



## DEVELOPMENT SERVICES DEPARTMENT

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

September 17, 2021

Matt Mcanulty  
3914 E. Presidential Drive  
Meridian ID, 83642

Sent via e-mail to mm@chrysalis-architecture.com and via USPS

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

Dear Matt,

This letter is to inform you that your Combined Preliminary and Final Plat Subdivision application SUBFY2021 – 0008 has been scheduled to be heard by the Design Review Committee on **Monday, October 18<sup>th</sup>, 2021 at 3:00pm** and the Planning and Zoning Commission on Wednesday, **October 20<sup>th</sup>, 2021, at 6:30 p.m.** The Planning and Zoning Commission and Design Review Committees are recommending bodies to the Garden City Council on this item. A subsequent hearing with the Garden City Council has been scheduled on **Monday, November 8<sup>th</sup>, 2021 at 6:00 pm.**

The hearing will be held in the City Council Chambers of Garden City Hall, 6015 N. Glenwood, Garden City, Idaho 83714 and/or zoom: <https://zoom.us/j/8188588340> or Phone In # 301-715-8592 please refer to the Covid-19 tab on the gardencityidaho.org for up to date information related to location changes depending on circumstances related to Covid-19.

**Garden City is following the Governor's orders related to Covid-19. It is strongly encouraged that you attend the meeting remotely if possible. If you attend in person, you will be able to be present during the hearing related to your application (but your team size may be limited).**

The materials that were submitted in conjunction with the application have been accepted. **The review to determine completeness was cursory. Per GCC Table 8-6A-2 it appears that there is adequate information to conduct the review, however, the following additional information is needed:**

- Subdivision Name and Reservation
- Waiver Request Letter
- Lighting Plan
- Will serve Letter

**If we do not receive this information by September 27th, 2021, we will cease further action on this application.**

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 at [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org) or at the Public Hearing. **To avoid delays, we encourage you to provide all materials at least 8 days prior to the hearing so that they can be included in the record to be reviewed ahead of time.**

If you wish to give a formal presentation to the deciding body, please submit it at least 7 days in advance of the hearing. If there are materials missing to do a complete review, staff may reschedule your hearing.

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

Remaining requirements:

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

- The site shall be posted with a Public Hearing Notice sign by **NO LESS THAN 10 DAYS PRIOR TO THE HEARING DATE** in accordance with Garden City Code 8-6A-7.
- An affidavit of property posting and photos of the sign **shall be submitted** in accordance with Garden City Code 8-6A-7 by **NO LESS THAN 7 DAYS PRIOR TO HEARING DATE.**
- Any outstanding fees must be paid.
- The Property posting must be removed from the site **NO LATER THAN 30 DAYS AFTER THE HEARING DATE.**

**When creating your property posting, make sure to not only include what is required per Garden City Code 8-6A-7, but include the Zoom meeting information as well. This information can be found on the agenda for you scheduled hearing date, however, we have also provided it below:**

To view the meeting remotely, please follow the link below:

Join Zoom Meeting

<https://zoom.us/j/8188588340>

Meeting ID: 818 858 8340

Meeting Phone In: 301-715-8592 (Enter Meeting ID, then # to join)

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

What to expect at a hearing:

- You or your representative must be present at the hearing to represent the application. You may provide a presentation such as a Power Point. **Failure to be present at the hearing will result in the application being continued to the next hearing or denied in the case of repeated absences.**
- Your application may be moved to the consent agenda if:
  - You agree with the staff report and the draft decision; AND
  - If no members of the public wish to testify in opposition to your application; AND

- A decision maker does not wish to hear the application.

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

- If the public hearing is held, the hearing procedure will consist of:
    - The hearing item will be announced;
    - The applicant presents their proposal;
    - Staff presents the staff report;
    - Public testimony is taken on the application;
    - The applicant has an opportunity to provide rebuttal testimony;
    - Public testimony is closed, and the decision-making body deliberates and decides on the application.
- \*Please provide a full account of your project during your presentation or proposal. The Chair of the meeting cannot accept questions and comments out of turn.

Please contact us at [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org) or 208-472-2922 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](mailto:planning@gardencityidaho.org)  
■ [www.gardencityidaho.org](http://www.gardencityidaho.org)

September 28, 2021

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 **October 18, 2021 at 3:00pm**, a Planning and Zoning Commission public hearing on **October 20, 2021 at 6:30pm**, and a subsequent City Council Hearing on **November 8, 2021 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 or 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:

**SUBFY2021-0008:** Matt McAnulty with Chrysalis Architecture is requesting approval recommendations for a combined preliminary and final plat that is to be processed as a planned unit development. the proposal includes 12 residential lots at 304 E. 45th Street; Ada County Parcel # R4265400051 currently zoned R-3.

