

Date: **July 5, 2024**

RE: Neighborhood Meeting Notice for Project in your Neighborhood

To whom it may concern,

You are invited to a neighborhood meeting to discuss a project we are proposing near your property. The purpose of the meeting is to discuss the project, answer any questions, and listen to your feedback and suggestions.

File Number: **DSRFY2024-0010**

Meeting Date: **July 23, 2024.**

NOTE: This is a duplicate meeting of the one held on Saturday, June 15. Idaho Code requires all meetings to be held on a weekday.

Meeting Time: **6 pm**

Meeting Location: **On Site at 10178 West Carlton Bay Drive, Garden City, Idaho**

Project Summary: The application is for new construction of a medical office and minor land division.

The proposal is intended to be commercial use and a minor land division.

The project includes 3600 square feet medical office.

If you would like to contact us ahead of the meeting, please feel free to reach us at (phone) 208-230-2801 or (email)bjluers@msn.com. We look forward to hearing from you.

If you provide written comments to the city seven days or more prior to the applicant's consultation with the design consultants, your comments will be reviewed as part of the application. This application's review with the City may take place as soon as 15 days after the neighborhood meeting.

Please note, that if you wish to be an interested party or have the ability to appeal you must notify the city in writing. The city will inform interested parties of any revised materials that are submitted. You cannot appeal the application unless you have standing as prescribed in Idaho Code and provide written comment to the city seven days prior to the application's formal review with the City.

Thank you,

Neighborhood Meeting Sign-in Sheet Template

Day: Saturday

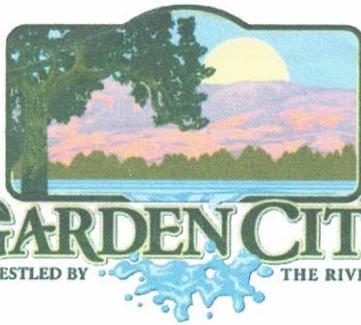
Date: June 15, 2024

Project Synopsis: DSBFY2024-0018 FOOTHILLS FUNCTIONAL MEDICINE

Meeting was held on Saturday to allow better attendance by HOA. Information must be written in block letters and in legible handwriting.

Example: Jane Doe, 6015 Glenwood St., Garden City, ID, 83314, planning@gardencityidaho.org, YES

Name	Address (house number, street, suit, studio, if applicable)	City/State/ZIP	Email	Are you interested in having standing to object to this project? (yes/no)
Bill Luers	Applicant			
Carl Geiger	Focus Engineering			
Dale Binning	Project Architect	6C		
KENNETH SPANACK	6359 W. MASTIC CIR	6C		NO
JANE SPANACK	6359 W. MASTIC CIR	6C		NO
NEWMAN ROGER	10191 W. CAYER RD	GC		NO
DEBBIE LUGGERS	"	"		NO
JANET HUNDEKER	10335 W. LAKE AND FIELD	GC		NO
KRIS HUNDEKER	10231 W. CARLTON BAY DR	GC		NO
JENNIFER PARKS	10185 W. CARLTON BAY DR	GC		NO
BILL DERMICK	10302 W. CAYER DR	GC		NO



GARDEN CITY™

NESTLED BY THE RIVER

6015 Glenwood Street • Garden City, Idaho 83714
Phone 208 - 472-2921 • Fax 208 - 472-2926 •
www.gardencityidaho.org

11 Aug

Affidavit of Legal Interest

State of Idaho)
)SS

County of Ada) B C Holdings

Bill Luers Foothills Functional Medicine

Name _____

3886 Sage Creek Drive

Address

Boise

Idaho 83714

City

State and Zim

Being first duly sworn upon oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission to Dale Binning, Architect, 3535 N Verdant Place Star, ID 83669, Name _____, Address _____ to submit the accompanying application pertaining to that property.
2. I agree to indemnify, defend and hold the City of Garden City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
3. I hereby grant permission to City of Garden City staff to enter the subject property for the purpose of site inspections related to processing said applications.

Dated this 25 day of April, 2024.

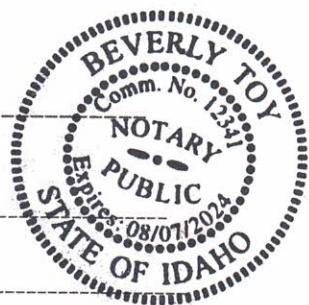
Signature

Subscribed and sworn to before me the day and year first above written

Notary Public for Idaho

Residing at:

My Commission expires



Date: **May 30, 2024**

RE: Neighborhood Meeting Notice for Project in your Neighborhood

To whom it may concern,

You are invited to a neighborhood meeting to discuss a project we are proposing near your property. The purpose of the meeting is to discuss the project, answer any questions, and listen to your feedback and suggestions.

File Number: **DSRFY2024-0010**

Meeting Date: **June 15, 2024**

Meeting Time: **6 pm**

Meeting Location: **On Site at 10178 West Carlton Bay Drive, Garden City, Idaho**

Project Summary: The application is for new construction of a medical office and minor land division.

