

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,

Those who have standing may appeal the decision, provided that written comment is received by the city at least seven days prior to the consultation. Those who have not provided written comments seven days or more in advance of the consultation will not be permitted to appeal.

If you wish to be an interested party or may wish to appeal the city's decision please provide the city with the following information to the city via email [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org) or mail to Attn: Design Review 6015 Glenwood, Garden City, Idaho, 83714.

File:

I wish to be an interested party  Yes  No

I wish to have the ability to appeal  Yes  No

Name:

Email:

Physical Address:

Which design elements are of concern:

Massing

Architectural elements

Connectivity

Landscaping

Water features

Site layout

Other

Please elaborate:

---

Signature

Date

## Neighborhood Meeting Sign-in Sheet Template

Day: Tuesday

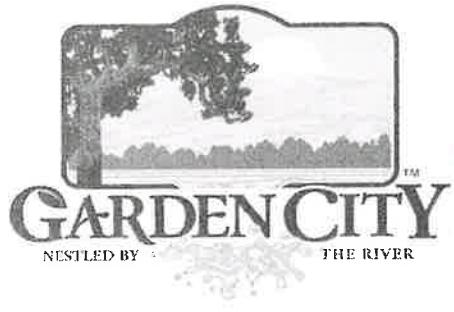
Time: 6pm

Project Synopsis: DSRFY2024

3600 SF Medical Office and minor land division

Date: July 23, 2024

Name	Address	Email	Are you interested in receiving more information as the application progresses? (yes/no)
Bill Luers	Applicant		
			No other attendees



6015 Glenwood Street   Garden City, Idaho 83714  
Phone 208 - 472-2921   Fax 208 - 472-2926  
[www.gardencityidaho.org](http://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

Idaho 83714

—  
City

State and Zip

Being first duly sworn upon oath, deposite 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.

Signature

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

Notary Public for Idaho

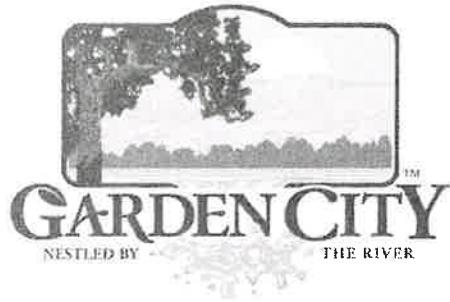
My Commission expires

05/16/2028



**REQUIRED ATTACHMENTS**

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



6015 Glenwood Street      Garden City, Idaho 83714  
Phone 208/472-2921      Fax 208/472-2926  
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:

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.

Notary Public for Idaho

Residing at Boise

Commission Expires: 05/16/2028



**CITY OF GARDEN CITY  
NEIGHBORHOOD MEETING NOTICE**

THERE WILL BE A NEIGHBORHOOD MEETING  
ON JULY 23, 2024 AT 6:00PM AT  
1079 W. CARLTON BAY DR.

GARDEN CITY, ID 83714

Please call 208-524-2100 to request an alternate meeting date or time.

Approved by City Council on July 12, 2024.

If you prefer written notice, please contact the City Clerk's Office at 208-524-2100. Your request will be honored as long as the City has funds. The application review will be held at the City Hall, 1079 W. Carlton Bay Dr., Garden City, ID 83714.

Contact the City Clerk's Office at 208-524-2100 with any questions.

# **CITY OF GARDEN CITY NEIGHBORHOOD MEETING NOTICE**

**THERE WILL BE A NEIGHBORHOOD MEETING**

**ON JULY 23, 2024 AT 6:00PM AT**

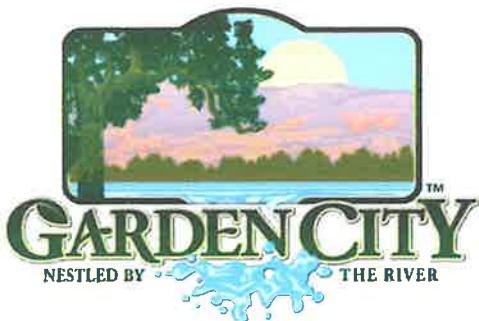
**10178 W. CARLTON BAY DR,  
GARDEN CITY, ID 83714**

**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 [biluers@msn.com](mailto:biluers@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.



