Plan specifically, the Plan furthers the City’s goals as follows:

1. Nurturing the City (Goal 1): The Plan supports community events by creating community spaces and a sense of place. The Plan works with the natural landscape and implements green development features such as permeable paver systems that filter storm water before it meets the aquifer to protect the City’s natural environmental features.
2. Improve the City Image (Goal 2): The Plan is in an Urban Renewal District and the property has no curb, gutter, landscaping, or sidewalk. The Plan will redevelop the property and beautify it by adding curb, gutter, landscaping, and sidewalk and constructing mixed-use residential and commercial building with high quality design.

3. Create a Heart for the City (Goal 3): The Plan puts old town Garden City and the live work create district on the map as an urban neighborhood node. The creates public gathering places on the east end of the City and adjacent to the greenbelt. The high quality street scape and building design invites public gathering and a safe pedestrian experience.
4. Emphasize the “Garden” in Garden City (Goal 4): The Plan provides an abundance of gardens, from the urban community garden to the streetscape planter boxes for gardening. The plaza and common areas will feature large garden boxes, community gardens, drought tolerant plantings, as well as a historic momentum to the City’s agricultural heritage. The Plan will also implement natural landscaping and plant selection to mirror and enhance the natural environment in the plaza near the greenbelt.
5. Focus on the River (Goal 5): The Plan increases accessibility to the greenbelt and Boise River by providing a river walk. Additionally, the proposed uses outlined by the Plan are river activated and welcome greenbelt users to the area. The parklet provides very important uses in its location and allows for the pedestrian experience to be in the plaza, these two uses work together and allow pedestrians to focus on the river and enjoy the environment.
6. Diversity in Housing (Goal 6): The Plan provides a range of housing types including both single-family and multi-family cottages, townhouses, and live-work units.
7. Connect the City (Goal 7): The Plan creates pedestrian and bicycle friendly connections in along the 34th Street corridor with the greenbelt. The Plan was specifically developed to promote connectivity by making access to the greenbelt a focal point. The Plan promotes alternative transit by developing commercial and residential along the greenbelt, which provides connectively throughout the City.
8. Maintain a Safe City (Goal 8): The Plan maintains a safe city by redeveloping a high crime area. Additionally, the Plan will provide many resources that promote a safe City; new sidewalk systems, new street lighting, bike routes, pedestrian specific environments, and a designated parking space for City police.
9. Develop a Sustainable City (Goal 9): The Plan creates many tools for a sustainable City including protecting the aquifer with a water filtering paver system, protecting riparian areas, and promoting high density mixed use, transit supportive construction close-in to Garden City and adjacent to the greenbelt to encourage and promote alternative methods of transportation.
10. Plan for the Future (Goal 10): The Plan offers a mixed-use transit oriented development node along Chinden in support of Objective 10.4.
11. Serve the City (Goal 11): The Plan supports a positive business environment by offering first class commercial space for local businesses in a high traffic area supported by dense residential. The Plan will also promote community civic uses by creating public spaces for educational purposes.

Scope

The Plan covers 7.3 acres on 40 existing parcels of land in the City's Live/Work/Create District. The Plan proposes both single-family and multi-family residential units. Approximately 200 dwelling units are expected under the Plan. The Plan also proposes over 100,000 square feet of commercial space. Future commercial uses may require conditional use permits, which will be applied for as needed. The Plan proposes phased development of the property over approximately 10 years.

The Plan will require a Planned Unit Development (PUD) approval, which application is being submitted along with the Specific Area Plan application. The PUD allows for flexibility in setbacks and dimensional standards and is required in this case to reduce setbacks proposed by the Plan to support the desired active social urban environment by bringing buildings closer together and closer to the sidewalk. The Plan specifies each requested setback reduction. The PUD will allow a variety of housing and building types and it will create a more useful pattern of open space and recreation areas by using the property more efficiently.

The Plan includes vacating 34th Street north of Carr Street to the greenbelt. The Ada County Highway District staff has indicated support for the vacation. We are currently working with ACHD to carry out the vacation of 34th Street, which will become a pedestrian only plaza providing access to the greenbelt. The plaza area proposed by the Plan will provide a recreational environment and will enhance public enjoyment and access to the greenbelt and Boise River.

The Plan will provide residential units with on-site parking spaces with a ratio of 1:1, as a reduction from City Code. Parking for commercial and mixed uses will be provided on-site with additional spaces on-street adjacent to all the participating properties in the Plan.

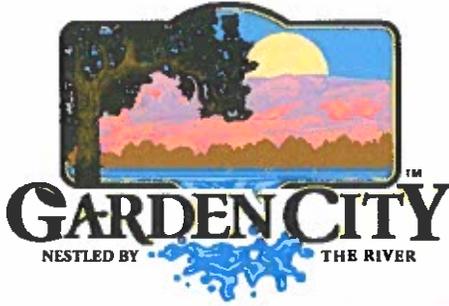
Intent

The intent of the Plan is to implement the goals and objectives of Garden City's Comprehensive Plan as outlined above, to show compliance with City Code, and to promote the orderly planning and development of the property. The intent is to also show the community benefits and amenities that the Plan will offer, including: the community plaza area, the urban parklet, the urban community garden, public river recreation features such as lockers, changing rooms, surfboard racks, and many more community features detailed in the Plan.

Thank you

Hannah Ball

Urban Land Development | 808-673-5815



CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714
Phone 208/472-2900 • Fax 208/472-2996

5 January 2019

Building Department
City of Garden City
6015 North Glenwood Street
Garden City, Idaho 83714

Subject: **Locations on East 33rd, East 34th and East 35th Streets
Conditional Water and Sanitary Sewer Ability to Serve
ATS2019-5**

I am a consultant (employed by B & A Engineers, Inc.) appointed by the city council as the engineer for the city of Garden City. The referenced location is eligible to receive water and sewer service from the city of Garden City from existing infrastructure.

The specific request being commented on is a proposed master plan application that has not yet been received by the city. The subject area for this letter is significant. There are locations within the area that will need water and/or sewer replacements. When specific development details are available, information regarding the minimum infrastructure needed to serve the project may be provided, however at this time we are able to provide general comments.

City Water System

The city water system in the area provided a minimum fire flow of 1,500 gallons per minute with a residual pressure of 20 pounds per square inch for two hours based upon a letter dated 27 December 2018 (fire hydrants 2026, located at East 34th and Carr, and 2032, located at East 35th and Clay, were included in the area of interest) from the Garden City Public Works Water Division. Said system is capable of providing adequate fire protection capacity to serve a proposed facility if the North Ada County Fire and Rescue District determines that the project does not require more fire protection water than what is available from the city system. Should the District require more fire protection water than the current system is capable of providing, the owner of the project may be required to modify and propose construction to comply with the District's flow requirements and/or upgrade the city's water system. The District may also require additional fire hydrants.

Bear in mind the above paragraph is specific to a fire flow test at existing fire

hydrants. Since the area of this request is substantial, there are locations within the area we expect to see much lower flows. As the area included in this request is significant and land use master planning is the current goal, the city reserves the right to provide subsequent requirements of water connections at the time of specific land use development application. However we may provide the following general information and expectations as specific development projects are proposed.