The application materials can be found online at [www.gardencityidaho.org](http://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. Garden City is following the Governor's orders related to Covid-19. It is strongly encouraged that you to attend the hearing remotely, if possible. If you attend in person, you will be allowed to testify on each application that you are interested in, but there is no guarantee that you will be able to attend the meeting in full, due to meeting size limitations.**
- 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. 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.**
- 4. Call in is available if you do not have access to internet.**
- 5. If you are interested in attending remotely please contact [planning@gardencityidaho.org](mailto: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**

.....

**SUBFY2021-0008 Final Plat**

Your Name \_\_\_\_\_ Date \_\_\_\_\_

Your Physical Address: \_\_\_\_\_

**(Please select)** I wish to be kept informed of any additional future meeting dates:  
 Yes  No Email: \_\_\_\_\_

**(Please select)** Regarding this application I:  
 Support the Application  Am Neutral  Oppose the Request

Comments: \_\_\_\_\_  
 \_\_\_\_\_

Signature: \_\_\_\_\_

KMD MECHANICAL LLC  
202 E 45TH ST  
GARDEN CITY, ID 83714-0000

WIBBELS MELVIN J  
5403 W PLYMOUTH ST  
BOISE, ID 83706-0000

JENSEN LILLY  
7314 W SETTLERS DR  
BOISE, ID 83704-0000



RODRIGUEZ RICHARD  
1907 N 11TH ST  
BOISE, ID 83702-2712

FLETCHER STONY R  
312 E 45TH ST  
GARDEN CITY, ID 83714-0000

HOPE DALE J & O'LANDA L REVOCABLE LIVING  
TRUST  
1985 E DUNWOODY CT  
MERIDIAN, ID 83646-0000

45TH & ADAMS LLC  
1108 LEWIS ST  
BOISE, ID 83712-0000

45TH & ADAMS LLC  
1108 LEWIS ST  
BOISE, ID 83712-0000

ROBERTS DARLENE  
316 E 45TH ST  
GARDEN CITY, ID 83714-4870

45TH & ADAMS LLC  
1108 LEWIS ST  
BOISE, ID 83712-0000

KNOX ROBERT C  
315 E 46TH ST  
GARDEN CITY, ID 83714-4712



HERRON MICHAEL J  
311 E 46TH ST  
GARDEN CITY, ID 83714-4712

COX RICKY J  
7521 W SAGEBRUSH WAY  
BOISE, ID 83709-0000

PORTER MAXINE  
301 E 46TH ST  
GARDEN CITY, ID 83714-0000

WEEKS LARRY C  
213 E 46TH  
GARDEN CITY, ID 83714-0000

COULTER AARON  
4465 N ADAMS ST  
GARDEN CITY, ID 83714-0000

HURLBERT NORMAN S  
313 E 45TH ST  
GARDEN CITY, ID 83714-0000

CENTRAL INVESTMENTS I LLC  
1805 22ND ST  
SALEM, OR 97302-0000

CENTRAL INVESTMENTS I LLC  
1805 22ND ST  
SALEM, OR 97302-0000



BASILEIA HOLDINGS LLC  
3313 W CHERRY LN STE 1056  
MERIDIAN, ID 83642-0000

VISTA DEL NADA LLC  
1312 W HIGHLAND VIEW DR  
BOISE, ID 83702-0000

CENTRAL INVESTMENTS I LLC  
1805 22ND ST  
SALEM, OR 97302-0000

FOSTER KATHY D  
4579 N ADAMS ST  
GARDEN CITY, ID 83714-0000

TYLER ALONZO L  
4569 N ADAMS ST  
GARDEN CITY, ID 83714-0000

BUETTGENBACH HOWARD  
1754 1/2 ANDREO AVE  
TORRANCE, CA 90501-0000

KIM HENLY  
4549 N ADAMS ST  
GARDEN CITY, ID 83714-0000

TOLLIVER STEPHANIE  
4485 N ADAMS ST  
GARDEN CITY, ID 83714-0000



BOSCO LLC  
260 PICKERELL  
BOISE, ID 83706-0000

PARCEL	PRIMOWNER
R2734500085	KMD MECHANICAL LLC
R2734500093	WIBBELS MELVIN J
R2734500101	JENSEN LILLY
R2734500112	RODRIGUEZ RICHARD
R2734500143	FLETCHER STONY R
R2734500147	HOPE DALE J & O'LANDA L REVOCABLE LIVING TRUST
R2734500152	45TH & ADAMS LLC
R2734500162	45TH & ADAMS LLC
R2734500166	ROBERTS DARLENE
R2734500168	45TH & ADAMS LLC
R2734500181	KNOX ROBERT C
