

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. Sperfma](#); [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](#); [planning](#); [Project Manager](#); [PVC1953](#); [R. Scott](#); [Rick Allen](#); [Robert Olson](#); [Romeo Gervias](#); [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 Agency Notice
Date: Monday, June 1, 2020 2:12:00 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: SUBFY2020 – 6: Bob Taunton with Glass Creek is proposing a four lot (three residential lots, one common lot) subdivision within a portion of the Plantation Golf Course. The property is located at 6515 W. State Street, Garden City, ID 83714; Ada County Parcel #R7100480125. [LINK](#)**

Please send comments to planning@gardencityidaho.org by **JUNE 10, 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.



AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PQ	Amount	Cols	Depth
264046	0004660523	LEGAL NOTICE OF PUBLIC HEARINGS PURSU	Legal Notice SUBFY2020-06 (1)	\$96.76	1	9.78 In

Attention: Elizabeth
 GARDEN CITY CITY OF
 6015 GLENWOOD ST
 GARDEN CITY, ID 837141347

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, JULY 6, 2020 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 if the stage of reopening allows for in-person meeting it will be held at 6015 Glenwood St, Garden City, ID. 83714

SUBFY2020 - 6: Bob Taunton with Glass Creek is proposing a four lot (three residential lots, one common lot) subdivision within a portion of the Plantation Golf Course. The property is located at 6515 W. State Street, Garden City, ID 83714; Ada County Parcel #R7100480125. GARDEN CITY COUNCIL WILL HOLD A PUBLIC HEARING AT 6:00 P.M. ON MONDAY, JULY 27, 2020 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 if the stage of reopening allows for in-person meeting it will be held at 6015 Glenwood St, Garden City, ID. 83714

TO CONSIDER THE SAME. THE GARDEN CITY PLANNING AND ZONING COMMISSION AT 6:30 P.M. ON WEDNESDAY, JUNE 17, 2020 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 if the stage of reopening allows for in-person meeting it will be held at 6015 Glenwood St, Garden City, ID. 83714 TO CONSIDER THE FOLLOWING:

SUBFY2020 - 6: Bob Taunton with Glass Creek is proposing a four lot (three residential lots,

VICTORIA RODELA, being duly sworn, deposes and says: That she is the Principal Clerk of The Idaho Statesman, a daily newspaper printed and published at Boise, Ada County, State of Idaho, and having a general circulation therein, and which said newspaper has been continuously and uninterruptedly published in said County during a period of twelve consecutive months prior to the first publication of the notice, a copy of which is attached hereto: that said notice was published in The Idaho Statesman, in conformity with Section 60-108, Idaho Code, as amended, for:

1 Insertions
 Beginning issue of: 06/01/2020
 Ending issue of: 06/01/2020

V Rodela
 (Legals Clerk)

On this 1st day of June in the year of 2020 before me, a Notary Public, personally appeared before me Victoria Rodela known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that she executed the same.

Lizbeth Aileen Cordero
 Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!

one common lot) subdivision within a portion of the Plantation Golf Course. The property is located at 6515 W. State Street, Garden City, ID 83714; Ada County Parcel #R7100480125.

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 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 06/01/2020

0004660523-01



DEVELOPMENT SERVICES DEPARTMENT

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

May 29, 2020

Glass Creek, LLC
Attn: Bob Taunton

Sent via e-mail to bobtaunton@tauntongroup.com

Re: Determination of Completeness/Application Acceptance

Dear Bob,

This letter is a revised letter to inform you that preliminary plat subdivision application SUBFY2020 – 6 located at 6515 W. State Street, Garden City, ID 83714 has been accepted and scheduled to be heard on the following dates:

Design Committee: July 6, 2020 at 3:00 pm
Planning and Zoning Commission: June 17, 2020 at 6:30 pm
Garden City Council: July 27, 2020 at 6:00 pm

Until further notice, all hearings will be held remotely via Zoom at the following site:
<https://zoom.us/j/8188588340> for safety precautions; should this change the hearings will be located at City Hall, 6015 Glenwood, Garden City.