Existing Water Lines

- The city has a 12-inch water line in place in East 36th extending to Chinden
- The city has a 12-inch water line in place in Carr between 36th and 34th
- The city has a 12-inch water line in place in East 35th Street between Carr and extending toward the Boise River
- Other than the above noted locations, all other waterlines in the area of the ability to serve request are substandard (typically 4 inch) and will need replacement

Water Line Requirements

- Generally all streets with number names will need to have 12-inch water lines
- Generally all other existing streets in the subject area do not need to contain any water lines unless a specific project requires them

Water Line Extensions or Services

Any new water mainline extensions or water service connections must be coordinated, reviewed and approved by the city prior to installation. Design and installation is the responsibility of the applicant.

City Sewer System

As the area included in this request is significant and land use master planning is the current goal, the city reserves the right to provide subsequent requirements of sewer connections at the time of specific land use development application.

The existing city sanitary sewer system is capable of serving the property if flows are reasonable in volume. When projected development type and densities are provided (the master plan application is not available at this time), details of any necessary sewer replacement or upgrades may be provided.

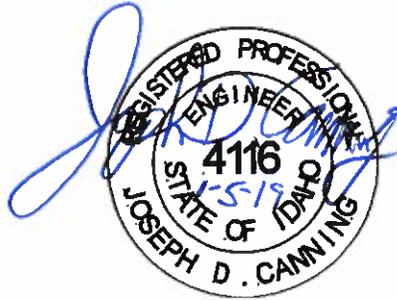
Connection to the city's sewer system will require either extension of new individual services from existing main lines or extension of new main lines with new services by the applicant. The applicant is responsible to verify that proposed land uses are capable of being served by existing city sanitary sewer mains. Should depths not be adequate to serve the site, the applicant may have to provide and pay for facilities to reasonably discharge to the city system or to

alter a preferred site design to be able to discharge to the city system. The applicant is advised to perform topographic surveys to be sure a project may be served.

Any new sanitary sewer connections must be coordinated, reviewed and approved by the city prior to installation.

Special land uses in the area may require pretreatment of wastewater based upon review of use by Garden City Environmental.

Sincerely,

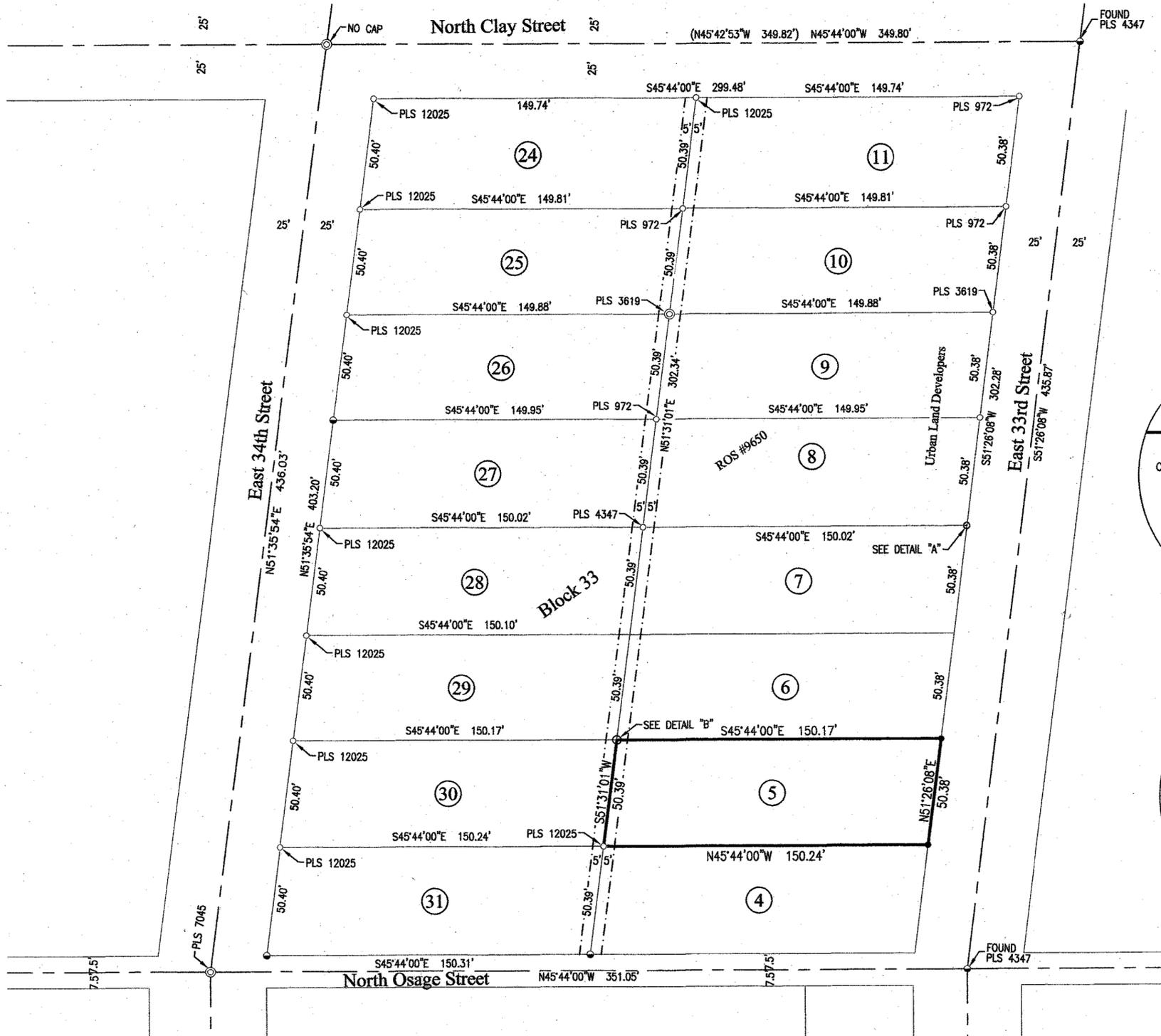


J. D. Canning, PE/PLS
B & A Engineers, Inc.
Garden City Engineer

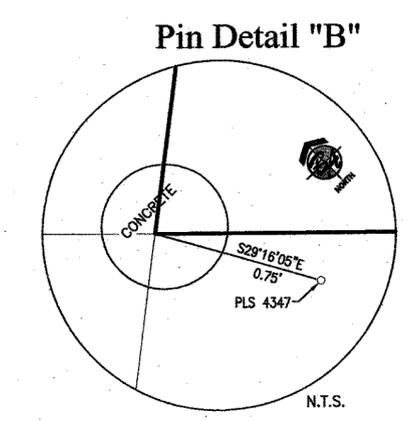
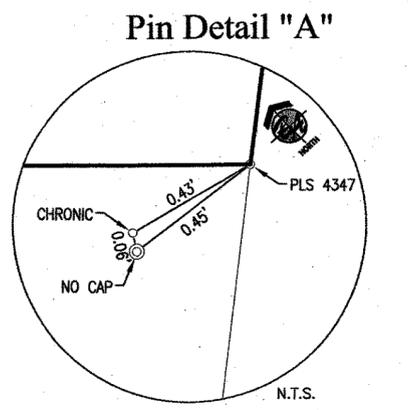
ec. Mr. Colin Schmidt
Public Works Director
City of Garden City

Mr. Troy Vaughn
Garden City Collections/Construction Manager
City of Garden City

Mr. Chad Vaughn
Garden City Public Works Water Division
City of Garden City



- Legend**
- BOUNDARY OF SURVEYED LOT
 - LOT LINE
 - STREET CENTERLINE
 - - - - EXISTING IDAHO POWER EASEMENT
 - ② LOT NUMBER
 - FOUND MAGNAIL WITH WASHER
 - ⊙ FOUND 5/8" PIN
 - FOUND 1/2" PIN
 - SET 1/2"x24" IRON PIN WITH PLASTIC CAP LABELED "B&A LS 12025"



