

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 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

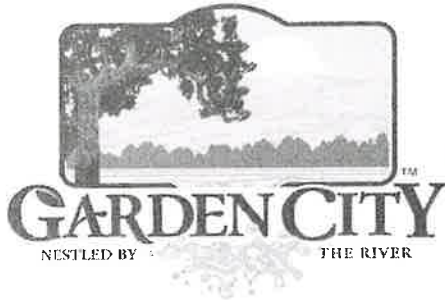
Date: July 23, 2024

Time: 6pm

Project Synopsis: DSRFY2024

3600 SF Medical Office and minor land division

[illegible]



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, 3886 sage Creek Dr
Name (be full legal name) Address
Garden City 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 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

Brian Manship
Notary Public for Idaho

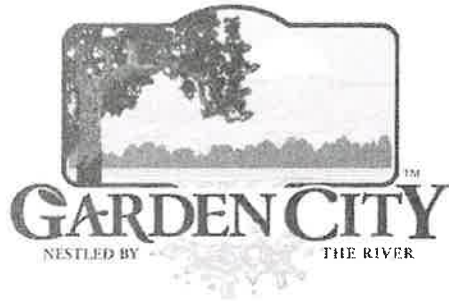
Residing at: Boise

My Commission expires 05/16/2028

REQUIRED ATTACHEMENTS

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: [Signature]
TITLE: Mayor

State of Idaho)
)SS
County of Ada)

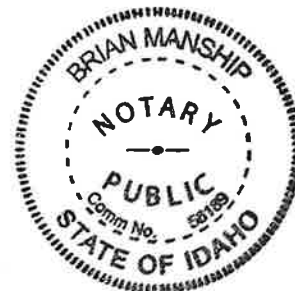
On this 24 day of July (month), 2024 (year), before me, the undersigned, a Notary Public in and for said State, personally appeared William J Luers, Jr (person responsible for posting) known or identified to me to be the person whose name is subscribed to be the foregoing instrument, and acknowledged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

[Signature]
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 6:00 PM AT
1079 W. CARLTON BLVD.
GARDEN CITY, ID 83744

Purpose: A proposal for the new construction and street widening for an approximately 1000 square foot parcel of 0.15 acres.

Application by: G. L. Lutz, 300 S. 1st Street, Garden City, ID 83744

If you provide written comments to the City Clerk by the time the proposal is presented at the meeting, your comments will be presented at the meeting. This application is subject to the City's public hearing process and the City's public hearing process.

Contact the City Administrator at 208-275-2200 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 billuers@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

Affidavit of Property Posting

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

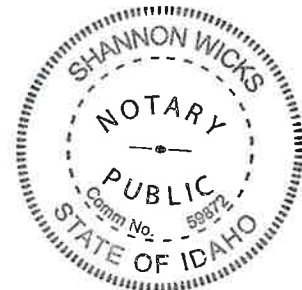
On this 18 day of June (month), 2024 (year), before me, the
undersigned, a Notary Public in and for said State, personally appeared
William Luers (person responsible for posting) known or identified
to me to be the person whose name is subscribed to be the foregoing instrument, and
acknowledged to me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





DESIGN REVIEW
APPLICATION

NM-100

DATE
JUNE 15, 2024
SHEET



BASERRI, LLC

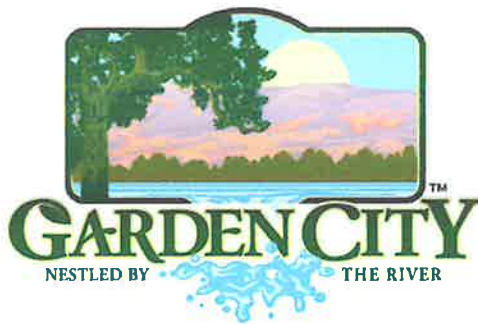
Greg E. Burkhardt
Principal
greg@baserrilc.com
208.761.8378

PO Box 2045
Boise, ID 83726



**DALE BINNING
ARCHITECT**

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



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, 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 ATTACHEMENTS

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



Neighborhood Meeting Sign-in Sheet Template

Day: **Saturday**

Date: **June 15, 2024**

Time: **5:30 pm**

Project Synopsis: **DSRFY2024-0010 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.

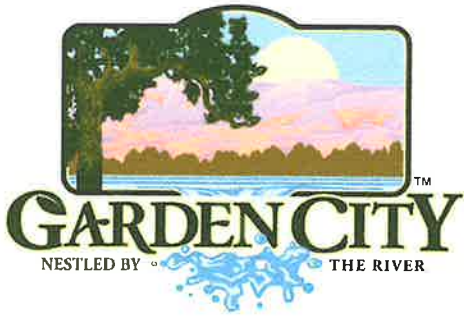
Example: Jane Doe, 6015 Glenwood St., Garden City, ID, 83714, planning@GARDENCITYIDAHO.ORG , YES

Name	Address (house number, street, suite, studio, if applicable) Applicant	City/State/ZIP	Email	Are you interested in having standing to object to this project? (yes/no)
Bill Luers	Focus Engineering			
Carl Geiger	Project Architect			
Dale Binning				
KEVIN SPANAGEL	6359 WINDYBARK	GC		NO
JANET SPRINGER	6359 WINDYBARK	GC		NO
NORMAN ROGER	10191 W. CARLETON BLVD	GC		NO
BARBARA LUGIANO				NO
JAMIE HUNSAKER	10335 W. Lake land			NO
Kristine Harned	10231 W. LAKE LAND	GC		NO
Kris Rudy	10203 W. Carleton Bay Dr	GC		NO
JENNIFER PARKS	10185 W. CARLETON BLVD	GC		NO
BILL DUEMICK	10302 W. CARLETON BLVD	GC		NO

6:00

app-

SPECIAL MEETING
WAS HELD ON MONDAY 6-18-24 WITH
HOA BOARD



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)

SPECIAL BOARD MEETING - CARLTON BAY HOA

I, B. H. 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 ATTACHEMENTS

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

[illegible]

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.

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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,