

From: [DSDIntern](#)
To: "ABC - Idaho State Police"; "ACHD Planning Review"; "Brandon Flack"; "Brent Moore (bmoore@adacounty.id.gov)"; "Bruce Smith "; building; "Caleb Lakey"; "Charissa Bujak"; "Charles Wadams; "City of Boise "; Colin Schmidt; "COMPASS"; "Connie Sol; "D. Sperfma"; "Daniel Pavlinik"; "Fairview Acres"; "Greg J. Martinez"; "Hanna Veal"; "Idaho DEQ"; "Info"; "ITD Development Services District 3"; "Jackson Heim"; "James herbert"; "James Page; "James Pavelek"; "Jamie Huff"; "Jenah Thornborrow; "John Evans; "Jonathan Oppenheimer "; "Kirk Meyers"; "Lanette Daw"; "Leon Letson "; "Lindsey Pettyjohn Library; "Lisa Leiby; "M Kellner "; "M. reno"; "Mack"; "Marci Horner"; "Mark"; "Mark Jones; "Mark Wasdahl"; "Mary Buersmeyer"; "Mike Bisagno"; "Mike Nero"; "Nadine Curtis"; "New Dry Creek"; "Olesya Durfey; "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; Tom Patterson; Troy Vaughn; "Valley Regional Transit"; "Wed 2 No 1"; "lynnlivingston13@gmail.com"; "johnliving13@gmail.com"; "eafog@msn.com"; "rboehm@cityofboise.org"; "ffrance@cityofboise.org"; "Joseph Canning"
Subject: Garden City Agency Notice
Date: Monday, October 23, 2023 12:28:00 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

CITY OF GARDEN CITY AGENCY NOTICE

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

[ZONFY2023-0002](#) Chad Weltzin with Erstad Architects is requesting a rezone of 8.101 acres of property, 510 E 41st, 521 E. 41st, 408 E. 40th, 508 E. 40th , 4044 E. Adams, Ada County Parcels R2734520934, R2734520795, R2734520790, R2734560160 & R2734520741 located in the R-3 Medium Density Residential & C-2 General Commercial zoning to C-2 General Commercial with a Development Agreement with the intent of developing a higher density multi-family and mixed use. These properties are part of the greater Boardwalk development. **Re-notification is due to the addition of 510 E. 41st Street to the application.**

Please send comments to planning@gardencityidaho.org. If you do not respond by **November 6, 2023**, 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.



Mariia Antonova

DSD Intern

Development Services Department, **City of Garden City**

p: 208-472-2913

a: 6015 Glenwood Street, Garden City, ID 83714

w: www.gardencityidaho.org

From: [DSDIntern](#)
To: [ABC - Idaho State Police](#); [ACHD Planning Review](#); [Brandon Flack](#); [Brent Moore \(bmoore@adacounty.id.gov\)](#); [Bruce Smith](#) ; [building](#); [Caleb Lakey](#); [Charissa Bujak](#); [Charles Wadams](#); [City of Boise](#) ; [Colin Schmidt](#); [COMPASS](#); [Connie Sol](#); [D. Sperma](#); [Daniel Pavlinik](#); [Fairview Acres](#); [Greg J. Martinez](#); [Hanna Veal](#); [Idaho DEQ](#); [Info](#); [ITD Development Services District 3](#); [Jackson Heim](#); [james herbert](#); [James Page](#); [James Pavelek](#); [Jamie Huff](#); [Jenah Thornborrow](#); [John Evans](#); [Jonathan Oppenheimer](#) ; [Kirk Meyers](#); [Lanette Daw](#); [Leon Letson](#) ; [Lindsey Pettyjohn Library](#); [Lisa Leiby](#); [M Kellner](#) ; [M. reno](#); [Mack](#); [Marci Horner](#); [Mark](#); [Mark Jones](#); [Mark Wasdahl](#); [Mary Buersmeyer](#); [Mike Bisagno](#); [Mike Nero](#); [Nadine Curtis](#); [New Dry Creek](#); [Olesya Durfey](#); [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](#); [Tom Patterson](#); [Troy Vaughn](#); [Valley Regional Transit](#); [Wed 2 No 1](#); [lynnlivingston13@gmail.com](#); [johnliving13@gmail.com](#); [eafog@msn.com](#); [rboehm@cityofboise.org](#); [ffrance@cityofboise.org](#); [Joseph Canning](#)
Subject: Garden City Agency Notice
Date: Wednesday, October 25, 2023 10:56:40 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