Reference Documents
 SUBDIVISION PLATS
 FAIRVIEW ACRES SUB NO 05, BK11, PG0619

RECORDS OF SURVEY
 ROS NO. 9650
 ROS NO. 11614

NOTES
 BASIS OF BEARING FAIRVIEW ACRES SUB NO. 5

County Recorder's Certificate
 STATE OF IDAHO)
)SS. INSTRUMENT NO. 2019-027813
 COUNTY OF ADA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF
B&A Engineers
 AT 50 MINUTES PAST 3 O'CLOCK P.M.,
 THIS 8 DAY OF April, 2019.
 FEE: 5

EX-OFFICIO RECORDER: CHRISTOPHER D. RICH
 DEPUTY: [Signature]

Surveyor's Certificate
 I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS RECORD OF SURVEY HAS BEEN PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS RECORD OF SURVEY IS AN ACCURATE REPRESENTATION OF SAID SURVEY, AND IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT OF IDAHO CODE 55-1601 THROUGH 55-1612.

EARL I. EBLEN, L.S. 12025

Record of Survey For:
Urban Land Developers
Lot 5, Block 33
Fairview Acres Sub No. 5

A PARCEL OF LAND SITUATE IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 2 EAST, BOISE MERIDIAN, CITY OF GARDEN CITY, ADA COUNTY, IDAHO.

DATE: FEBRUARY 2019
 SURVEY BY: E.J. EBLEN
 DRAWN BY: S.M. WILCOCK
 JOB NUMBER: BH12



VICINITY MAP

This Plan is located in the East End of Garden City at the heart of the Surel Mitchell Live Work Create District with 34th Street as the primary corridor connecting Chinden Boulevard to the Boise River Greenbelt. The lots in green are the Owner and Participating Owner properties; we hope adjacent owners will choose to develop similarly.

The map shows the easy connectivity to the I-84 Connector, Highway 20/Chinden Boulevard, Fairview and Main Streets, N. Orchard Street to the Bench, the Greenbelt and Greenbelt bridge across the river, as well as the existing grid of streets within the District.

The Plan area is close to extraordinary amenities within and near the area – the Boise River, Whitewater Park, Quinn’s Pond and Park, Esther Simplot Park, views to the mountains and city skylines, and the Greenbelt and it connections to other river-activated uses. Also located are some of the existing businesses that attract Live Work Create activities with artisans, artist studios, events, exhibits, restaurants, drinking establishments, and wineries.
Draft SM 4.19.19

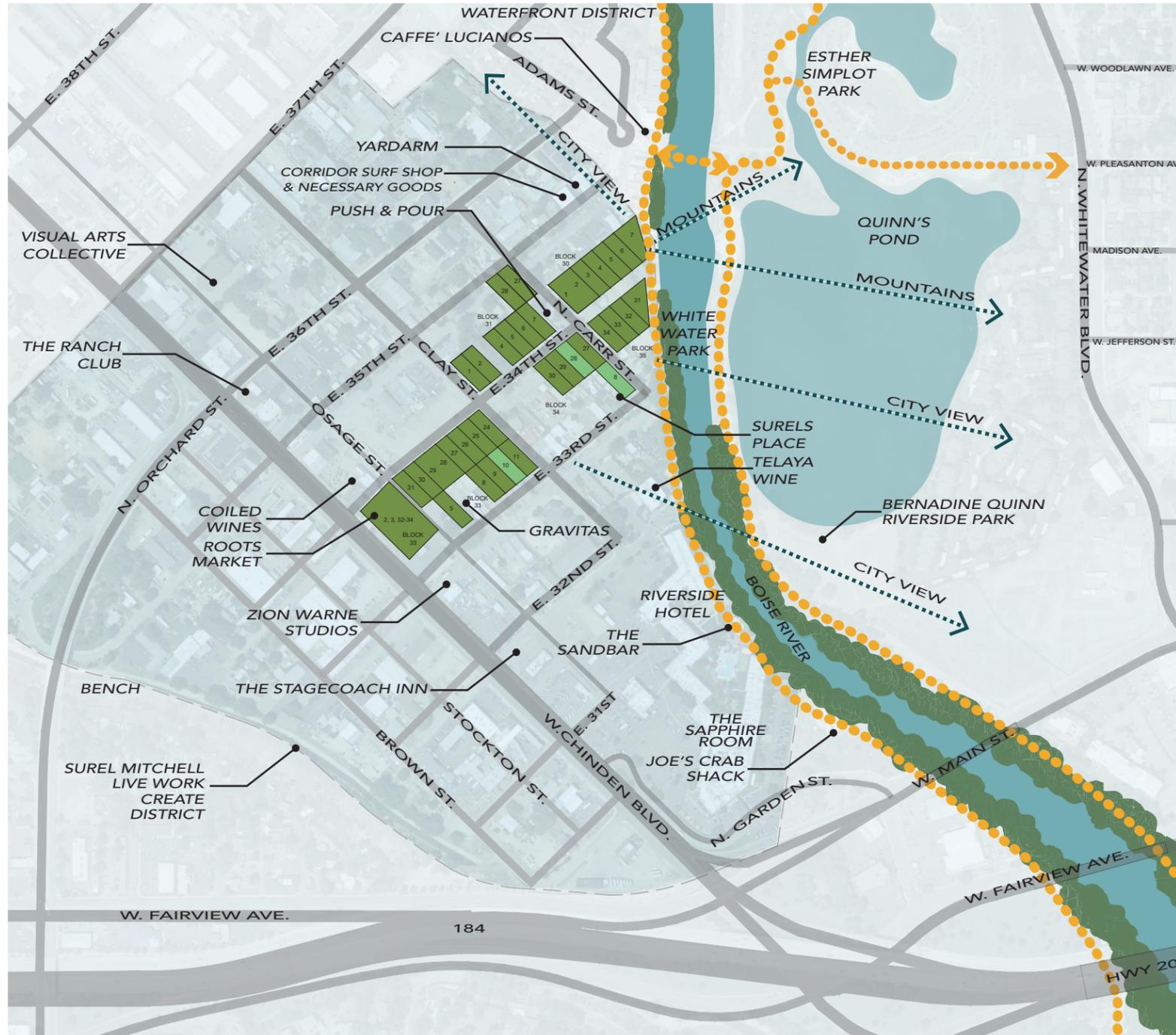
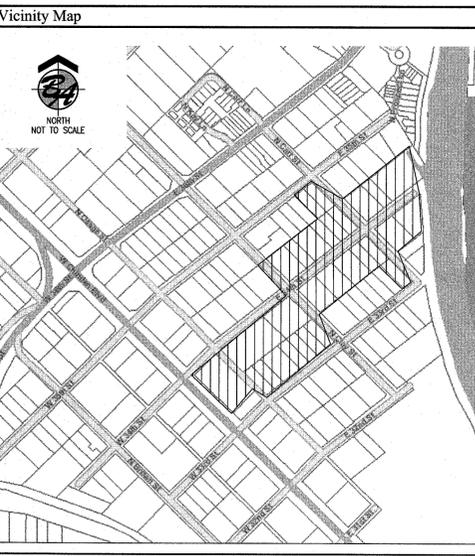
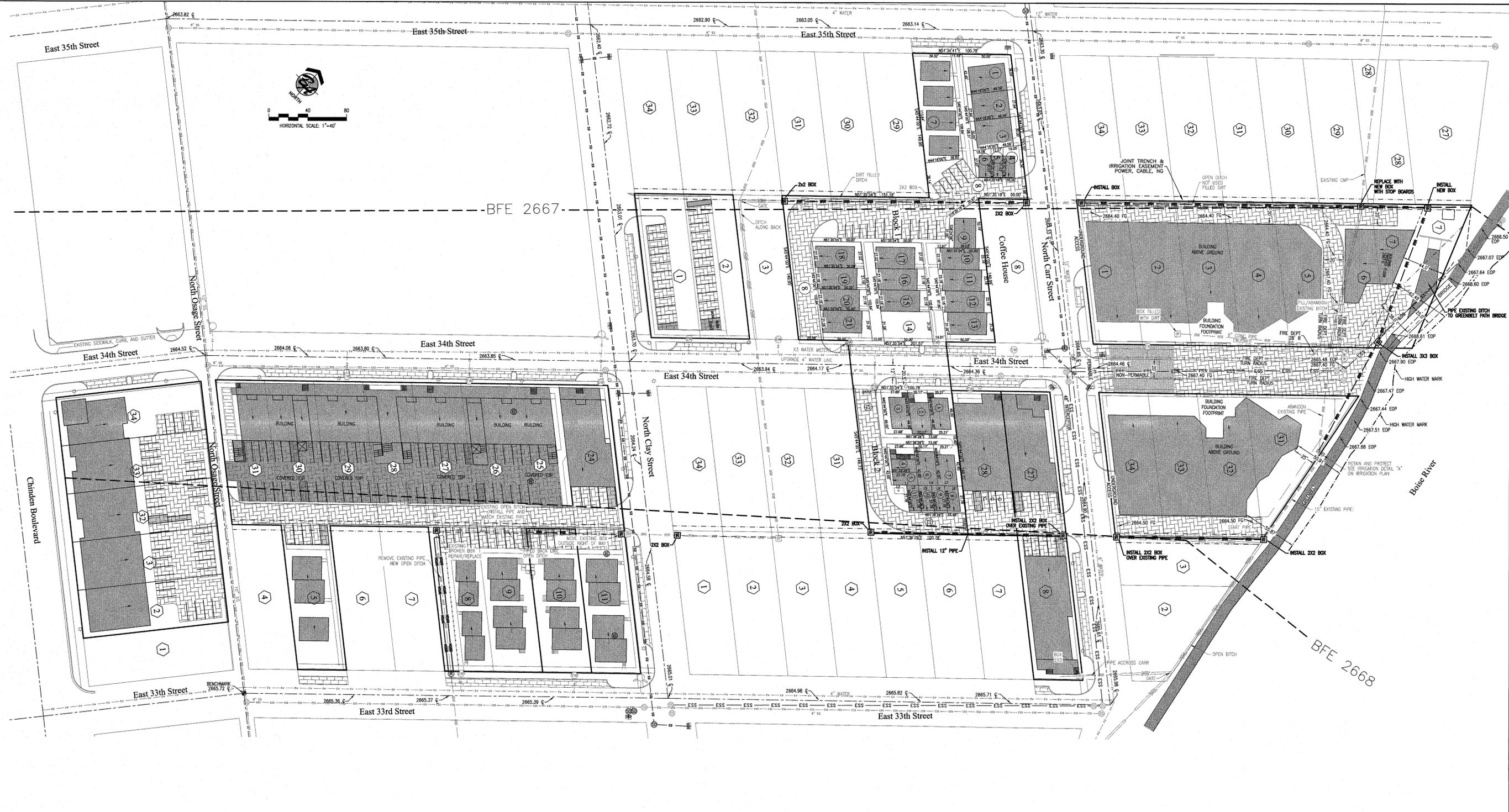