6015 Glenwood Street      Garden City, Idaho 83714  
Phone 208/472-2921      Fax 208/472-2926  
[www.gardencityidaho.org](http://www.gardencityidaho.org)

## Affidavit of Property Posting

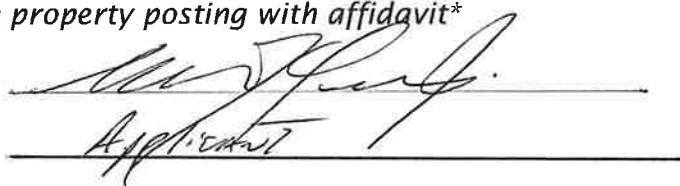
**Bill Luers, BC Holdings, LLC**

I, (name) Bill Luers 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

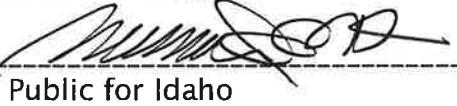
TITLE Jake Little

  
Bill Luers  
Agpt. Env't

State of Idaho)  
 )SS  
County of Ada)

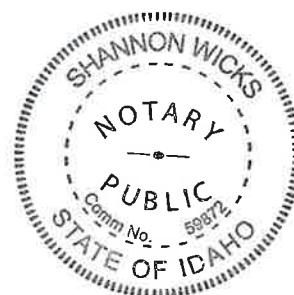
On this 18 day of June (month), 2024 (year), before me, the undersigned, a Notary Public in and for said State, personally appeared William Luers (person responsible for posting) known or identified to me to be the person whose name is subscribed to be the foregoing instrument, and acknowledged to me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





DESIGN REVIEW  
APPLICATION

NM-100

DATE:  
JUNE 15, 2024  
SHEET:



BASERRI, LLC

Greg T. Baskaran  
President  
baskaran@baserri.com  
(208) 781-5370



Foothills  
Functional  
Medicine

DALE BINNING  
ARCHITECT

208-383-0209  
3535 NORTH VIBRANT PLACE • STAR, IDAHO • 83669



6015 Glenwood Street • Garden City, Idaho 83714  
Phone 208 - 472-2921 Fax 208 - 472-2926  
[www.gardencityidaho.org](http://www.gardencityidaho.org)

## Affidavit of Neighborhood Meeting

State of Idaho )  
                  )SS

County of Ada )

I, Bill Luers, BC Holdings, LLC, 3886 Sage Creek Drive

Name (be full legal name)

Address

Boise

Idaho 83714

City

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 on site @ 10178 W Carlton Bay Drive.
5. The date of the meeting was: June 15, 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: 5:30 6:00 pm. (must be between 5:30pm - 8:00pm)
7. I remained on site from 5:30 pm to 6:00 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 18 day of June, 2024

Signature

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

  
Notary Public for Idaho

Residing at: Star, Idaho

My Commission expires 06-21-2024

### REQUIRED ATTACHMENTS

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



## Neighborhood Meeting Sign-in Sheet Template

## Day: Saturday

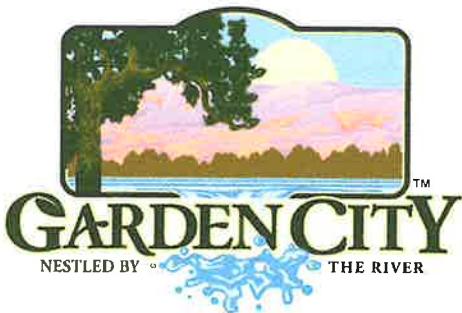
Date: June 15, 2024

Project Synopsis: DSRFY2024-0010 FOOTHILLS FUNCTIONAL MEDICINE

Meeting was held on Saturday to allow better attendance by HOA. Special Meeting was held on Monday 6-18-24 with Information must be written in block letters and in legible handwriting.

**Example:** Jane Doe, 6015 Glenwood St., Garden City, ID, 833714, 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)
<b>Bill Luers</b>				
<b>Carl Geiger</b>				
<b>Dale Binning</b>				
<b>KEN VON SPERLICH</b>	6359 W MASTIC CIR	6C		NO
<b>JANEY SAWYER BISH</b>	6359 W MASTIC CIR	6C		NO
<b>RONALD ROPER</b>	10191 W. CARRIAGE BLDG	C		NO
<b>Bobballa Lucero</b>	"	"		NO
<b>Tami Hunsaker</b>	10335 W. LAKELAND			NO
<b>Kris Rudden</b>	10234 W. LAKELAND DR	BL		NO
<b>JENNIFER BANKS</b>	10185 W. CARRIAGE BLDG	C		NO
<b>BILL DUMMICK</b>	10302 W. CARRIAGE BLDG	C		NO



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, B.J. Luers, BC Holdings LLC 3886 Sage Creek Dr.