R2734500191	HERRON MICHAEL J
R2734500201	COX RICKY J
R2734500211	PORTER MAXINE
R2734500225	WEEKS LARRY C
R2734500546	COULTER AARON
R2734500549	HURLBERT NORMAN S
R2734500551	CENTRAL INVESTMENTS I LLC
R2734500581	CENTRAL INVESTMENTS I LLC
R2734500593	BASILEIA HOLDINGS LLC
R4265400051	VISTA DEL NADA LLC
R4265400131	CENTRAL INVESTMENTS I LLC
R5024000011	FOSTER KATHY D
R5024000016	TYLER ALONZO L
R5024000021	BUETTGENBACH HOWARD
R5024000026	KIM HENLY
R7194000011	TOLLIVER STEPHANIE
R7194000041	BOSCO LLC

ADDCONCAT

202 E 45TH ST  
5403 W PLYMOUTH ST  
7314 W SETTLERS DR  
1907 N 11TH ST  
312 E 45TH ST  
1985 E DUNWOODY CT  
1108 LEWIS ST  
1108 LEWIS ST  
316 E 45TH ST  
1108 LEWIS ST  
315 E 46TH ST  
311 E 46TH ST  
7521 W SAGEBRUSH WAY  
301 E 46TH ST  
213 E 46TH  
4465 N ADAMS ST  
313 E 45TH ST  
1805 22ND ST  
1805 22ND ST  
3313 W CHERRY LN STE 1056  
1312 W HIGHLAND VIEW DR  
1805 22ND ST  
4579 N ADAMS ST  
4569 N ADAMS ST  
1754 1/2 ANDREO AVE  
4549 N ADAMS ST  
4485 N ADAMS ST  
260 PICKERELL

STATCONCAT

GARDEN CITY, ID 83714-0000  
BOISE, ID 83706-0000  
BOISE, ID 83704-0000  
BOISE, ID 83702-2712  
GARDEN CITY, ID 83714-0000  
MERIDIAN, ID 83646-0000  
BOISE, ID 83712-0000  
BOISE, ID 83712-0000  
GARDEN CITY, ID 83714-4870  
BOISE, ID 83712-0000  
GARDEN CITY, ID 83714-4712  
GARDEN CITY, ID 83714-4712  
BOISE, ID 83709-0000  
GARDEN CITY, ID 83714-0000  
GARDEN CITY, ID 83714-0000  
GARDEN CITY, ID 83714-0000  
GARDEN CITY, ID 83714-0000  
SALEM, OR 97302-0000  
SALEM, OR 97302-0000  
MERIDIAN, ID 83642-0000  
BOISE, ID 83702-0000  
SALEM, OR 97302-0000  
GARDEN CITY, ID 83714-0000  
GARDEN CITY, ID 83714-0000  
TORRANCE, CA 90501-0000  
GARDEN CITY, ID 83714-0000  
GARDEN CITY, ID 83714-0000  
BOISE, ID 83706-0000

**From:** [planning](#)  
**Bcc:** [ABC - Idaho State Police](#); [ACHD Planning Review](#); [Brent Moore \(bmoore@adacounty.id.gov\)](#); [Bruce Smith](#); [building](#); [C. Miller](#); [C. Riddle](#); [Caleb Lakey](#); [Casey Pozzanghera](#); [Charalee Jackson](#); [Charissa Bujak](#); [Charles Wadams](#); [Colin Schmidt](#); [Connie Sol](#); [D. Gordon](#); [D. Sperfma](#); [Daniel Pavlinik](#); [Greg J. Martinez](#); [Hanna Veal](#); [Idaho DEQ](#); [Info](#); [ITD Development Services District 3](#); [Jackson Heim](#); [james herbert](#); [James Page](#); [Jamie Huff](#); [Jeff Souza](#); [Jenah Thornborrow](#); [Joe Canning Work](#); [John Evans](#); [Kevin Wallis](#); [Kirk Meyers](#); [L. Badigia](#); [Lanette Daw](#); [Lindsey Pettyjohn Library](#); [Lisa Leiby](#); [M Kellner](#); [M. reno](#); [M. Singlet](#); [Mack](#); [Marci Horner](#); [Mark](#); [Mark Jones](#); [Mark Wasdahl](#); [Mary Buersmeyer](#); [Mike Bisagno](#); [Nadine Curtis](#); [New Dry Creek](#); [Olesya Durfey](#); [Pam Beaumont](#); [Pam Beaumont Home](#); [Peg Temple](#); [planning](#); [Preservation](#); [Project Manager](#); [PVC1953](#); [Rachele Klein](#); [Rick Allen](#); [Rob Tiedemann](#); [Robert Olson](#); [Romeo Gervias](#); [Ronald Wilper](#); [S. Bryce Farris \(bryce@sawtoothlaw.com\)](#); [Shelley](#); [Stefanie \(stefanie@settlersirrigation.org\)](#); [Susanna Smith](#); [Todd Callahan](#); [Tom Patterson](#); [Troy Vaughn](#); [Wed 2 No 1](#); [Yulia](#)  
**Subject:** City of Garden City Notice  
**Date:** Tuesday, September 28, 2021 8:41:00 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)