CITY OF GARDEN CITY AGENCY NOTICE

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

ZONFY2023-0002 Chad Weltzin with Erstad Architects is requesting a rezone of 10.141 acres of property, 510 E 41st, 521 E. 41st, 408 E. 40th, 508 E. 40th, 4044 E. Adams, 411 E 43rd St. Ada County Parcels R2734520934, R2734520795, R2734520790, R2734560160, R2734520741 & R2734521516 located in the R-3 Medium Density Residential & C-2 General Commercial zoning to C-2 General Commercial with a Development Agreement with the intent of developing a higher density multi-family and mixed use. These properties are part of the greater Boardwalk development. **Re-notification is due to the addition of 510 E. 41st Street and 411 E. 43rd Street to the application.**

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Mariia Antonova

DSD Intern

Development Services Department, **City of Garden City**

p: 208-472-2913

a: 6015 Glenwood Street, Garden City, ID 83714

w: www.gardencityidaho.org

LEGAL NOTICE OF PUBLIC HEARINGS

PURSUANT TO ESTABLISHED PROCEDURE, NOTICE IS HEREBY GIVEN THAT **THE GARDEN CITY PLANNING AND ZONING COMMISSION AT 6:30 P.M. ON WEDNESDAY, NOVEMBER 15, 2023** TO CONSIDER THE FOLLOWING:

ZONFY2023-0002 Chad Weltzin with Erstad Architects is requesting a rezone of 8.101 acres of property, 510 E 41st, 521 E. 41st, 408 E. 40th, 508 E. 40th , 4044 E. Adams, Ada County Parcels R2734520934, R2734520795, R2734520790, R2734560160 & R2734520741 located in the R-3 Medium Density Residential & C-2 General Commercial zoning to C-2 General Commercial with a Development Agreement with the intent of developing a higher density multi-family and mixed use. These properties are part of the greater Boardwalk development. Re-notification is due to the addition of 510 E. 41st Street to the application.

GARDEN CITY COUNCIL WILL HOLD A PUBLIC HEARING AT 6:00 P.M. ON MONDAY, NOVEMBER 27, 2023 TO CONSIDER:

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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.

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.

Publish Date: 10/25/2023

LEGAL NOTICE OF PUBLIC HEARINGS

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Publish Date: 10/27/2023

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:**

IPL0145085

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BOI - Legal Ads

Final Cost:

\$78.20

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**

October 23, 2023 6:05:53 PM EDT

Amount:

\$78.20

SCHEDULE FOR AD NUMBER IPL01450850

October 25, 2023

Idaho Statesman (Boise) Print

PREVIEW FOR AD NUMBER IPL01450850**LEGAL NOTICE OF PUBLIC HEARINGS**

PURSUANT TO ESTABLISHED PROCEDURE, NOTICE IS HEREBY GIVEN THAT **THE GARDEN CITY PLANNING AND ZONING COMMISSION AT 6:30 P.M. ON WEDNESDAY, NOVEMBER 15, 2023 TO CONSIDER THE FOLLOWING:**

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Publish Date: 10/25/2023
W00000000
Publication Dates

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Beaufort Gazette
 Belleville News-Democrat
 Bellingham Herald
 Bradenton Herald
 Centre Daily Times
 Charlotte Observer
 Columbus Ledger-Enquirer
 Fresno Bee

The Herald - Rock Hill
 Herald Sun - Durham
 Idaho Statesman
 Island Packet
 Kansas City Star
 Lexington Herald-Leader
 Merced Sun-Star
 Miami Herald

el Nuevo Herald - Miami
 Modesto Bee
 Raleigh News & Observer
 The Olympian
 Sacramento Bee
 Fort Worth Star-Telegram
 The State - Columbia
 Sun Herald - Biloxi