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.**

Between now and the scheduled hearing 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 not less than ten (10) days prior to the public hearing per Garden City Code 8-6A-7.
- An affidavit of property posting and photos of the sign shall be submitted not less than seven (7) days in advance of each hearing in accordance with Garden City Code 8-6A-7.
- Any outstanding fees must be paid.

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.

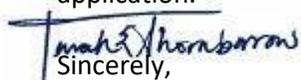
Public Hearing Written Testimony/Exhibits and Attendance

- **Please make sure to submit all written testimony and exhibits 7 days or more in advance so that it can be included as part of the record.**
- **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.**
- **Call in is available if you do not have access to internet.**
- **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 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 contact Jenah Thornborrow, jthorn@gardencityidaho.org, with any questions concerning your application.


Sincerely,

Development Services Department

CC: File



ADA COUNTY ASSESSOR

190 E. Front Street, Suite 107, Boise, ID 83702
(208) 287-7200 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 (PUD)
- 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: Design Review

Agency: City of Garden City - Development Services

Parcel Number or Address of Subject Property:

6515 W State st

Brief Description: **Public Meeting Noticing for Subdivision**

Applicant: **Garden City Development Services**

Name: **Elizabeth Schenstrom**

Address: **6015 N. Glenwood St., Garden City, ID 83714**

Telephone: **208-472-2921**

Would you like to have the list emailed to you?

YES

NO

Email address: building@gardencityidaho.org

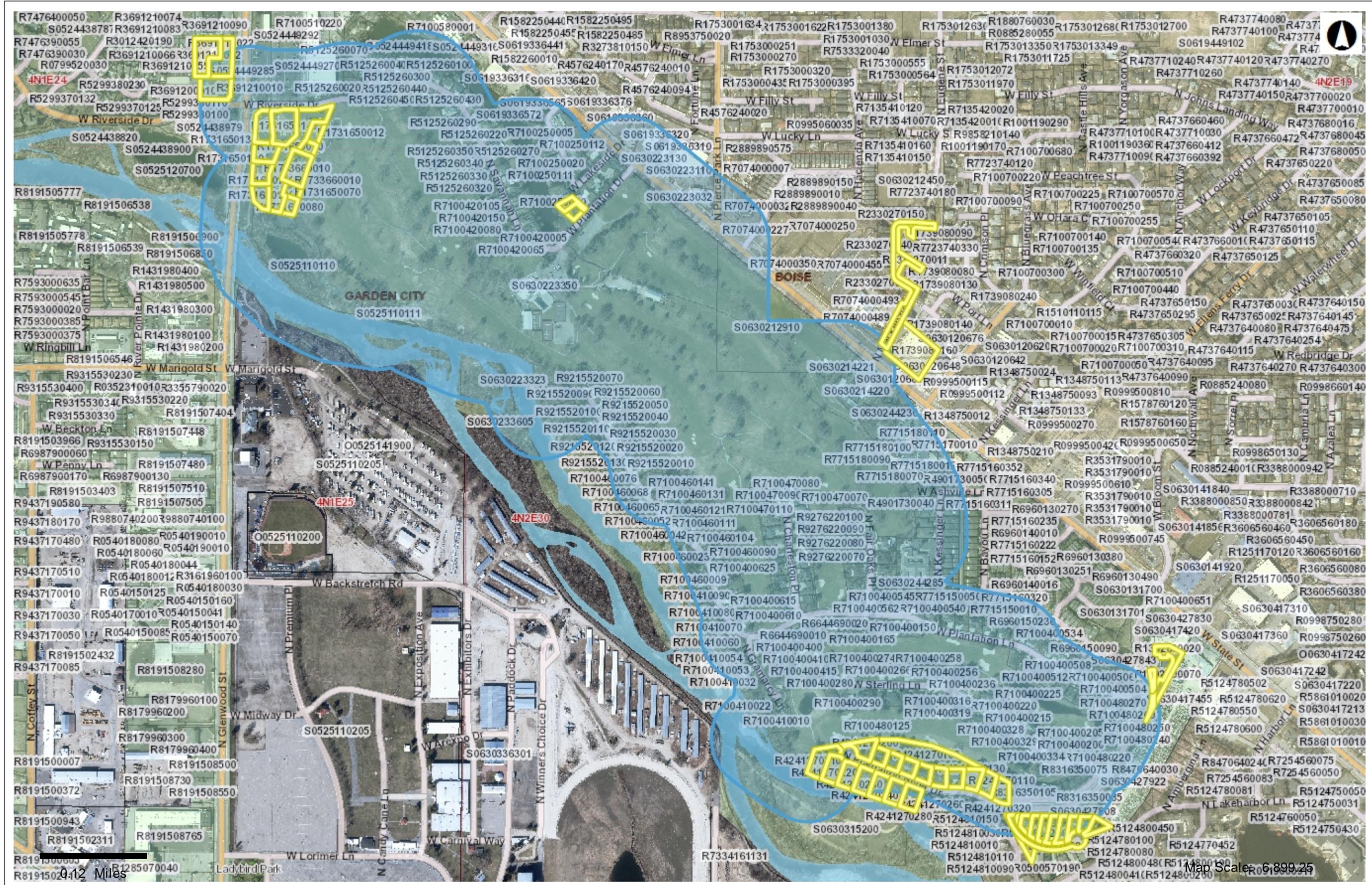
Under penalty of perjury, I hereby certify that I will not be using, nor will I allow to be used in any form or manner, the records, documents, or lists obtained from the Ada County Assessor's Office as a mailing or telephone number list for purposes other than listed above.