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## **CITY OF GARDEN CITY AGENCY NOTICE**

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

- A. [SUBFY2021-0008](#): Matt McAnulty with Chrysalis Architecture is requesting approval recommendations for a combined preliminary and final plat that is to be processed as a planned unit development. the proposal includes 12 residential lots at 304 E. 45th Street; Ada County Parcel # R4265400051 currently zoned R-3.

Please send comments to [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org) by **October 8<sup>th</sup>, 2021**. 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.



## 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](http://www.gardencityidaho.org) e: [building@gardencityidaho.org](mailto:building@gardencityidaho.org)  
Window Hours: 9a.m. - 12p.m. and 1p.m. - 3:30p.m.



**THANK YOU for your legal submission!**

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

**ORDER DETAILS**

**Order Number:**  
IPL0042980

**Order Status:**  
Submitted

**Classification:**  
Legals & Public Notices

**Package:**  
BOI - Legal Ads

**Final Cost:**  
56.26

**Payment Type:**  
Account Billed

**User ID:**  
IPL0025090

**ACCOUNT INFORMATION**

GARDEN CITY CITY OF IP  
6015 GLENWOOD ST  
GARDEN CITY, ID 83714-1347  
208-472-2900  
lleiby@gardencityidaho.org  
GARDEN CITY CITY OF

**TRANSACTION REPORT**

**Date**  
September 28, 2021 10:29:45 AM EDT

**Amount:**  
56.26

**SCHEDULE FOR AD NUMBER IPL00429800**

September 29, 2021  
Idaho Statesman (Boise)

**PREVIEW FOR AD NUMBER IPL00429800****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, OCTOBER 18, 2021** to consider:

**SUBFY2021-0008:** Matt McAnulty with Chrysalis Architecture is requesting approval recommendations for a combined preliminary and final plat that is to be processed as a planned unit development. the proposal includes 12 residential lots at 304 E. 45th Street; Ada County Parcel # R4265400051 currently zoned R-3.

**THE GARDEN CITY PLANNING AND ZONING COMMISSION AT 6:30 P.M. ON WEDNESDAY, OCTOBER 20, 2021 TO CONSIDER THE FOLLOWING:**

**SUBFY2021-0008:** Matt McAnulty with Chrysalis Architecture is requesting approval recommendations for a combined preliminary and final plat that is to be processed as a planned unit development. the proposal includes 12 residential lots at 304 E. 45th Street; Ada County Parcel # R4265400051 currently zoned R-3.

**GARDEN CITY COUNCIL WILL HOLD A PUBLIC HEARING AT 6:00 P.M. ON MONDAY, NOVEMBER 8, 2021** to consider:

**SUBFY2021-0008:** Matt McAnulty with Chrysalis Architecture is requesting approval recommendations for a combined preliminary and final plat that is to be processed as a planned unit development. the proposal includes 12 residential lots at 304 E. 45th Street; Ada County Parcel # R4265400051 currently zoned R-3.

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 and an in-person meeting will be held at 6015 Glenwood St, Garden City, ID 83714, following the Governor's orders related to COVID-19.

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. 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 are pleased to make reasonable accommodations for members of the

public who are disabled or require special assistance. For those requiring special arrangements for any meeting, please contact our office at (208) 472-2921, at least 72 hours prior to the time of the meeting. Due to sunshine laws it is requested that the applicant and public do not contact the decision makers directly. All documentation and comments should be submitted through staff or at the Public Hearing.  
W00000000  
Publication Dates

[<< Click here to print a printer friendly version >>](#)

## LEGAL NOTICE OF PUBLIC HEARINGS

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**Publish Date: 09/29/2021**