



DEVELOPMENT SERVICES DEPARTMENT

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

December 20, 2023

Kevin Vincent
2570 S Ormand Street
Boise, ID 83705

Sent via e-mail to drafting@remodelboise.com and via USPS

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

Dear Mr. Vincent,

This letter is to inform you that Conditional Use Permit CUPFY2024-0001, a request for the use “Single Family Detached Dwelling Unit” and for the proposed garage/shop over 1,000sqft and exceeding the principle structure’s square footage, located at 4855 N. Fenton has been accepted and scheduled to be heard by the Planning and Zoning Commission on **Wednesday, January 17, 2024, at 6:30p.m.**

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 Government Tab on the gardencityidaho.org website for up to date information related to location changes depending on circumstances. If we experience any technical difficulties, the hearing will continue in person. It is strongly recommended that you attend the hearing in person to represent your application request.

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:

- Site Photos
- Site Plan
- Copy of Neighborhood Meeting Letter Notice Sent to Neighbors within 300'
- Affidavit of Legal Interest

If we do not receive this information by January 8, 2024, we will cease further action on this application.

Provided we receive the required information 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.

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 sign must be taken down **NO LESS 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 your 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.

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.**

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.

What to expect after the hearing:

- As a Conditional Use Permit, your application will be put on the consent agenda for the following City Council hearing date. If City Council chooses to hear your application, you will be notified and given the future hearing date.
- Pursuant to Garden City Code 8-6A-9 (Appeals), there is a 15 day right to appeal the decision to the City Council. The applicant and those who have provided written or verbal testimony on the application have the right to appeal the decision. The appeal period starts from the date of the decision. Once the appeal period ends, the decision is final.

Please contact us at planning@gardencityidaho.org or 208-472-2922 with any questions concerning your application.

Sincerely,
Development Services Department

DSDIntern

From: planning
To: ABC - Idaho State Police; ACHD Planning Review; Brandon Flack; Brent Moore (bmoore@adacounty.id.gov); Bruce Smith ; building; Charissa Bujak; Charles Wadams; City of Boise ; Colin Schmidt; COMPASS; Connie Sol; D. Sperfma; Daniel Pavlinik; Fairview Acres; 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. 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; 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; Bill Jacobs; jackson.charalee@westada.org; D. Gordon; Info; Jim Keyser (jkeyser@idahostatesman.com); lbadigia@cdhd.idaho.gov; msinglet@intgas.com; KMcDannel@republicservices.com; Mwallace@achdidaho.org; WPastoor@republicservices.com; yulia@sunshinehomesllc.com; saran.becker@itd.idaho.gov; Vincent.Trimboli@itd.idaho.gov; Christen.M.Griffith@usace.army.mil; cass.jones@idwr.idaho.gov; zkirk@adaweb.net; djohnson@idl.idaho.gov; tim.luke@idwr.idaho.gov; Megan.Biljan@usace.army.mil; Aaron.Golart@idwr.idaho.gov; Joanna Ortega; Cory Stambaugh
Subject: Garden City Agency Notice

CITY OF GARDEN CITY AGENCY NOTICE

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

CUPFY2024-0001: Conditional Use Permit: Kevin Vincent is proposing single family detached dwelling unit and a garage over 1,000sqft exceeding the square footage of the principal structure located at 4855 N. Fenton St., Ada County Parcel #R7334150586, located in the C-1 Highway Commercial Zoning District.

CUPFY2024-0002: Conditional Use Permit: Richard Sullivan with SRS Distribution - Heritage Pool Supply is proposing Warehouse and Storage, Wholesale of pool supplies and outdoor storage at 203 W 43rd St., 200 W 42nd St. & N 42nd St., Ada County Parcels #R2734510421, #R2734510361, #R2734510350 located in the C-2 General Commercial Zoning District.

Please send comments to planning@gardencityidaho.org. If you do not respond by **January 10, 2024**, 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.



Development Services

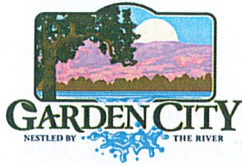
Development Services Department, **City of Garden City**

p: 208-472-2921

a: 6015 Glenwood Street, Garden City, ID 83714

w: www.gardencityidaho.org





DEVELOPMENT SERVICES DEPARTMENT

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

Dear Property Owner:

This is an Official Notice of a Public Hearing regarding a property near your own. Garden City invites you to submit testimony and attend a public hearing regarding this matter.

Anyone who has standing has the right to appeal all or a portion of the decision. You must submit a written or oral testimony to have standing. 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.