By: Elizabeth Schenstrom

Date: 05/28/2020

Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



- ### Legend
- ⊕ Railroad
 - Roads (4,000 - 8,000 s)
 - <all other values>
 - Interstate
 - Ramp
 - Principal Arterial
 - Collector
 - Minor Arterial
 - Local
 - Parks
 - Alley
 - Driveway
 - Parks
 - Water
 - City Limits
 - BOISE
 - EAGLE
 - GARDEN CITY
 - KUNA
 - MERIDIAN
 - STAR
 - Sections
 - Parcel Numbers
 - condos
 - Parcels
 - CountyBoundary



DEVELOPMENT SERVICES DEPARTMENT

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

June 1, 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 Design Review meeting on **July 06, 2020 at 3:00pm**, a Planning and Zoning Commission public hearing on **June 17, 2020 at 6:30pm**, and a subsequent City Council Hearing on **July 27, 2020 at 6:00pm** 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 if the stage of reopening allows for in-person meeting it will be held at 6015 Glenwood St, Garden City, ID. 83714. **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:

SUBFY2020 – 6: Bob Taunton with Glass Creek is proposing a four lot (three residential lots, one common lot) subdivision within a portion of the Plantation Golf Course. The property is located at 6515 W. State Street, Garden City, ID 83714; Ada County Parcel #R7100480125.

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 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 corresponding hearing date. 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

.....
SUBFY2020-06: Preliminary Final Plat

Your Name _____ Date _____

Your Physical Address: _____

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

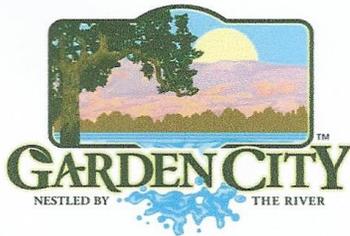
Yes No

(Please select) Regarding this application I:

Support the Application Am Neutral Oppose the Request

Comments:

Signature: _____



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

Affidavit of Property Posting

I, (name) Ryan Anderson do hereby attest that the property located at (site address) 6515 W. State St., Garden City, Idaho, was posted on (date) 6/3/20. This posting was for (application number) SUBFY2020-6. 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: Ryan Anderson
TITLE owner (Premier Signs Inc.)

State of Idaho)
)SS
County of Ada)

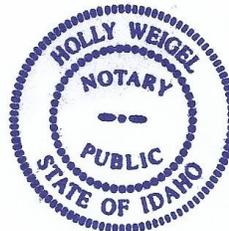
On this 3rd day of June (month), 2020 (year), before me, the undersigned, a Notary Public in and for said State, personally appeared Ryan Anderson (person responsible for posting) known or identified to me to be the person whose name is subscribed to be the foregoing instrument, and acknowledged to me 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.