FIGURE : VICINITY MAP

- Legend**
- URBAN WILLOW LOTS
 - PARTICIPATING LOTS
 - BOISE GREENBELT
 - VIEWSHEDS
 - SUREL MITCHEL LIVE WORK CREATE DISTRICT



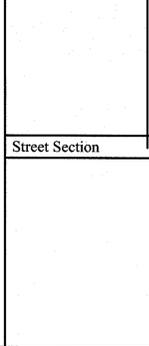


Legend

	PROPERTY BOUNDARY OF URBAN LAND DEVELOPERS OR ASSOCIATES		EXISTING GRAVITY IRRIGATION BOX
	LOT LINE		PROPOSED GRAVITY IRRIGATION BOX
	STREET CENTERLINE		EXISTING STORM DRAIN MANHOLE
	SEWER EASEMENT		EXISTING IRRIGATION MANHOLE
	BOISE PARKS AND RECREATION EASEMENT		EXISTING DROP INLET, TO BE REMOVED AS STREET IS RECONSTRUCTED
	BIKE PATH EASEMENT		EXISTING WATER MANHOLE
	POWER EASEMENT		EXISTING WATER METER
	IRRIGATION EASEMENT		EXISTING FIRE HYDRANT
	EXISTING IRRIGATION DITCH		EXISTING WATER VALVE
	PROPOSED IRRIGATION DITCH		EXISTING SANITARY SEWER MANHOLE
	EXISTING IRRIGATION PIPE		PROPOSED STREET LIGHTS
	PROPOSED IRRIGATION PIPE		PROPOSED BIKE RACK
	EXISTING STORM DRAIN LINE		PROPOSED DRAINAGE DIRECTION
	EXISTING WATER LINE		FAIRVIEW ACRES NO. 5 LOT NUMBERS
	EXISTING SANITARY SEWER INTERCEPTOR		PROPOSED SUBDIVISION LOT NUMBERS
	EXISTING SANITARY SEWER LINE		EXISTING CENTERLINE ELEVATION TO REMAIN
	PROPOSED BUILDING		EXISTING EDGE OF PAVEMENT ELEVATION
	PROPOSED BELOW GROUND STRUCTURE		ELEVATION AT FINISHED GRADE
	PROPOSED PERMEABLE PAVERS OR TRANSFORMS		
	UNDERGROUD WATER STORAGE SYSTEM		
	PROPOSED ACHD DRAINAGE		
	PROPOSED PERMEABLE PAVERS OR TRANSFORMS		
	UNDERGROUD WATER STORAGE SYSTEM		

Line Table

Line #	Length	Direction
L1	27.70'	N51°36'29"
L2	15.59'	N51°36'29"
L3	12.11'	N51°36'29"
L4	20.15'	N51°36'29"
L5	13.44'	N51°36'29"
L6	13.44'	N51°36'29"
L7	25.21'	N51°36'29"
L8	18.48'	N51°36'29"



Notes

- PROPOSED USE: MIXED USE.
- STREETS ARE INTENDED FOR CAR AND BICYCLE USE.
- STORM WATER:
 - All storm water will be retained and infiltrated on the surface.
 - Retaining and infiltrating at the surface is the most environmentally friendly method available on this site due to the presence of high seasonal ground water.
 - The reconstruction of the streets and storm water system will remove storm water from the current system which flows to the Boise River with little treatment.
 - The proposed permeable pavers add interest and beauty to the site.
 - Storm water is treated as two entities:
 - Public water in the ACHD right-of-way which will be retained and infiltrated with permeable pavers in the parking strips along the sides of 34th St.
 - Private water on the privately owned lots will be directed to the parking area in the rear of the buildings where it will be infiltrated with a permeable paver system.