Testimony and Attendance

1. All testimony for consideration must be timely or in-person. Please either submit your comments through the Development Services Department at City Hall or planning@gardencityidaho.org or on the record at the public hearing.
2. Please make sure to submit all written testimony to Garden City Development Services either via mail or to planning@gardencityidaho.org **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 timely written testimony.
3. **Written testimony that is sent to other departments, directly to individuals, or to decision-makers may not be included in the record.** Due to sunshine laws, we request that the applicant or public do not contact the decision-makers directly.
4. To view the meeting remotely, please follow the link below: <https://zoom.us/j/8188588340> or you can dial (301) 715-8592 and enter the Meeting ID: (818 858 8340) then press # to join. If there are technical difficulties, the meeting will continue in-person. Testimony may be limited to in person at the discretion of the chair. If you plan to attend via the Internet, please make sure that you have a microphone and speakers. We have noticed that earphones are the best option.
5. Auxiliary aids or services for persons with disabilities are available upon request. Please call Development Services at 208-472-2921 three (3) or more days or more prior to this public meeting so that arrangements can be made.

Order of the 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 3 minutes per person up to a 15-minute time limit for a spokesman that was requested three or more days in advance and pre-authorized by the chairman).
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 the City Council.

General Rules for Oral Testimony:

1. No person shall be permitted to testify or speak before the hearing agency at a public hearing unless such a 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 to ensure 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.

December 28, 2023

Send Written Comments To:
Garden City Development Services, 6015 N. Glenwood St., Garden City, Idaho 83714
Or planning@gardencityidaho.org

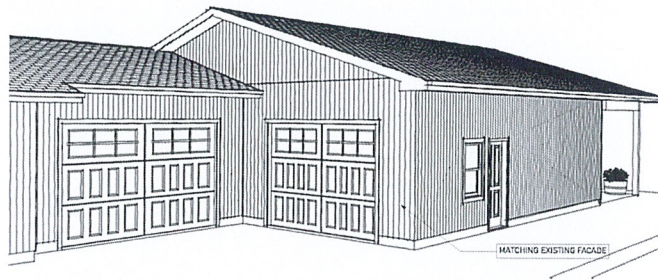
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Hearings:

Planning and Zoning Commission: Wednesday, January 17, 2024, at 6:30 pm

Application:

CUPFY2024-0001: Conditional Use Permit: Kevin Vincent is proposing single family detached dwelling unit and a garage over 1,000sqft exceeding the square footage of the principal structure located at 4855 N. Fenton St., Ada County Parcel #R7334150586, located in the C-1 Highway Commercial Zoning District.



The application materials can be found online at www.gardencityidaho.org at Departments>Development Services> Applications (quasi-judicial)> FY2024. Record documents will be added as received. A staff report and draft decision document will be available typically around one week prior to the hearing.

Your Name _____ Date _____

Your Physical Address: _____

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

☐ No ☐ Yes If yes please provide email address: _____

(Please select) Regarding this application I:

☐ Support the Application ☐ Am Neutral ☐ Oppose the Request

Comments:

Signature: _____

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, January 17, 2024, at Garden City Hall, 6015 Glenwood St., Garden City, Idaho to consider the following:

CUPFY2024-0001: Conditional Use Permit: Kevin Vincent is proposing single family detached dwelling unit and a garage over 1,000sqft exceeding the square footage of the principal structure located at 4855 N. Fenton St., Ada County Parcel #R7334150586, located in the C-1 Highway Commercial Zoning District.

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You do not have to be physically present to have standing if you submit written testimony. Written testimony received by the Garden City Development Services Department up to seven days in advance of the hearing will be considered for the record. Written testimony sent directly to decision makers, to other departments, or received less than seven days in advance may not be considered. Only oral testimony will be permitted at the hearing unless the associated visual aids were received seven days or more in advance. 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.

Please send comments to planning@gardencityidaho.org or mail to:

Attn: Development Services
City of Garden City
6015 N. Glenwood
Garden City, Idaho 83714.

Auxiliary aids or services for persons with disabilities are available upon request. Please email planning@gardencityidaho.org or call (208) 472-2900 three (3) days prior to this public hearing so that arrangements can be made.

Publish 12.22.2023

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:****IPL0152871****Order Status:**

Submitted

Classification:

Legals & Public Notices

Package:

BOI - Legal Ads

Final Cost:

\$55.40

Payment Type:

Account Billed

User ID:

IPL0025090

PREVIEW FOR AD NUMBER IPL01528710**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**

December 20, 2023 4:35:51 PM EST

Amount:

\$55.40

SCHEDULE FOR AD NUMBER IPL01528710

December 22, 2023

Idaho Statesman (Boise) Print

LEGAL NOTICE OF PUBLIC HEARINGS

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Garden City, Idaho 83714.

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Publication Dates

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[>>](#)