Holly Weigel
Notary Public for Idaho

Residing at 10909 W Estate Dr. Boise ID 83709

Commission Expires: 3/30/2021



From: [Bob Taunton](#)
To: [building](#)
Subject: Fwd: Glass Island View Sub. - P&Z Public Hearing Sign Notice
Date: Thursday, June 4, 2020 3:31:46 PM
Attachments: [Affidavit for Sign Posting for PZ 6-3-20.pdf](#)
[Sign Location.pdf](#)
[Sign Photos 6-3-20.pdf](#)

Elizabeth,

I neglected to copy you.

Bob



Bob Taunton

President, Taunton Group, LLC
Mobile: 208-401-5505
Email: bobtaunton@tautongroup.com

----- Forwarded message -----

From: **Bob Taunton** <bobtaunton@tautongroup.com>
Date: Thu, Jun 4, 2020 at 3:27 PM
Subject: Glass Island View Sub. - P&Z Public Hearing Sign Notice
To: Jenah Thornborrow <jthorn@gardencityidaho.org>
Cc: JoAnn Butler <jbutler@butlerspink.com>

Jenah,

The P&Z public hearing notice sign was installed on June 3. Attached is the location map, photos (both sides) and the completed affidavit. We were not able to add the DR and Council hearing dates. The additional Zoom information took up all of the space. We will repost for future hearings.

Thanks,
Bob



Bob Taunton

President, Taunton Group, LLC
Mobile: 208-401-5505
Email: bobtaunton@tautongroup.com

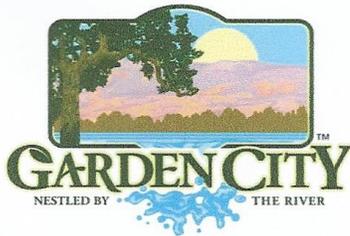
Total Control Panel

[Login](#)

To: [building@gardencityidaho.org](#) [Remove](#) this sender from my allow list
From:

bobtaunton@tautongroup.com

You received this message because the sender is on your allow list.



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

Affidavit of Property Posting

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

BY: Ryan Anderson
TITLE owner (Premier Signs Inc.)

State of Idaho)
)SS
County of Ada)

On this 3rd day of June (month), 2020 (year), before me, the undersigned, a Notary Public in and for said State, personally appeared Ryan Anderson (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.

