



DEVELOPMENT SERVICES DEPARTMENT

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

January 24, 2020

Pam Gaines
neUdesign Architecture
725 E. 2nd Street
Meridian, ID 83642

Sent via e-mail to pgaines@neudesignarch.com

Re: Determination of Completeness/Application Acceptance

Dear Pam,

This letter is to inform you that application SUBFY2020-5, a request for a Combined Preliminary/Final Plat Subdivision and located at 404 E. 49th Street, Ada County Parcel #R7334160441, has been accepted. The following hearings have been schedule:

Recommendation Hearings:

Design Committee: February 18, 2020 at 3:00 pm

Planning and Zoning Commission: February 19, 2020 at 6:30 pm

Decision Hearing:

Garden City Council: March 9, 2020 at 6:00 pm

The hearings will be held in the City Council Chambers of Garden City Hall, 6015 N. Glenwood, Garden City, Idaho 83714.

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 in accordance with Garden City Code 8-6A-7 by the following dates:
 - Design Committee: February 8, 2020
 - Planning and Zoning Commission: February 9, 2020
 - City Council: February 28, 2020
- An affidavit of property posting and photos of the sign shall be submitted in accordance with Garden City Code 8-6A-7 by the following dates:
 - Design Committee: February 11, 2020
 - Planning and Zoning Commission: February 12, 2020
 - City Council: March 2, 2020
- 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.

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 Chris Samples, Associate Planner, with any questions concerning your application.

Sincerely,
Development Services Department

CC: File



DEVELOPMENT SERVICES DEPARTMENT

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

January 30, 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 **February 18, 2020 at 3:00pm**, a Planning and Zoning Commission public hearing on **February 19, 2020 at 6:30pm**, and a subsequent City Council Hearing on **March 9, 2020 at 6:00pm** and offer your testimony for consideration at Garden City City Hall, 6015 N. Glenwood Street, Garden City, Idaho. **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 – 5: Pam Gaines with neUdesign Architecture is requesting an approval recommendation for a proposed eight-unit residential subdivision. The property is located at 404 E. 49th Street, Garden City, ID 83714; Ada County Parcel # R7334160441. The property was approved for a minor planned unit development and design review under applications MPUDFY2019-3/DSRFY2019-17 (respectively).

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.

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.

Garden City Development Services, 6015 N. Glenwood St., Garden City, Idaho 83714



SUBFY2020 – 5 – Combined Preliminary/Final Plat Subdivision

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: _____



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:

Parcel # R7334160441

Address: 404 E. 49th Street

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: 01/24/2020

PARCEL	PRIMOWNER	ADDCONCAT	STATCONCAT
R5953730020	TANIMOTO GLENN REVOCABLE TRUST 7-19-2019	285 STANDISH LN	GRIDLEY, CA 95948-0000
R5953730030	HORN DEANNA R	407 E 49TH ST	GARDEN CITY, ID 83714-0000
R5953730040	HETTINGER LISA A	4650 N GINZEL ST	BOISE, ID 83703-0000
R5953730050	SHAFFER ROBERT E	4887 MYSTIC COVE WAY	GARDEN CITY, ID 83714-0000
R5953730680	CITY OF GARDEN CITY	6015 N GLENWOOD ST	GARDEN CITY, ID 83714-1347
R7334160091	BOYD MICHAEL	776 N MCDERMOTT RD	NAMPA, ID 83687-0000
R7334160103	BOYD MICHAEL A	776 N MCDERMOTT RD	NAMPA, ID 83687-0000
R7334160110	BIAIN AITOR	PO BOX 8025	BOISE, ID 83707-0000
R7334160314	ANDERSON KENNETH	405 E 50TH ST	GARDEN CITY, ID 83714-1433
R7334160322	LEGACY AT 50TH STREET LLC	5987 W STATE ST	BOISE, ID 83703-0000
R5953730070	GUTIERREZ PABLO R	4883 MYSTIC COVE WAY	GARDEN CITY, ID 83714-0000
R5953730090	SHERWIN CANDACE L	4879 W MYSTIC COVE WAY	GARDEN CITY, ID 83714-0000
R7334160041	PINEDA GUADALUPE	4866 N ALWORTH ST	GARDEN CITY, ID 83714-1427
R7334160121	OMEE LLC	11926 W CHINDEN RIDGE DR	GARDEN CITY, ID 83714-0000
R7334160441	MESA CONSTRUCTION INC	1001 S LEADVILLE AVE	BOISE, ID 83706-0000
R5953730010	MATEER AMY	401 E 49TH ST	GARDEN CITY, ID 83714-1427
R5953730060	BARKER JAMES H & ELIZABETH B TRUST 11/29/17	307 12TH AVE N	BUHL, ID 83316-0000
R5953730080	GERONO CHRISTOPHER RONALD	4687 W JEWELL ST	BOISE, ID 83706-0000
R7334160141	MCGUIRE FAMILY TRUST	PO BOX 13519	ARLINGTON, TX 76094-0000
R7334160303	JAMES PATRICIA ANN	403 E 50TH ST	GARDEN CITY, ID 83714-0000
R7334160451	PAGE FRANK D	4900 N ALWORTH ST	GARDEN CITY, ID 83714-0000
MVAND721450	MOSS RUSSELL WILLIAM	4920 N ALWORTH ST	BOISE, ID 83714-0000
MCHAM931452	BROWN MAX ALLEN	403 E 49TH ST	GARDEN CITY, ID 83714-1429
R5953730100	MEEKS STEPHANIE M	4875 W MYSTIC COVE WAY	GARDEN CITY, ID 83714-0000
R5953730110	GIDDINGS PRISCILLA	13705 TWIN EAGLES LN	WHITE BIRD, ID 83554-0000
R5953730120	WILLIAMSON SHELLINE ELAINE	4869 W MYSTIC COVE WAY	GARDEN CITY, ID 83714-0000
R7334160007	MCMILLEN SHOP LLC	1401 SHORELINE DR	BOISE, ID 83702-0000

