



## 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)

April 12, 2024

Teran Mitchell  
535 Sawtooth Street, Ste. 100  
Mountain Home, ID 83647

Sent via e-mail to [tmitchelll@tkm-architecture.com](mailto:tmitchelll@tkm-architecture.com) and via USPS

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

Dear Teran,

This letter is to inform you that your Combined Preliminary and Final Plat PUD Subdivision application SUBFY2024 – 0002 has been scheduled to be heard by the Planning and Zoning Commission on Wednesday, **May 15, 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 **Tuesday, May 28, 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**. 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.**

**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:**

- Preliminary Plat
- Final Plat
- Site Plan – The one submitted is difficult to read.
- Landscape Plan – The one submitted is only a portion of the proposed site.
- Civil Plans – Please resubmit the civil plans as they are difficult to read. A PDF should be submitted so details are clearer to read.
- As a Planned Unit Development, please submit a narrative answering the following:
  - How does the project achieve architectural variety for the individual units?
  - How does this achieve housing variety?
  - How does this project implement the purpose of GCC 8-6B-7 PUD better than adhering to standard regulations.

**If we do not receive this information by April 19, 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.**

**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



## DEVELOPMENT SERVICES DEPARTMENT

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

April 16, 2024

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

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**Hearings:**

Planning and Zoning Commission: Wednesday, May 15, 2024, at 6:30 pm

City Council: Tuesday, May 28, 2024, at 6:00 pm

**Application:**

SUBFY2024-0002:

Pointe Pierce Villas - Combined Preliminary and Final Plat - Teran K. Mitchell is requesting a 12 residential lot and 1 common lot subdivision to be processed as a planned unit development. The property is currently located at 405 & 409 E. 47th St.; Ada County Parcels #R2734522904, #R2734522913, and #R2734522891 in the R-3 Medium Density Residential Zoning District.



The application materials can be found online at [www.gardencityidaho.org](http://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:

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Signature: \_\_\_\_\_

**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@fws.gov](#); [Brandon Flack](#); [Brent Moore](#) ([bmoore@adacounty.id.gov](#)); [Brian Duran](#); [Bruce Smith](#); [building](#); [C. Miller](#); [Carla.bernardi@cableone.biz](#); [Cass Jones](#); [Charalee Jackson](#); [Charissa Bujak](#); [Charles Leffler](#); [Charles Wadams](#); [City Council](#); [City of Boise](#); [clittle@achdidaho.org](#); [Colin Schmidt](#); [COMPASS](#); [Connie Sol](#); [Cory Stambaugh](#); [Cynthia Rose](#); [D. Gordon](#); [D. Sperma](#); [D3DevelopmentServices@itd.idaho.gov](#); [Daniel Pavlinik](#); [Dean Johnson](#); [dsteam@dspropertymgt.com](#); [exline.eric@westada.org](#); [Fairview Acres](#); [Forrest France](#); [Griffith, Christen CIV CENWW CENWD \(US\)](#); [Hanna Veal](#); [Idaho DEQ](#); [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 Jones](#); [Mark Wasdahl](#); [Mary Buersmeyer](#); [McDannel, Konrad](#); [Mike Bisagno](#); [Mike Nero](#); [Mindy Wallace](#); [Nadine Curtis](#); [New Dry Creek](#); [newdrycreek@gmail.com](#); [Niki Benyakhlef](#); [Olesya Durfev](#); [Pastoor, William](#); [Peg Temple](#); [planning](#); [Preservation](#); [Project Manager](#); [Rachele Klein](#); [rjohnson@cityofboise.org](#); [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, April 9, 2024 11:27:00 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:

**SUBFY2024-0002:** Pointe Pierce Villas - Combined Preliminary and Final Plat - Teran K. Mitchell is requesting a 12 residential lot and 1 common lot subdivision to be processed as a planned unit development. The property is currently located at 405 & 409 E. 47th St.; Ada County Parcels #R2734522904, #R2734522913, and #R2734522891 in the R-3 Medium Density Residential Zoning District.

Please send comments to [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org). If you do not respond by **April 29, 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 will hold a public hearing of the Planning and Zoning Commission on Wednesday, May 15, 2024, at 6:30 pm and a subsequent City Council hearing at 6:00 p.m. on Tuesday, May 28, 2024, at Garden City Hall, 6015 Glenwood St., Garden City, Idaho to consider the following:

**SUBFY2024-0002:** Pointe Pierce Villas - Combined Preliminary and Final Plat - Teran K. Mitchell is requesting a 12 residential lot and 1 common lot subdivision to be processed as a planned unit development. The property is currently located at 405 & 409 E. 47th St.; Ada County Parcels #R2734522904, #R2734522913, and #R2734522891 in the R-3 Medium Density Residential Zoning District.

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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.

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Publish 4.12.2024

## ORDER DETAILS

## PREVIEW FOR AD NUMBER IPL01682210

**Order Number:**  
IPL0168221  
**Order Status:**  
Approved  
**Classification:**  
Legals & Public Notices  
**Package:**  
BOI - Legal Ads  
**Final Cost:**  
\$53.88  
**Payment Type:**  
Account Billed  
**User ID:**  
IPL0025090

## 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**  
April 9, 2024 1:51:46 PM EDT  
**Amount:**  
\$55.40  
**Date**  
April 9, 2024 1:53:32 PM EDT

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IPL0168221  
Apr 12 2024

**Amount:**

(\$1.52)

**SCHEDULE FOR AD NUMBER IPL01682210**

April 12, 2024

Idaho Statesman (Boise) Print



The Beaufort Gazette  
The Belleville 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	540595	Print Legal Ad-IPL01682210 - IPL0168221		\$53.88	2	31 L

**Attention:** Jenah Thornborrow

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

lleiby@gardencityidaho.org

### LEGAL NOTICE OF PUBLIC HEARINGS

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IPL0168221  
Apr 12 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:  
04/12/24

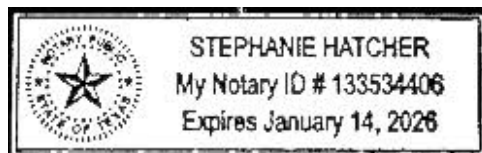
*Mary Castro*

(Legals Clerk)

On this 12th day of April 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!