Name (be full legal name)

Address

Borise

IDAHO 83714

City

State and Zip

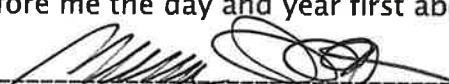
Being first duly sworn upon oath, depose and say:

1. That I provided the attached notice to all individuals owning property within 300' of 10178 W. Carlton Bay (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 10270 W. Carlton Bay ST. 83714.
5. The date of the meeting was: 6/17/2024, 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: 7 pm. (must be between 5:30pm - 8:00pm)
7. I remained on site from 7 pm to 8 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 18 day of JUNE, 2024

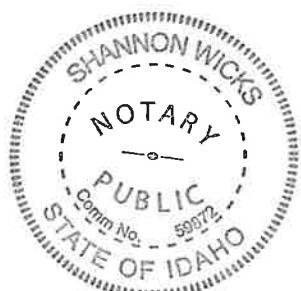
Signature

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

  
Notary Public for Idaho

Residing at: Star, Idaho

My Commission expires 06-21-2024



### REQUIRED ATTACHMENTS

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

## Neighborhood Meeting Sign-in Sheet Template

Day: MONDAY  
Time: 7am  
Date: June 17, 2024

Project Synopsis: DSRFY2024-0010 FOOTHILLS FUNCTIONAL MEDICINE

## SPECIAL MEETING OF THE CARLTON BAY HOMEOWNERS ASSOCIATION (HOA)

Name	Address	Email	Are you interested in receiving more information as the application progresses? (yes/no)
BILL LUERS	Applicant		
Ben Gross	10238 W Curtis Rd	bk@Drmac.E*YHOO.com	no
Bill Durmick	10302 W Curtis Bny St		no
Jim Gilman	10223 W Lakeland Dr St	aneaonpa@yahoo.com	no
Harry Rupp	10270 W. Curtis Bay St	ruppharryj@gmail.com	no

## Notes from Neighborhood Meetings

On Thursday 6/13/24, I received a call from Larry Rupp and Jim Gilman (conference call). They asked me if I could attend a meeting with the Calton Bay HOA board of directors. I agreed to meet them on Monday evening (6/17/24) at 7pm at Larry Rupp's home.

### Items discussed at the neighborhood meeting on 6/15/24

There was a very good turnout. 9 neighbors fill out the sign-in sheet.

1. We began by explaining the project and showing everyone the renderings of the building and the site including the land division.
2. They wanted to be sure there was ample parking on the lot.
3. They were interested in what the building looked like and what was the type of construction. They were very pleased with the renderings and several expressed displeasure with the Glass Doctor building.
4. They asked about the timetable and were anxious to get the building up so it could block some of the noise from State Street.
5. They wanted to know what was going to be built on the second lot since we were dividing the lot. I explained that that had not been decided. Several neighbors expressed interest in having a small restaurant or dine-in coffee shop.
6. They were curious as to why the building was set so far back and the parking was on the State Street side. They asked about the driveway and the volume of cars.
7. We talked about the flood plain and the need to add fill to the site.
8. They wanted to know what Functional Medicine was. That was interesting because other neighbors explained it so I didn't have to.
9. All the comments and questions were very positive, and everyone said they were good with the plans and indicated so on the sign-in sheet.

### HOA Board of Directors Meeting 6/17/24

There were 4 members of the board present

1. The meeting began with a presentation of the project and a review of the renderings.
2. The questions and comments were identical to the those of the neighborhood meeting.

3. The board wanted to discuss the irrigation system. They explained how the system worked, where the pumps were located and where the water came from. They informed me of the cost for each lot and that we would be expected to pay our share. They asked me to send them a letter stating that I was aware of the charges. I agreed to do so.
4. The meeting ended with positive comments, and everyone indicated so on the sign-in sheet.

Bill Luers

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,

(1)