From: [planning](#)
Bcc: [ABC - Idaho State Police](#); [Abe Blount](#); [ACHD Planning Review](#); [Alicia Martin](#); [Bill Bosworth](#); [building](#); [C. Miller](#); [C. Riddle](#); [Caleb Lakey](#); [Charissa Bujak](#); [Charles Leffler](#); [Charles Wadams](#); [Christian Samples](#); [Colin Schmidt](#); [Connie Sol](#); [D. Gordon](#); [D. Sperfma](#); [Daniel Pavlinik](#); [Darren Fluke](#); [Elfreda Higgins](#); [Eric Exline](#); [Fairview Acres Latera WUA](#); [Greg J. Martinez](#); [Info](#); [ITD Development Services District 3](#); [Jackson Heim](#); [James Page](#); [Jamie Huff](#); [Jeff Souza](#); [Jenah Thornborrow](#); [Jim Keyser \(jkeyser@idahostatesman.com\)](#); [Joe Canning Work](#); [John Evans](#); [Kevin Wallis](#); [L. Badigia](#); [Lanette Daw](#); [Lindsey Pettyjohn Library](#); [Lisa Leby](#); [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](#); [Ron Johnson](#); [S. Bryce Farris \(bryce@sawtoothlaw.com\)](#); [Shelley](#); [Stefanie \(stefanie@settlersirrigation.org\)](#); [Susanna Smith](#); [T. Laws](#); [Tom Patterson](#); [Troy Vaughn](#); [WBSDMB](#); [Wed 2 No 1](#); [Yulia](#)
Subject: City of Garden City Agency Notice
Date: Friday, January 24, 2020 4:53:00 PM

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 – 5**: Pam Gaines with neUdesign Architecture is requesting an approval recommendation for a proposed eight-unit residential subdivision. The property is located at 404 E. 49th Street, Garden City, ID 83714; Ada County Parcel # R7334160441. The property was approved for a minor planned unit development and design review under applications MPUDFY2019-3/DSRFY2019-17 (respectively): [LINK](#)

- B. **CUPFY2020 – 4**: Idaho Capital City Kennel Club is requesting a conditional use permit for the use Animal Care Facility in association with a proposed dog training center. The property is located at 5200 N. Sawyer Street, Garden City, ID 83714; Ada County Parcel # R1055420110: [LINK](#)

- C. **CUPFY2020 – 5**: Greg Toolson with JGT Architecture is requesting a conditional use permit to expand the use Warehouse and Storage, Wholesale in association with a proposed building expansion. The property is located at 5311 N. Glenwood St., Garden City, ID 83714; Ada County Parcel # R8179960200: [LINK](#)