Sun News - Myrtle Beach
 The News Tribune Tacoma
 The Telegraph - Macon
 San Luis Obispo Tribune
 Tri-City Herald
 Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
37265	482630	Print Legal Ad-IPL01450850 - IPL0145085		\$78.20	2	57 L

Attention: Jenah Thornborrow

GARDEN CITY CITY OF
 6015 GLENWOOD ST
 GARDEN CITY, ID 83714-1347

lleiby@gardencityidaho.org

LEGAL NOTICE OF PUBLIC HEARINGS

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Publish Date: 10/25/2023
 IPL0145085
 Oct 25 2023

Stefani Beard, 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 insertion(s) published on:
 10/25/23

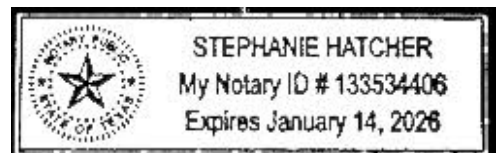
Stefani Beard

(Legals Clerk)

On this 25th day of October in the year of 2023 before me, a Notary Public, personally appeared before me Stefani Beard 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.

Stephanie Hatcher

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!

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:**

IPL0145492

Parent Order #:

IPL0145085

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BOI - Legal Ads

Final Cost:

\$72.12

Payment Type:

Account Billed

User ID:

IPL0025090

PREVIEW FOR AD NUMBER IPL01454920**LEGAL NOTICE OF PUBLIC HEARINGS**

PURSUANT TO ESTABLISHED PROCEDURE, NOTICE IS HEREBY GIVEN THAT THE **GARDEN CITY PLANNING AND ZONING COMMISSION AT 6:30 P.M. ON WEDNESDAY, NOVEMBER 15, 2023** TO CONSIDER THE FOLLOWING:

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Publish Date: 10/27/2023
W00000000
Publication Dates

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

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**

October 25, 2023 3:38:35 PM EDT

Amount:

\$72.12

SCHEDULE FOR AD NUMBER IPL01454920

October 27, 2023
Idaho Statesman (Boise) Print



DEVELOPMENT SERVICES DEPARTMENT

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

October 23, 2023

Dear Property Owner:

This is an Official Notice of a Public Hearing regarding a property near your own. You are invited to attend a public hearing of the Planning and Zoning Commission on **Wednesday, November 15, 2023, at 6:30pm** and a subsequent City Council Hearing on **Monday, November 27, 2023, at 6:00pm** and offer your testimony for consideration. Meetings will be held at 6015 N Glenwood. To attend the meeting remotely please follow the link: <https://zoom.us/j/8188588340> or call (301) 715-8592 then Enter Meeting ID (818 858 8340), then # to join.

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 the public 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 before this public meeting so arrangements can be made.*

APPLICATION: ZONFY2023-0002 Chad Weltzin with Erstad Architects is requesting a rezone of 8.101 acres of property, 510 E 41st, 521 E. 41st, 408 E. 40th, 508 E. 40th , 4044 E. Adams, Ada County Parcels R2734520934, R2734520795, R2734520790, R2734560160 & R2734520741 located in the R-3 Medium Density Residential & C-2 General Commercial zoning to C-2 General Commercial with a Development Agreement with the intent of developing a higher density multi-family and mixed use. These properties are part of the greater Boardwalk development. **Re-notification is due to the addition of 510 E. 41st Street to the application.**

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

Public Hearing Written Testimony and Attendance

- 1. Please make sure to submit all written testimony 7 days or more in advance so that it can be included as part of the record. You do not have to be physically present to have standing if you submit written testimony.**
- 2. Attendance and testimony may be provided via internet. If you plan on attending via internet please make sure that you have a microphone and speakers. We have noticed that earphones seem to be the best option.**
- 3. Call in is available if you do not have access to internet.**
- 4. If you are interested in attending remotely please contact planning@gardencityidaho.org or call 472-2921 at least one working day prior to the meeting and we will get you further instructions.**