Underground Utility Note

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. DEVIATIONS MAY EXIST BETWEEN THE LOCATIONS SHOWN HEREON AND THEIR ACTUAL LOCATIONS.

Owner
URBAN WILLOW LLC
215 E. 34TH STREET
BOISE, ID. 83714
(208) 808-5815

Applicant
MCKIBBEN + COOPER
ARCHITECTS/URBAN DESIGN
519 W HAYS STREET
BOISE, ID. 83702
(208) 343-7851

Curve Table

Curve #	Radius (ft)	Chord Length (ft)	Chord Bearing	Delta Angle	Angle
C1	107.50	24.16	N00°12'48"W	12°52'48"	
C2	85.00	21.30	N00°17'48"W	12°52'48"	
C3	112.50	28.15	S01°11'55"E	14°50'52"	
C4	110.00	18.50	S02°45'44"W	2°55'42"	

Easement Detail

Revisions

REV.	DATE	BY
1	03/18/2019	SM
2	03/18/2019	SM
3	03/18/2019	SM
4	03/18/2019	SM
5	03/18/2019	SM
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99	03/18/2019	SM
100	03/18/2019	SM

Scale: 1" = 40'

DATE: 03/18/2019

DRAWN BY: SM

CHECKED BY: SM

PROJECT NO.: 1817

DATE PLOTTED: 03/18/2019

SHEET NO.: 1 of 2

B & A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

Storm Water, Grading & Drainage Plan, Existing Topographic Information

34th Street

A PORTION OF FAIRVIEW ACRES NO. 5 BEING SITUATE IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 10, T4N, R12E, B1E, BOISE MERIDIAN, CITY OF GARDEN CITY, ADA COUNTY, IDAHO.

Scale: 1" = 40'

DATE: 03/18/2019

DRAWN BY: SM

CHECKED BY: SM

PROJECT NO.: 1817

DATE PLOTTED: 03/18/2019

SHEET NO.: 1 of 2

February 8, 2019

Dear Residents and community members

The City of Garden City requires a meeting between the applicant of a development proposal and the residents of the neighborhood in which the site is located prior to formal submittal of the application to the City. This letter is such notice of an opportunity to review and discuss our application to create a Specific Area Plan for East 34th Street on certain properties between Chinden Avenue and the Boise River. This Specific Area Plan includes lots on East 34th street, East 35th Street and East 33rd Street. Please see site location map accompanying this letter.

This is not a public hearing; public officials will not be present. If you have any questions regarding this neighborhood meeting, please contact the Planning Division of Garden City at (208) 472-2921. If you have questions about the development project, please contact the representative listed below.

Purpose

To review the proposed plan and provide comments to the design team.

When

February 19, Tuesday, 5:30pm-7pm

Where

Urban Land Development Office at 215 E 34th Street, Garden City. Please see location on map attached.

Project Description

Our application consists of a development plan and uses to be allowed on certain properties on E 34th Street, E 33rd Street and E 35th Street including a Farmer's Market, residential and commercial mixed uses.

If you have questions about the meeting or proposed development project, please contact:

Hannah Ball, Urban Land Development, LLC

hannahballcan@gmail.com

808.673.5815

PARCEL	PRIMOWNER	ADDCONCAT	STATCONCAT
R9242370010	THREE FIFTY-NINE LLC	599 N WHITEWATER PARK BLVD # F302	BOISE, ID 83702-0000
R9242370350	WATERFRONT DISTRICT HOA INC	PO BOX 2654	EAGLE, ID 83616-0000
S1004325655	CITY OF BOISE (BOISE PARKS & RECREATIC	1104 W ROYAL BLVD	BOISE, ID 83706-0000
R1080200070	SURFERS PARADISE LLC	300 E 35TH ST	GARDEN CITY, ID 83714-0000
R1080200080	SURFERS PARADISE LLC	300 E 35TH ST	GARDEN CITY, ID 83714-0000
R1080200130	NEILL JAMES M	599 N WHITEWATER PARK BLVD # F302	BOISE, ID 83702-5762
R1080200140	NEILL JAMES M	599 N WHITEWATER PARK BLVD # F302	BOISE, ID 83702-5762
R1080200160	SURFERS PARADISE LLC	300 E 35TH ST	GARDEN CITY, ID 83714-0000
R1080200220	SURFERS PARADISE LLC	300 E 35TH ST	GARDEN CITY, ID 83714-0000
R1080200250	SURFERS PARADISE LLC	300 E 35TH ST	GARDEN CITY, ID 83714-0000
R1080200100	SURFERS PARADISE LLC	300 E 35TH ST	GARDEN CITY, ID 83714-0000
R1080200170	SURFERS PARADISE LLC	300 E 35TH ST	GARDEN CITY, ID 83714-0000
R1080200180	SURFERS PARADISE LLC	300 E 35TH ST	GARDEN CITY, ID 83714-0000
R1080200240	SURFERS PARADISE LLC	300 E 35TH ST	GARDEN CITY, ID 83714-0000
R1080200030	SURFERS PARADISE LLC	300 E 35TH ST	GARDEN CITY, ID 83714-0000
R1080200060	SURFERS PARADISE LLC	300 E 35TH ST	GARDEN CITY, ID 83714-0000
R1080200150	NEILL JAMES M	599 N WHITEWATER PARK BLVD # F302	BOISE, ID 83702-5762
R1080200190	SURFERS PARADISE LLC	300 E 35TH ST	GARDEN CITY, ID 83714-0000
R1080200210	SURFERS PARADISE LLC	300 E 35TH ST	GARDEN CITY, ID 83714-0000
R1080200040	SURFERS PARADISE LLC	300 E 35TH ST	GARDEN CITY, ID 83714-0000
R1080200050	SURFERS PARADISE LLC	300 E 35TH ST	GARDEN CITY, ID 83714-0000
R1080200090	SURFERS PARADISE LLC	300 E 35TH ST	GARDEN CITY, ID 83714-0000
R1080200110	SURFERS PARADISE LLC	300 E 35TH ST	GARDEN CITY, ID 83714-0000
R1080200120	NEILL JAMES M	599 N WHITEWATER PARK BLVD # F302	BOISE, ID 83702-5762
R1080200200	SURFERS PARADISE LLC	300 E 35TH ST	GARDEN CITY, ID 83714-0000
R1080200230	SURFERS PARADISE LLC	300 E 35TH ST	GARDEN CITY, ID 83714-0000
R2734530200	WEDNESDAY CORPORATION	4924 WALLACE LN	HOLLADAY, UT 84117-0000
R2734530220	WEDNESDAY CORPORATION	4924 WALLACE LN	HOLLADAY, UT 84117-0000
R2734530310	ARTIS METALS CO	3323 CHINDEN BLVD	GARDEN CITY, ID 83714-6638
R2734530420	ARTIS METALS CO	3323 CHINDEN BLVD	GARDEN CITY, ID 83714-6638
R2734540060	BCT HOLDINGS LLC	PO BOX 44101	BOISE, ID 83711-0101
R2734540080	LEVCO PROPERTIES LLC	114 E 35TH ST	GARDEN CITY, ID 83714-0000
R2734540092	LEVCO PROPERTIES LLC	114 E 35TH ST	GARDEN CITY, ID 83714-0000
R2734540110	DAVIDSON DENNIS	1066 MEADOWBROOK LN	NAMPA, ID 83686-0000
R2734540385	INGLIS ENTERPRISES LLC	5695 KRISCLIFFE CT	BOISE, ID 83704-2053
R2734540425	STP LLC	457 N LONGHORN ST	EAGLE, ID 83616-0000
R2734540511	EMBASSY INC	210 S MURRAY ST	BOISE, ID 83714-0000
R2734540570	WHEELER LOREN R	220 E 37TH ST STE A	BOISE, ID 83714-6416
R2734540680	CHALFANT FRANK E SR	301 E 35TH ST	GARDEN CITY, ID 83714-6516
R2734540790	URBAN WILLOW LLC	PO BOX 7156	BOISE, ID 83707-1156
R2734540820	BARDOFF ALLAN	1010 S OWYHEE ST	BOISE, ID 83705-0000
R2734540860	LAMSTON LLC	5149 E SOFTWOOD DR	BOISE, ID 83716-0000