The proposal is intended to be commercial use and a minor land division.

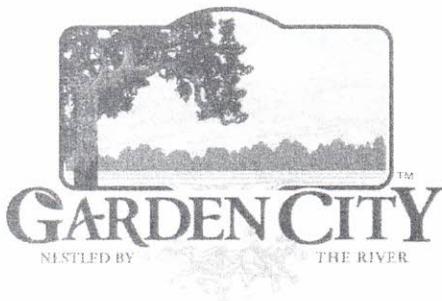
The project includes 3600 square feet medical office.

If you would like to contact us ahead of the meeting, please feel free to reach us at (phone) 208-230-2801 or (email)bjluers@msn.com. We look forward to hearing from you.

If you provide written comments to the city seven days or more prior to the applicant's consultation with the design consultants, your comments will be reviewed as part of the application. This application's review with the City may take place as soon as 15 days after the neighborhood meeting.

Please note, that if you wish to be an interested party or have the ability to appeal you must notify the city in writing. The city will inform interested parties of any revised materials that are submitted. You cannot appeal the application unless you have standing as prescribed in Idaho Code and provide written comment to the city seven days prior to the application's formal review with the City.

Thank you,



6015 Glenwood Street Garden City, Idaho 83714
Phone 208 - 472-2921 Fax 208 - 472-2926
www.gardencityidaho.org

Affidavit of Neighborhood Meeting

State of Idaho)
)SS

County of Ada)

I, William J Luers Jr

Name (be full legal name)

, 3886 sage Creek Dr

Address

Garden City

City

Idaho 83714

State and Zip

Being first duly sworn upon oath, depose and say:

1. That I provided the attached notice to all individuals owning property within 300' of 10178 W. Carlton Bay drive (project address) Garden City, Idaho.
2. The list of individuals that I sent the notice to include all entities that were on the 300' radius list provided by the city of Garden City.
3. I posted the site in accordance with the requirements found in Garden City Code 8-6A-7. B.1, affidavit thereof attached.
4. The location of the meeting was 10178 W. Carlton Bay Drive, Garden City, ID 83714.
5. The date of the meeting was: July 23, 2024, a Monday, Tuesday, Wednesday, Thursday, or Friday (please circle the day of the week). (must be a weekday not less than 10 days ahead of this submittal and not more than three months ahead of this submittal).
6. The time of the meeting was: 6 pm. (must be between 5:30pm - 8:00pm)
7. I remained on site from 5:45 pm to 6:30 pm (must be on site a minimum of 30 minutes even if no one is in attendance).
8. The attached sign-in sheet includes all attendees.

Dated this 24 day of July, 2024.

William J Luers Jr
Signature

Subscribed and sworn to before me the day and year first above written

Brian Manship
Notary Public for Idaho

Residing at: Boise

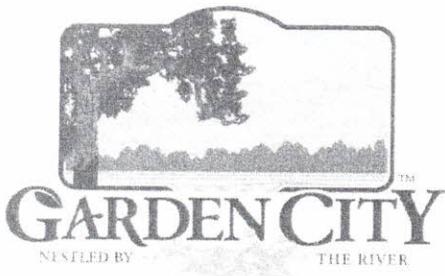
My Commission expires

05/16/2028

REQUIRED ATTACHMENTS

1. Neighborhood meeting notice
2. Affidavit of posting
3. Sign in sheet





6015 Glenwood Street
Phone 208/472-2921 Fax 208/472-2926

Garden City, Idaho 83714
www.gardencityidaho.org

Affidavit of Property Posting

I, (name) William J Luers Jr do hereby attest that the property located at (site address) 10178 W. Carlton Bay Drive, Garden City, Idaho, was posted on (date) July 23, 2024. This posting was for (application number) DSRFY2024-0010. The date of posting was no less than ten (10) days prior to the public hearing for which the application is to be heard in conformance with Section 8-6A-7 of the Garden City Code. The property was posted in compliance with Garden City standards of form, size, lettering, content, and placement for posting property for public notice.

must submit clear and legible photos of the property posting with affidavit

BY: William J Luers Jr

TITLE: Owner

State of Idaho)
)SS

County of Ada)

On this 24 day of July (month), 2024 (year), before me, the undersigned, a Notary Public in and for said State, personally appeared William J Luers, Jr. (person responsible for posting) known or identified to me to be the person whose name is subscribed to be the foregoing instrument, and acknowledged to me that they executed the same.