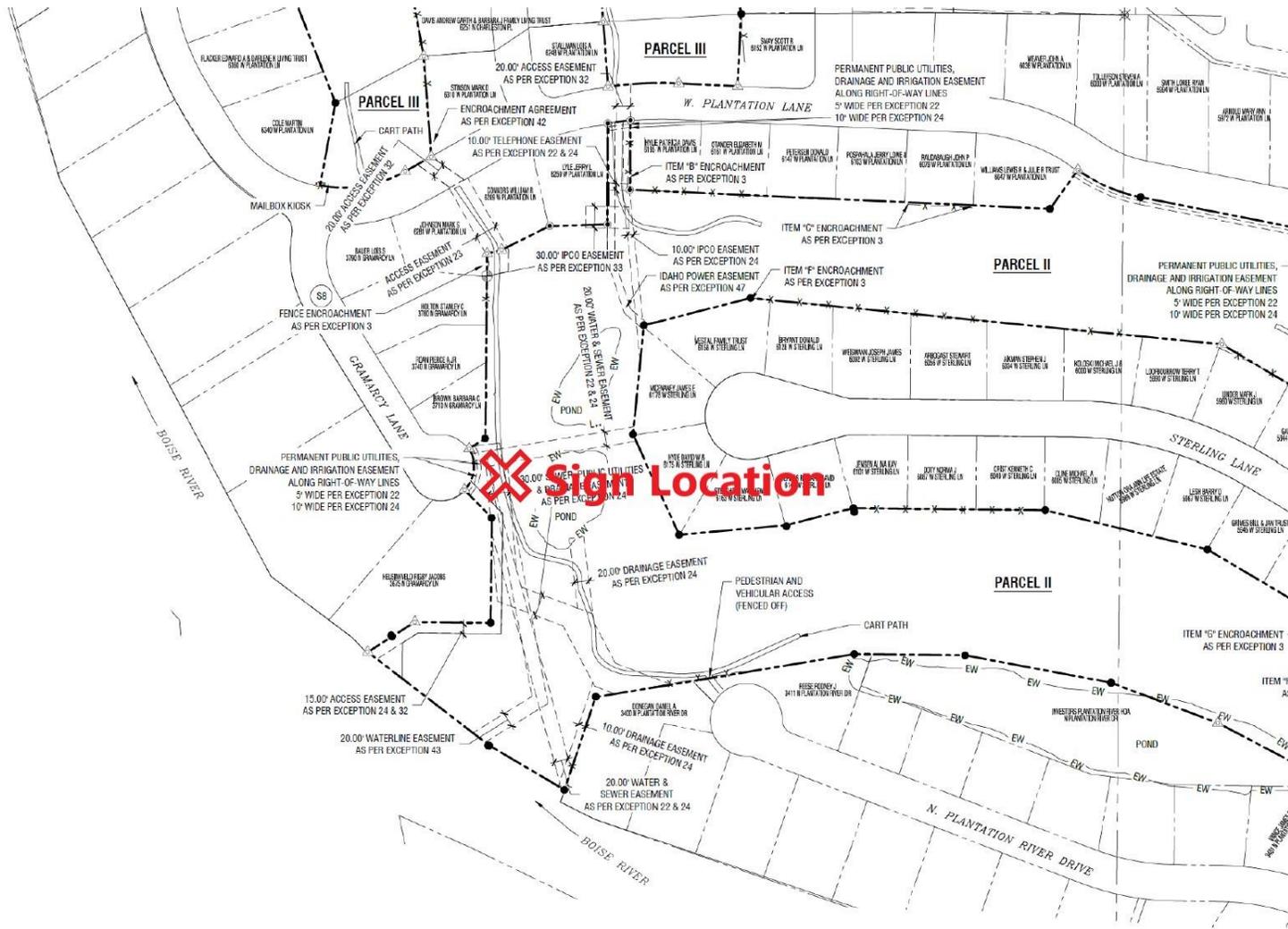
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Holly Weigel
Notary Public for Idaho

Residing at 10909 W Estate Dr. Boise ID 83709

Commission Expires: 3/30/2021





From State St. turn south on N. Plantation River Dr., right on W. Plantation Ln., and left on Gramarcy Ln. Place sign on golf course property at the end of the cul-de-sac behind the sidewalk.

CITY OF GARDEN CITY PUBLIC HEARING NOTICE

THERE WILL BE A PUBLIC HEARING
ON JUNE 17, 2020 AT 6:30PM -
PLANNING AND ZONING COMMISSION

ALL HEARINGS WILL BE HELD REMOTELY VIA ZOOM AT THE FOLLOWING SITE:
<https://zoom.us/j/8188588340> FOR SAFETY PRECAUTIONS; SHOULD THIS CHANGE

THE HEARING WILL BE LOCATED AT CITY HALL, 6015 N. GLENWOOD ST.

PURPOSE: SUBFY2020-6 PRELIMINARY PLAT APPLICATION FOR 3
RESIDENTIAL LOTS

PROPERTY LOCATION: PLANTATION COUNTRY CLUB 6515 W. STATE STREET

APPLICATION BY: BOB TAUNTON, TAUNTON GROUP, LLC

CONTACT THE CITY PLANNER AT (208) 472-2921 WITH ANY QUESTIONS



CITY OF GARDEN CITY PUBLIC HEARING NOTICE

THERE WILL BE A PUBLIC HEARING
ON JUNE 17, 2020 AT 6:30PM -
PLANNING AND ZONING COMMISSION

ALL HEARINGS WILL BE HELD REMOTELY VIA ZOOM AT THE FOLLOWING SITE:
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THE HEARING WILL BE LOCATED AT CITY HALL, 6015 N. GLENWOOD ST.

PURPOSE: SUBFY2020-6 PRELIMINARY PLAT APPLICATION FOR 3
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PROPERTY LOCATION: PLANTATION COUNTRY CLUB 6515 W. STATE STREET

APPLICATION BY: BOB TAUNTON, TAUNTON GROUP, LLC

CONTACT THE CITY PLANNER AT (208) 472-2921 WITH ANY QUESTIONS