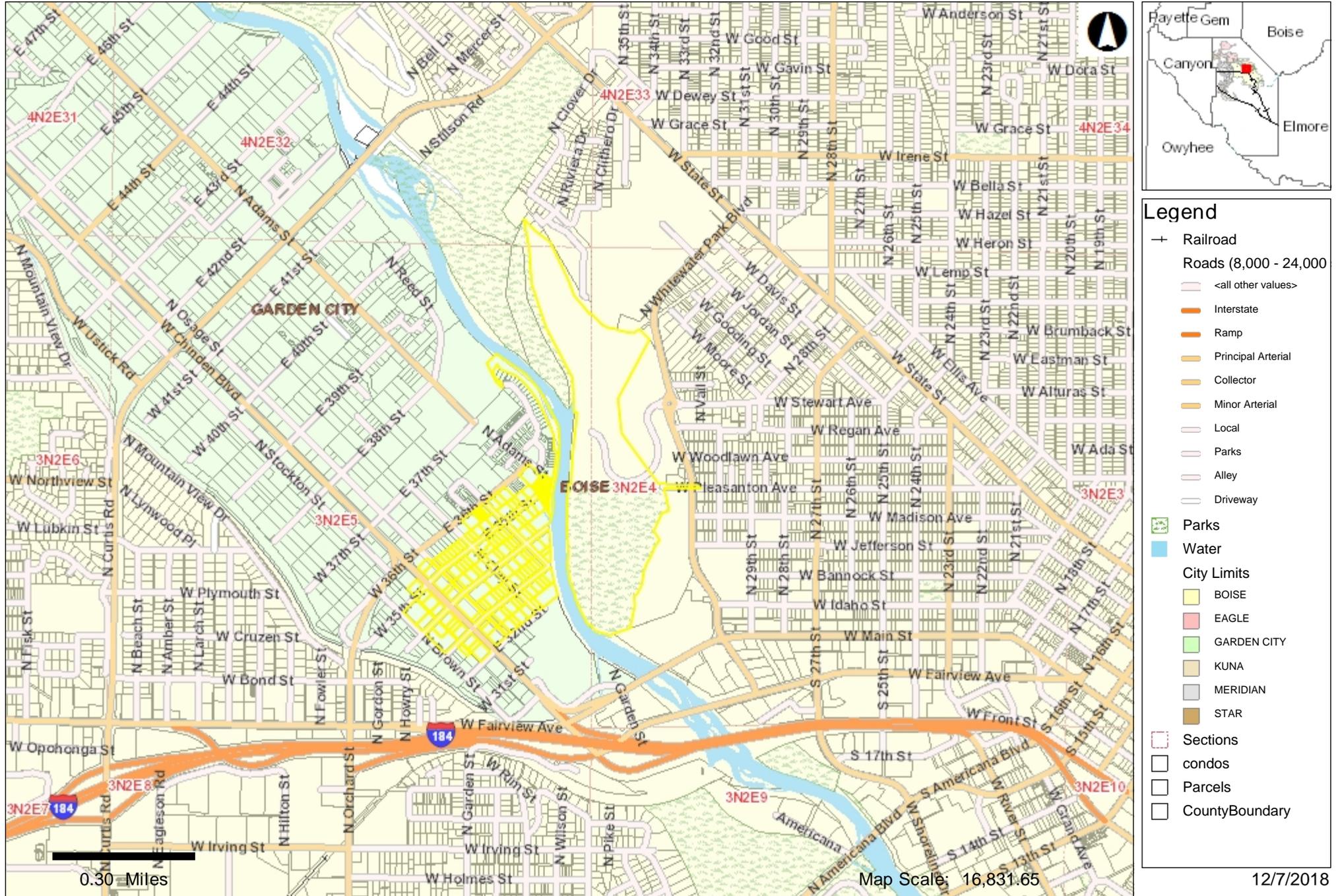
R2734540880	DICK STEPHEN Y	3675 N SADDLEMAN PL	EAGLE, ID 83616-0000
R2734540890	COUSINS SISTERS LLC	903 NW 316 CIRCLE	RIDGEFIELD, WA 98642-0000
R2734540900	DICK STEPHEN Y	3675 N SADDLEMAN PL	EAGLE, ID 83616-0000
R2734540970	FINDLEY RONALD G	3781 W QUAIL HEIGHTS CT	BOISE, ID 83703-0000
R2734541040	DICK STEPHEN Y	3675 N SADDLEMAN PL	EAGLE, ID 83616-0000
R2734541190	URBAN WILLOW LLC	PO BOX 7156	BOISE, ID 83707-1156
R2734541250	URBAN WILLOW LLC	PO BOX 7156	BOISE, ID 83707-1156
R2734541360	JORDAN BOBBIE JO	PO BOX 983	EAGLE, ID 83616-0000
R2734541395	URBAN WILLOW LLC	PO BOX 7156	BOISE, ID 83707-1156
R2734541460	WILKE DOROTHY E	201 E 34TH ST	GARDEN CITY, ID 83714-0000
R2734541490	SUMMERS MARY P	2515 N 30TH ST	BOISE, ID 83703-5460
R2734541570	THURAS LLC	PO BOX 8506	BOISE, ID 83707-0000
R2734541771	SCOTT JOSEPH B	501 E BAYBROOK CT	BOISE, ID 83706-0000
R2734541830	JOHNSON RUSSELL REVOCABLE LIVING TR	11108 W MEADA LN	BOISE, ID 83709-1242
R2734530170	RSF SUNLINER LLC	3433 W CHINDEN BLVD	GARDEN CITY, ID 83714-0000
R2734530285	MARIN FAVIOLA	694 E FOREST RIDGE DR	MERIDIAN, ID 83642-0000
R2734530430	JAMES A KISSLER LLC	1591 E SENDERO DR	BOISE, ID 83712-0000
R2734530540	JAMES A KISSLER LLC	1591 E SENDERO DR	BOISE, ID 83712-0000
R2734540041	PETERSEN GREGORY TODD	4702 W SADDLE RIDGE DR	NAMPA, ID 83687-0000
R2734540070	PAGE WILLIAM W	12314 W FREEDOM DR	BOISE, ID 83713-0000
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
R2734540260	WILLIAMS MILDRED J	210 E 35TH ST	GARDEN CITY, ID 83714-0000
R2734540320	YOUNG REBECCA	241 E 36TH ST	GARDEN CITY, ID 83714-0000
R2734540440	VICTOR MYERS INVESTMENTS LLC	314 E 35TH ST	GARDEN CITY, ID 83714-0000
R2734540550	URBAN WILLOW LLC	PO BOX 7156	BOISE, ID 83707-1156
R2734540604	DAY LLC	1866 S THACKER RD	HAMMETT, ID 83627-0000
R2734540655	YOUNG LUCY	309 E 35TH ST	GARDEN CITY, ID 83714-6516
R2734540720	FIVE273344CLITHEROADAMSLLC	PO BOX 140838	GARDEN CITY, ID 83714-0000
R2734540751	URBAN WILLOW LLC	210 W MURRAY ST	BOISE, ID 83714-0000
R2734540760	URBAN WILLOW LLC	210 W MURRAY ST	BOISE, ID 83714-0000
R2734540770	URBAN WILLOW LLC	PO BOX 7156	BOISE, ID 83707-1156
R2734540920	LIFE'S KITCHEN INC	PO BOX 6286	BOISE, ID 83707-0000
R2734540950	LIFE'S KITCHEN INC	PO BOX 6286	BOISE, ID 83707-0000
R2734540985	DAVIS RYAN M	117 E 35TH ST	GARDEN CITY, ID 83714-0000
R2734541050	DICK STEPHEN Y	3675 N SADDLEMAN PL	EAGLE, ID 83616-0000
R2734541210	URBAN WILLOW LLC	PO BOX 7156	BOISE, ID 83707-1156
R2734541320	STONEWRIGHT LLC	2309 E GLOUCESTER PL	BOISE, ID 83706-0000
R2734541420	URBAN WILLOW LLC	210 W MURRAY ST	BOISE, ID 83714-0000
R2734541445	SL BOWSH PROPERTIES LLC	207 E 34TH ST	GARDEN CITY, ID 83714-0000
R2734541500	URBAN WILLOW LLC	PO BOX 7156	BOISE, ID 83707-1156
R2734541630	RENE ROBERTA	2212 N HEIGHTS DR	BOISE, ID 83702-2830
R2734541652	DOAN LONG T	7319 W ASHLAND ST	BOISE, ID 83709-0000