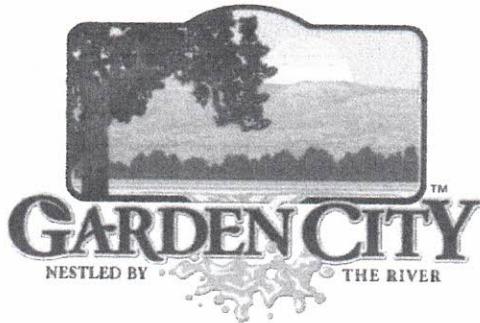
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Brian Manship
Notary Public for Idaho

Residing at Boise

Commission Expires: 05/16/2028





6015 Glenwood Street • Garden City, Idaho 83714
Phone 208/472-2921 Fax 208/472-2926
www.gardencityidaho.org

Affidavit of Property Posting

I, (name) Bill Luers, BC Holdings, LLC do hereby attest that the property located at (site address) 10178 W Carlton Bay Drive, Garden City, Idaho, was posted on (date) June 1, 2024. This posting was for (application number) DSRFY2024-0010. The date of posting was no less than ten (10) days prior to the public hearing for which the application is to be heard in conformance with Section 8-6A-7 of the Garden City Code. The property was posted in compliance with Garden City standards of form, size, lettering, content, and placement for posting property for public notice.

must submit clear and legible photos of the property posting with affidavit

BY: Signs Etc

TITLE Jake Little

State of Idaho)

)SS

County of Ada)

On this 18 day of June (month), 2024 (year), before me, the undersigned, a Notary Public in and for said State, personally appeared William Luers (person responsible for posting) known or identified to me to be the person whose name is subscribed to be the foregoing instrument, and acknowledged to me that they executed the same.

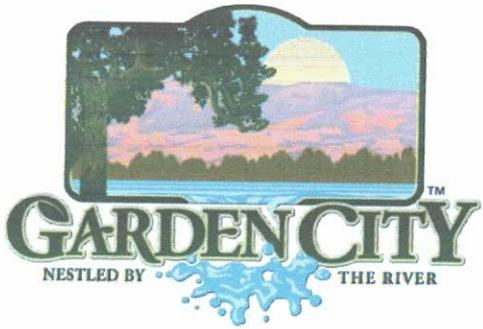
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.


Notary Public for Idaho

Residing at Star, Id

Commission Expires: 06-21-2024





6015 Glenwood Street • Garden City, Idaho 83714
Phone 208/472-2921 • Fax 208/472-2926 • www.gardencityidaho.org

Affidavit of Property Posting

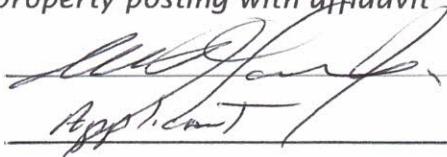
Bill Luers, BC Holdings, LLC

I, (name) Bill Luers, BC Holdings, LLC do hereby attest that the property located at (site address) 10178 W Carlton Bay Drive, Garden City, Idaho, was posted on (date) June 1, 2024. This posting was for (application number) DSRFY2024-0010. The date of posting was no less than ten (10) days prior to the public hearing for which the application is to be heard in conformance with Section 8-6A-7 of the Garden City Code. The property was posted in compliance with Garden City standards of form, size, lettering, content, and placement for posting property for public notice.

must submit clear and legible photos of the property posting with affidavit

BY: Signs Etc

TITLE Jake Little


Applicant

State of Idaho)

)SS

County of Ada)

On this 18 day of June (month), 2024 (year), before me, the undersigned, a Notary Public in and for said State, personally appeared William Luers (person responsible for posting) known or identified to me to be the person whose name is subscribed to be the foregoing instrument, and acknowledged to me that they executed the same.

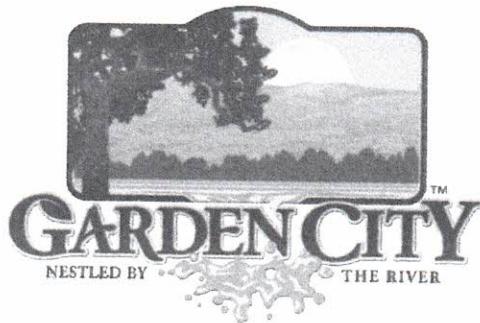
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.


Notary Public for Idaho

Residing at Star, Id

Commission Expires: 06-21-2024





6015 Glenwood Street
Phone 208/472-2921 Fax 208/472-2926

Garden City, Idaho 83714
www.gardencityidaho.org

Affidavit of Property Posting

I, (name) Bill Luers, BC Holdings, LLC

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BY: Signs Etc

TITLE Jake Little

State of Idaho)

)SS

County of Ada)

On this 18 day of June (month), 2024 (year), before me, the undersigned, a Notary Public in and for said State, personally appeared William Luers (person responsible for posting) known or identified to me to be the person whose name is subscribed to be the foregoing instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public for Idaho

Residing at Star, ID

Commission Expires: 06-21-2024



CITY OF GARDEN CITY NEIGHBORHOOD MEETING NOTICE

**THERE WILL BE A NEIGHBORHOOD MEETING
ON JULY 23, 2024 AT 6:00PM AT
10178 W. CARLTON BAY DR,
GARDEN CITY, ID 83714**

Purpose: A proposal for the new construction and minor land division for an approximately 3600 square feet medical office.

Application By: Bill Luers - BC Holdings LLC
(208) 230-2801 or bjluers@msn.com

If you provide written comments to the city seven days or more prior to the applicant's consultation with the design consultants, your comments will be reviewed as part of the application. This application's review with the City may take place as soon as 15 days after the neighborhood meeting.

Contact the Dist. Administrator at 208-375-0906 with any questions