

**From:** [planning](#)  
**To:** Aaron Golart; ABC - Idaho State Police; ACHD Planning Review; Andrea Fogleman; Bailee Kinsey; Biljan, Megan CIV USARMY CENWW (US); Bill Jacobs; bob\_kibler@fvs.gov; Brandon Flack; Brent Moore (bmoore@adacounty.id.gov); Brian Duran; Bruce Smith ; C. Miller; Carla.bernardi@cableone.biz; Cass Jones ; Charalee Jackson; Charissa Bujak; Charles Leffler; Charles Wadams; City Council; clittle@achididaho.org; Colin Schmidt; COMPASS; Connie Sol; Cory Stampaugh; Cynthia Rose; D. Gordon; D. Sperfma; D3DevelopmentServices@itd.idaho.gov; Daniel Pavlinik; Dean Johnson ; dsteam@dspropertymgt.com; exline.eric@westada.org; Fairview Acres (dsteam@dspropertymgt.com); Forrest France; Garden City Building Department; Griffith, Christen CIV CENWW CENWD (US); Hanna Veal; Idaho DEO; idprospect@aol.com; Info; Info; ITD Development Services District 3; Jackson Heim; james herbert; James Page; James Pavelek; Jamie Huff; Jenah Thornborrow; Jim Keyser (jkeyser@idahostatesman.com); JMain@republicservices.com; Joanna Ortega; Joe Canning; John Evans; John Living; Jonathan Oppenheimer ; Kirk Meyers; L. Badigia; Lanette Daw; Leon Letson ; Lindsey Pettyjohn; Lindsey Pettyjohn Library; Lisa Leiby; lisaharm@msn.com; Lynn Livingston; M. reno; M. Singlet; Mack; Marci Horner; Mark; Mark Wasdahl; Mary Buersmeyer; McDannel, Konrad; Mike Bisagno; Mike Nero; Mindy Wallace; Nadine Curtis; New Dry Creek; newdrycreek@gmail.com; Niki Benyakhlef; Olesya Durfey; Pastoor, William; Peg Temple; planning; Preservation; Project Manager; Rachele Klein; Rob Tiedemann; Romeo Gervias; Ronald Wilper; Roy Boehm; rphillips@idahopower.com; rscott3@republicservices.com; S. Bryce Farris (bryce@sawtoothlaw.com); Shelley; Stefanie (stefanie@settlersirrigation.org); Susanna Smith; Tim Luke; Tom Patterson; Troy Vaughn; Valley Reginal Transit; Vincent Trimboli; wbsdmb@qwestoffice.net; Wed 2 No 1; William.m.terry@usps.gov; Zach Kirk, PE  
**Subject:** Garden City Agency Notice  
**Date:** Tuesday, July 16, 2024 9:29:00 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.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:

**DSRFY2024-0013:** Design Review processed as a Planned Unit Development: Hatch Design is proposing a building designed to be flexible on the interior to easily accommodate varying uses at 575 E. 42nd St., Ada County Parcel #R2734520952, in the C-2 General Commercial Zoning District.

**Planning & Zoning:** September 18, 2024

**City Council:** October 14, 2024

**CUPFY2024-0009:** Conditional Use Permit: Rory Heggie with Studio H Architects is requesting a conditional use for a second drive thru lane at 4999 N. Glenwood Street, Ada County Parcel # R8191508798 located in the C-2 General Commercial Zoning District.

**Planning & Zoning:** August 21, 2024

Please send comments to [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org). If you do not respond by **August 7, 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](http://www.gardencityidaho.org)



## 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, August 21, 2024, at Garden City Hall, 6015 Glenwood St., Garden City, Idaho to consider the following:

**CUPFY2024-0009:** Conditional Use Permit: Rory Heggie with Studio H Architects is requesting a conditional use for a second drive thru lane at 4999 N. Glenwood Street, Ada County Parcel # R8191508798 located in the C-2 General 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](mailto: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](mailto:planning@gardencityidaho.org) or call (208) 472-2900 three (3) days prior to this public hearing so that arrangements can be made.