- D. **CUPFY2020 – 6**: Jeff Likes with ALC Architecture is requesting a conditional use permit for the use Vehicle Service in association with a proposed auto glass repair business. The property is located at 3933 W. Chinden Blvd., Garden City, ID 83714; Ada County

Parcel # R2734510909: [LINK](#)

- E. [CUPFY2020 – 7](#): Strite Design is requesting a conditional use permit for the use Service provider in association with a remodeling company. The property is located at 5200 N. Sawyer Street, Garden City, ID 83714; Ada County Parcel # R1055420110: [LINK](#)

- F. [DSRFY2019 – 18](#): Bill Truax with Parkway 405 LLC is requesting design review approval for structures and site improvements associated with a mixed use development. The property is located at N. Freeride Lane, Garden City, ID 83714; Ada County Parcel # R8583760500: [LINK](#)

Please send comments to planning@gardencityidaho.org by **February 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

Idaho Statesman

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AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Depth
264046	0004565342	LEGAL NOTICE OF PUBLIC HEARINGS PURSUANT TO SUBFY2020/DSRFY2019-3	RINGS SUBFY2020/DSRFY2019	\$73.20	1	6.78 In

Attention: Chris Samples

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 COMMITTEE WILL HOLD A PUBLIC HEARING AT 3:00 P.M. ON MONDAY, MARCH 2, 2020, AT GARDEN CITY HALL, 6015 GLENWOOD STREET, GARDEN CITY, IDAHO TO CONSIDER A REQUEST FOR:

SUBFY2020 - 5: Pam Gaines with neUdesign Architecture is requesting an approval recommendation for a proposed eight-unit residential subdivision. The property is located at 404 E. 49th Street, Garden City, ID 83714; Ada County Parcel # R7334160441. The property was approved for a minor planned unit development and design review under applications MPUDFY2019-3/DSRFY2019-17 (respectively).

DSRFY2019 - 18: Bill Truax with Parkway 405 LLC is requesting design review approval for structures and site improvements associated with a mixed use development. The property is located at N. Freeride Lane, Garden City, ID 83714; Ada County Parcel # R8583760500

DSRFY2019 - 21: Jeff Likes with ALC Architecture is request Design Review approval of a proposed facade remodel located at 3840 W. Chinden Blvd., Ada County Parcel R2734502515. The property is located in the C-1 General Commercial Zoning District.

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 2.13.2020

0004565342-01

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

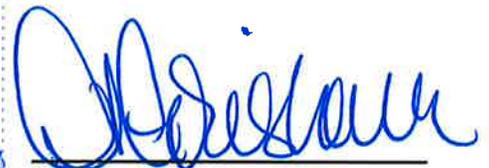
Beginning issue of: 02/14/2020

Ending issue of: 02/14/2020



(Legals Clerk)

On this 14th day of February 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.



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!

Idaho Statesman

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AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Depth
264046	0004565323	LEGAL NOTICE OF PUBLIC HEARINGS PURSU	RINGS SUBFY2020/CUPFY2020	\$73.20	1	6.78 In

Attention: Chris Samples

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 PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING AT 6:30 P.M. ON WEDNESDAY, MARCH 18, 2020, AT GARDEN CITY HALL, 6015 GLENWOOD STREET, GARDEN CITY, IDAHO TO CONSIDER A REQUEST FOR:

SUBFY2020 - 5: Pam Gaines with neUdesign Architecture is requesting an approval recommendation for a proposed eight-unit residential subdivision. The property is located at 404 E. 49th Street, Garden City, ID 83714; Ada County Parcel # R7334160441. The property was approved for a minor planned unit development and design review under applications MPUDFY2019-3/DSRFY2019-17 (respectively).

CUPFY2020 - 8: Richard Wilmot with Chrysalis Architecture is requesting a conditional use permit for the use Axe Throwing. The project is located at 3725 W. Chinden Blvd., Garden City, ID 83714; Ada County Parcel # R2734511345

CUPFY2020 - 9: Heather Dennis with Anser of Idaho is requesting a conditional use permit to expand an existing school. The property is located at 202 E. 42nd Street; Ada County Parcel #'s R2734501301, R2734501132, R2734501308, R2734501304.

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 2.16.2020

0004565323-01

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: 02/14/2020

Ending issue of: 02/14/2020



(Legals Clerk)

On this 14th day of February 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.



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!