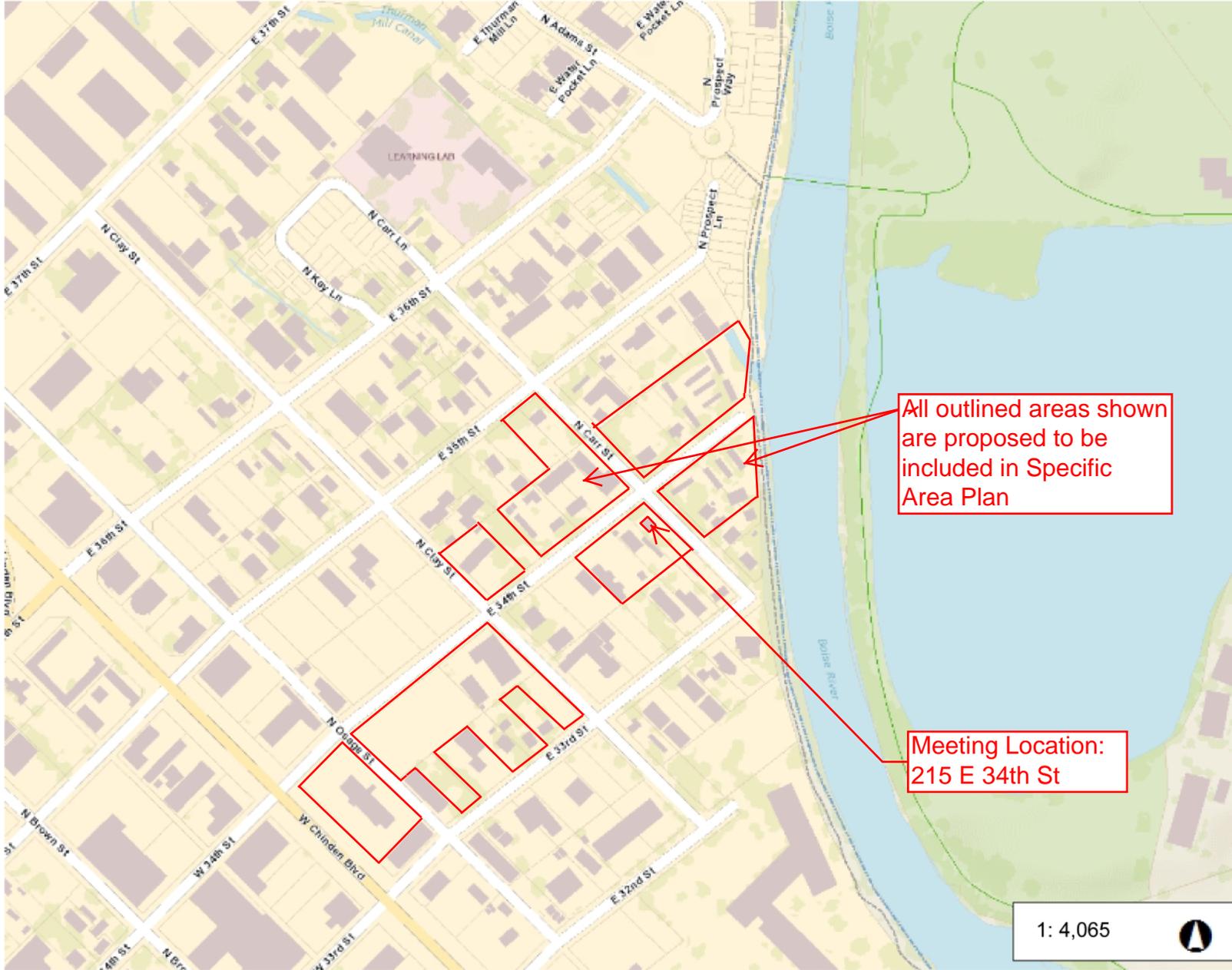
R2734541670	STAMBAUGH COLEEN	3908 REED ST	GARDEN CITY, ID 83714-0000
R2734541751	SCOTT JOSEPH B	501 E BAYBROOK CT	BOISE, ID 83706-0000
R2734541840	JOHNSON RUSSELL REVOCABLE LIVING TR	11108 W MEADA LN	BOISE, ID 83709-1242
R2734530145	CWG PROPERTIES LLC	3605 S CROSSPOINT	BOISE, ID 83706-0000
R2734530300	FIRST SECURITY BANK OF IDAHO	PO BOX 2609	CARLSBAD, CA 92018-0000
R2734530380	ARTIS METALS CO	3323 CHINDEN BLVD	GARDEN CITY, ID 83714-6638
R2734530380	ARTIS METALS CO	3323 CHINDEN BLVD	GARDEN CITY, ID 83714-6638
R2734530530	C SQUARED ENTERPRISES LLC	106 W 32ND ST	GARDEN CITY, ID 83714-0000
R2734540005	KISSLER ENTERPRISES L P	1591 SENDERO LN	BOISE, ID 83712-0000
R2734540021	KISSLER ENTERPRISES L P	1591 SENDERO LN	BOISE, ID 83712-0000
R2734540240	WIRKUS KARL E	3608 N PROSPECT WAY	GARDEN CITY, ID 83714-0000
R2734540280	BASEL MICHAEL G	212 E 35TH ST	GARDEN CITY, ID 83714-0000
R2734540301	GEDDES TODD W	215 E 36TH ST	GARDEN CITY, ID 83714-6524
R2734540315	HASSON JANET S	9 GLEN DR	PROVIDENCE, RI 02906-0000
R2734540325	NEOS CONSTRUCTION LLC	201 E 36TH ST STE 100	GARDEN CITY, ID 83714-0000
R2734540345	HARDING HOMES 1 INC	201 E 36TH ST STE 100	GARDEN CITY, ID 83714-0000
R2734540400	SPEARS KIM	2256 S PHILLIPPI ST	BOISE, ID 83705-0000
R2734540580	URBAN WILLOW LLC	PO BOX 7156	BOISE, ID 83707-1156
R2734540730	URBAN WILLOW LLC	210 W MURRAY ST	BOISE, ID 83714-0000
R2734540765	M P G LLC	PO BOX 45180	BOISE, ID 83711-0000
R2734540800	CHILDRESS INVESTMENT PROPERTIES LLC	5072 N MARSH AVE	BOISE, ID 83714-0000
R2734540810	ISLEY BELINDA	3181 S WATERBURY LN	BOISE, ID 83706-0000
R2734540832	TEMPLE PATRICK AARON	2885 N RECORDS AVE # H101	MERIDIAN, ID 83646-0000
R2734540836	GOODWIN THOMAS	3325 N SADDLEMAN PL	EAGLE, ID 83616-0000
R2734541010	HASS DAVE	2514 ARTHUR ST	BOISE, ID 83703-4826
R2734541020	DICK STEPHEN Y	3675 N SADDLEMAN PL	EAGLE, ID 83616-0000
R2734541080	DIXON CONTAINER CO	2255 E BRANIFF	BOISE, ID 83716-0000
R2734541080	DIXON CONTAINER CO	2255 E BRANIFF	BOISE, ID 83716-0000
R2734541340	STONEWRIGHT LLC	2309 E GLOUCESTER PL	BOISE, ID 83706-0000
R2734541350	STONEWRIGHT LLC	2309 E GLOUCESTER PL	BOISE, ID 83706-0000
R2734541374	JORDAN BOBBIE JO	PO BOX 983	EAGLE, ID 83616-0000
R2734541620	LANDRY LOUIS E	211 E 33RD ST	GARDEN CITY, ID 83714-0000
R2734541790	SCOTT J B	501 E BAYBROOK CT	BOISE, ID 83706-0000
R2734541800	SCOTT J B	501 E BAYBROOK CT	BOISE, ID 83706-0000
R2734541862	TOMPKINS RICHARD A	107 E 33RD ST	GARDEN CITY, ID 83714-6614
R2734541891	MPG LLC	PO BOX 45180	BOISE, ID 83711-0000
R2734530005	ANDREWS KEITH LEROY	PO BOX 1896	BOISE, ID 83701-0000
R2734530320	SUNRISE ASSET MANAGEMENT LLC	PO BOX 140272	GARDEN CITY, ID 83714-0000
R2734530550	JAMES A KISSLER LLC	1591 E SENDERO DR	BOISE, ID 83712-0000
R2734540051	PETERSEN GREGORY TODD	4702 W SADDLE RIDGE DR	NAMPA, ID 83687-0000
R2734540100	MITCHELL REOLA	118 E 35TH ST	GARDEN CITY, ID 83714-6511
R2734540335	FRIEND MARK W	225 E 36TH ST	GARDEN CITY, ID 83714-0000
R2734540410	SPEARS KIM	2256 S PHILLIPPI ST	BOISE, ID 83705-0000