Publish 7.17.2024

## ORDER DETAILS

## Order Number:

IPL0184254

## Order Status:

Approved

## Classification:

Legals &amp; Public Notices

## Package:

BOI - Legal Ads

## Final Cost:

\$59.96

## Payment Type:

Account Billed

## User ID:

IPL0025090

## PREVIEW FOR AD NUMBER IPL01842540

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IPL0184254

Jul 17 2024

## UPDATE STATUS

## Current Status:

Approved

## New Status:

Approved



## ORDER NOTES

Additional Information

[Update](#)

## 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

July 16, 2024 12:15:01 PM EDT

## Amount:

\$59.96

## SCHEDULE FOR AD NUMBER IPL01842540

July 17, 2024

Idaho Statesman (Boise) Print Publication

The Beaufort Gazette  
 The Bellevue News-Democrat  
 Bellingham Herald  
 Centre Daily Times  
 Sun Herald  
 Idaho Statesman  
 Bradenton Herald  
 The Charlotte Observer  
 The State  
 Ledger-Enquirer

Durham | The Herald-Sun  
 Fort Worth Star-Telegram  
 The Fresno Bee  
 The Island Packet  
 The Kansas City Star  
 Lexington Herald-Leader  
 The Telegraph - Macon  
 Merced Sun-Star  
 Miami Herald  
 El Nuevo Herald

The Modesto Bee  
 The Sun News - Myrtle Beach  
 Raleigh News & Observer  
 Rock Hill | The Herald  
 The Sacramento Bee  
 San Luis Obispo Tribune  
 Tacoma | The News Tribune  
 Tri-City Herald  
 The Wichita Eagle  
 The Olympian

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
37265	574469	Print Legal Ad-IPL01842540 - IPL0184254		\$59.96	2	37L

**Attention:** Jenah Thornborrow

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

lleiby@gardencityidaho.org

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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.

IPL0184254  
 Jul 17 2024

Mary Castro, 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:

07/17/24

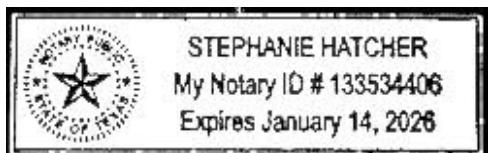
*Mary Castro*

(Legals Clerk)

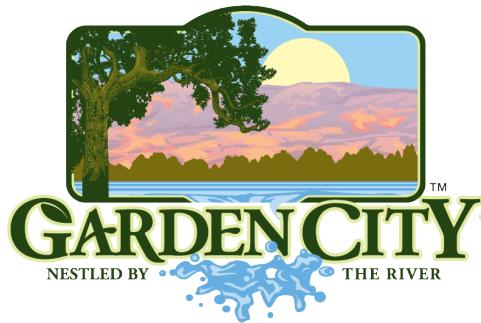
On this 17th day of July in the year of 2024 before me, a Notary Public, personally appeared before me Mary Castro known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged 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!



## DEVELOPMENT SERVICES DEPARTMENT

6015 Glenwood Street □ Garden City, Idaho 83714  
Phone 208/472-2921 □ Fax 208/472-2996 □  
[www.gardencityidaho.org](http://www.gardencityidaho.org)

August 13, 2024

Jeff Hatch  
200 W. 36<sup>th</sup> Street  
Garden City, ID 83714

Sent via e-mail to [jeff@hatchda.com](mailto:jeff@hatchda.com) and via USPS

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

Dear Jeff,

This letter is to inform you that your Planned Unit Development application DSRFY2024-0013 has been scheduled to be heard by the Planning and Zoning Commission on Wednesday, **September 18, 2024, at 6:30 p.m.** The Planning and Zoning Commission is a recommending body to the Garden City Council on this item. A subsequent hearing with the Garden City Council has been scheduled on **Monday, October 14, 2024, 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 Government tab on the [gardencityidaho.org](http://www.gardencityidaho.org) for up to date information related to location changes depending on circumstances related to Covid-19.

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:**

- **Landscape Plan – Please submit existing landscaping of the entire parcel, even if it is not being altered.**
- **Site Plan – Please show existing parking, loading zone, bike parking, setbacks of the entire parcel, even if it is not being altered.**
- **Floor Plans – Please show square footage of all areas dedicated to each use of the proposed building.**

**If we do not receive this information by September 4th, 2024, 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.**

**Public Hearing Written Testimony/Exhibits and Attendance**

- **Please make sure to submit all written testimony and exhibits 7 days or more in advance so that it can be included as part of the record.**
- **Attendance and testimony may be provided via internet. If you plan on attending via internet please make sure that you have a microphone and speakers. We have noticed that earphones seem to be the best option.**
- **Call in is available if you do not have access to internet.**
- **If we experience any technical difficulties, the hearing in person will continue.**

**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 208-472-2921 with any questions concerning your application.

Sincerely,  
Development Services Department

CC: File