What to Expect at a Public Hearing:

Each application on the agenda will adhere to the following procedure:

1. The applicant will have the ability to represent the application (default 15 minute time limit).
2. A staff member will present the *Staff Report* (default 15 minute time limit).
3. The Chair will open the Public Hearing during which time you will have the ability to give testimony (default 3 minute time limit per person and up to 15 minutes time limit for spokesman in cases where spokesmen are pre-authorized by the chairman time limit).
4. The applicant will then be able to give rebuttal testimony.
5. Close of Public Hearing and discussion among decision making body.
6. The decision makers may approve, deny, continue for additional deliberations or make a recommendation to City Council.

General Rules for Testimony:

1. No person shall be permitted to testify or speak before the hearing agency at a public hearing unless such person has signed his name and written his contact address on sign-up sheets to be provided by the city. This requirement shall not apply to staff or technical witnesses directed by the Chairperson/Mayor to give evidence or information to the hearing agency.
2. No person shall be permitted to speak before the Committee/Council/Commission at a public hearing until such person is recognized by the chairperson.
3. Testimony should directly address the subject at hand.
4. Testimony should not be repetitious with other entries into the record.
5. Testimony should not be personally derogatory.
6. Testimony should comply with time restrictions established by the hearing agency.
7. If oral testimony fails to comply with the aforementioned standards, the chairperson may declare such testimony out of order and require it to cease.
8. All public hearing proceedings shall be recorded electronically and all persons speaking at such public hearings shall speak before a microphone in such a manner as will assure that the recorded testimony or remarks will be complete.

Standards for Written Testimony:

Written testimony and exhibits from the public to be admitted at a public hearing shall comply with the following standards:

1. Written testimony and exhibits must be submitted at least seven (7) calendar days prior to the date of the pertinent public hearing. This provision may be varied through notice to potential hearing participants.
2. Written testimony should include the signature and address of the submitter.
3. Written testimony should address the issue at hand.
4. Written testimony should not be personally derogatory.
5. If written testimony or an exhibit fails to comply with the aforementioned standards, the Chairperson/Mayor or Committee/Council/Commission may declare such testimony inadmissible.

If you wish to give testimony and cannot attend the public hearing please submit the following form, or any additional written testimony containing the following information below to Garden City Development Services no later than **seven (7) days prior to the hearing. You do not have to be physically present to have standing if you submit written testimony.**

ZONFY2023-0002 – Rezone Application

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: _____



DEVELOPMENT SERVICES DEPARTMENT

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

October 27, 2023

Dear Property Owner:

This is an Official Notice of a Public Hearing regarding a property near your own. You are invited to attend a public hearing of the Planning and Zoning Commission on **Wednesday, November 15, 2023, at 6:30pm** and a subsequent City Council Hearing on **Monday, November 27, 2023, at 6:00pm** and offer your testimony for consideration. Meetings will be held at 6015 N Glenwood. To attend the meeting remotely please follow the link: <https://zoom.us/j/8188588340> or call (301) 715-8592 then Enter Meeting ID (818 858 8340), then # to join.

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 the public 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 before this public meeting so arrangements can be made.*

APPLICATION: ZONFY2023-0002 Chad Weltzin with Erstad Architects is requesting a rezone of 10.141 acres of property, 510 E 41st, 521 E. 41st, 408 E. 40th, 508 E. 40th, 4044 E. Adams, 411 E 43rd St. Ada County Parcels R2734520934, R2734520795, R2734520790, R2734560160, R2734520741 & R2734521516 located in the R-3 Medium Density Residential & C-2 General Commercial zoning to C-2 General Commercial with a Development Agreement with the intent of developing a higher density multi-family and mixed use. These properties are part of the greater Boardwalk development. **Re-notification is due to the addition of 510 E. 41st Street and 411 E. 43rd Street to the application.**

The application materials can be found online at www.gardencityidaho.org on 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.

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

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ZONFY2023-0002 – Rezone Application

Your Name _____ Date _____

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

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(Please select) Regarding this application I:

Support the Application Am Neutral Oppose the Request

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