R2734540501	EMBASSY INC	210 S MURRAY ST	BOISE, ID 83714-0000
R2734540525	CITY OF GARDEN CITY	6015 N GLENWOOD ST	GARDEN CITY, ID 83714-1347
R2734540614	DAY LLC	1866 S THACKER RD	HAMMETT, ID 83627-0000
R2734540670	SMITH EVA MAE	301 E 35TH ST	GARDEN CITY, ID 83714-6516
R2734540701	URBAN WILLOW LLC	210 W MURRAY ST	BOISE, ID 83714-0000
R2734540940	LIFE'S KITCHEN INC	PO BOX 6286	BOISE, ID 83707-0000
R2734540995	HASS DAVID A	115 E 35TH ST	GARDEN CITY, ID 83714-6512
R2734541125	URBAN WILLOW LLC	PO BOX 7156	BOISE, ID 83707-1156
R2734541150	WALSH JOHN H	1561 W WHEAT ST	KUNA, ID 83634-0000
R2734541160	AMETRINE LLC	112 E 33RD ST	GARDEN CITY, ID 83714-0000
R2734541180	URBAN WILLOW LLC	PO BOX 7156	BOISE, ID 83707-1156
R2734541200	BOWES DANA KEVIN	1912 N 17TH ST	BOISE, ID 83702-0000
R2734541221	URBAN WILLOW LLC	PO BOX 7156	BOISE, ID 83707-1156
R2734541380	MITCHELL REBECCA D	121 CHEEK ST	CARRBORO, NC 27510-0000
R2734541390	AHLBERG EAST LLC	7590 E HIGHLAND VALLEY RD	BOISE, ID 83716-0000
R2734541400	AHLBERG WEST LLC	7590 E HIGHLAND VALLEY RD	BOISE, ID 83716-0000
R2734541480	BLACK ENTERPRISES LLC	6750 W VICTORY RD	BOISE, ID 83709-0000
R2734541520	URBAN WILLOW LLC	PO BOX 7156	BOISE, ID 83707-1156
R2734541540	ZUBIZARETA PROPERTIES LP	5903 W HILL RD	BOISE, ID 83703-0000
R2734541600	BRANDT DAVID	215 E 33RD ST	GARDEN CITY, ID 83714-0000
R2734541642	DOAN LONG T	7319 W ASHLAND ST	BOISE, ID 83709-0000
R2734541685	DURHAM J DALE	3200 W CHINDEN BLVD	GARDEN CITY, ID 83714-6635
R2734541710	TOMPKINS RICHARD A &	107 E 33RD ST	BOISE, ID 83714-6614
R2734541720	TUCKER BRENT L	2576 N LINDA VISTA LN	BOISE, ID 83704-0000
R2734541740	TUCKER BRENT L	2576 N LINDA VISTA LN	BOISE, ID 83704-0000
R2734541810	SCOTT J B	501 E BAYBROOK CT	BOISE, ID 83706-0000
R2734541880	LORANCE STEVE F	7533 W TOBI ST	GARDEN CITY, ID 83714-0000

Ada County Assessor

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All outlined areas shown are proposed to be included in Specific Area Plan

Meeting Location:
215 E 34th St

1: 4,065 

0.1 0 0.06 0.1 Miles

NAD_1983_Transverse_Mercator
Date Generated: 1/14/2019 3:21:49 PM

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

34th St. SAP Neighborhood Meeting - 2/19

Name	Address	Email or Phone Number
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Joni Smith	W. R. EVANS-	
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Jodi Eichelberger	440 E Thurman Mill St	jodi@surelypkce.org
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Lucas Grebach	214 E. 34th St.	info@pushandpeer.com
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Jenni Sue Weitzer		208-921-4754
Jim Neill	599 N. Wintonaker F-302 Box 83702	208-891-7587
Megan Bawes	118 E 33rd St	208-206-0728
Emily Balluff	240 E. 32nd St.	208 423-8044
Patrick Temple	3424 Clay St.	208 631 0449
Peggy Temple	3424 Clay St	912-574-6891
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Jane Zull	3503 @ Durdan	JaneZull@Yahoo.com

1912 N 17th St 83702 (Home)

