



DEVELOPMENT SERVICES DEPARTMENT

6015 Glenwood Street □ Garden City, Idaho 83714
Phone 208/472-2921 □ Fax 208/472-2996 □
www.gardencityidaho.org

April 28, 2023

Jeff Likes
ALC Architecture
1119 E. State Street, Suite 120
Eagle, ID 83616

Sent via e-mail to jeff@alcarchitecture.com and via USPS

Re: Determination of Completeness/Application Acceptance – **Application Non-Complete**

Dear Mr. Likes

This letter is to inform you that Conditional Use Permit CUPFY2023-0008, located at 9287 W. State Street and all condo parcels within, requires additional information to be submitted to the city as there is not enough information for the Planning Official to determine if the application will comply with the applicable Garden City Code requirements.

No further action shall be taken on the application until such additional information and materials are submitted. Prior to acceptance, please include:

- *Conditional Use Permit Application Required Documents*

If the additional information is not submitted within 30 days, or a date mutually agreed upon, the city will return the application to you.

Please contact us at planning@gardencityidaho.org or 208-472-2922 with any questions concerning your application.

Sincerely,
Development Services Department



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May 12, 2023

Jeff Likes ALC
Architecture
119 E. State Street, Suite 120
Eagle, ID 83616

Sent via e-mail to jeff@alcarchitecture.com and via USPS

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

Dear Mr. Likes,

This letter is to inform you that Conditional Use Permit CUPFY2023-0008, a request for the use of Industry Flex and located at 9287 W. State Street, has been accepted and scheduled to be heard by the Planning and Zoning Commission on **Wednesday, June 21, 2023, at 6:30p.m.**

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 website for up to date information related to location changes.

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:**

- Narrative of proposed use of site:
 - What are the anticipated tenants? How will they utilize the tenant spaces?
 - Are both structures proposed with all tenant spaces requesting the CUP approval for industry flex? Or is it limited to the 10-unit structure towards the rear?
 - The application mentions the storage of RV's, "Storage Yard, Commercial Recreational Vehicle" is a separate use within Garden City Code. It is described as "The use of a site for the storage of two (2) or more recreational vehicles or trailers where individual, outside or inside storage spaces are utilized, rented, leased or sold to owners of recreational vehicles.", but is not permitted within the C-2 zoning district. How do you intend to better fit within the "Industry Flex" definition?
 - What will be the occupancy classification of the structure(s) (and tenant spaces)?

If we do not receive this information by end of day June 1st, 2023, we will cease further action on this application.

Provided we receive the required information 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 or at the Public Hearing.

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 sign must be taken down **NO LESS 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.

What to expect after the hearing:

- As a Conditional Use Permit, your application will be put on the consent agenda for the following City Council hearing date. If City Council chooses to hear your application, you will be notified and given the future hearing date.
- Pursuant to Garden City Code 8-6A-9 (Appeals), there is a 15 day right to appeal the decision to the City Council. The applicant and those who have provided written or verbal testimony on the application have the right to appeal the decision. The appeal period starts from the date of the decision. Once the appeal period ends, the decision is final.

Please contact us at planning@gardencityidaho.org or 208-472-2922 with any questions concerning your application.

Sincerely,
Development Services Department



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6015 Glenwood Street □ Garden City, Idaho 83714 □ www.gardencityidaho.org
Phone 208/472-2921 □ Fax 208/472-2996 □ planning@gardencityidaho.org

May 15, 2023

Dear Property Owner:

This is an Official Notice of a Public Hearing regarding a property near your own. You are invited to attend a public hearing of the Planning and Zoning Commission on **Wednesday, June 21, 2023** To offer your testimony for consideration, an in-person meeting will be held at 6015 N. Glenwood St., Garden City, ID. 83714. To view the meeting remotely, please follow the link: <https://zoom.us/j/8188588340> or you can dial (301) 715-8592 and enter the Meeting ID: (818 858 8340) then press # to join.

Anyone who submits a written or oral testimony has the right to appeal all or a portion of the decision. 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. If you wish to offer testimony on this item and are unable to attend this meeting, you may submit your comments to the Garden City Development Services office, and they will be entered into the public record on your behalf. *Due to sunshine laws, we request that the applicant or the public not contact the decision makers directly. Please either submit your comments through staff or on the record at the public hearing. Auxiliary aids or services for persons with disabilities are available upon request. Please call Development Services three (3) or more days prior to this public meeting so that arrangements can be made.*

CUPFY2023-0008 - Applicant Jeff Likes with ALC Architecture is requesting an Industry Flex use located at 9297-9301, 9251-9287 W. State Street, Ada County Parcel R8448760010 in the C-2 General Zoning District.

The application materials can be found online at www.gardencityidaho.org on the correlating date of the hearing in the 'Calendar/Agendas' link on the home page. A staff report and draft decision document will also be available one week prior to the hearing.

Public Hearing Written Testimony and Attendance

- Please make sure to submit all written testimony 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 written testimony.**
- 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 you are interested in attending remotely, please contact planning@gardencityidaho.org or call 472-2921 at least one working day prior to the meeting and we will get you further instructions.**

What to Expect at a 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 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 15 minutes time limit for spokesman in cases where spokesmen are pre-authorized by the chairman time limit).
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 City Council.

General Rules for Testimony:

1. No person shall be permitted to testify or speak before the hearing agency at a public hearing unless such 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 will assure 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.

If you wish to give testimony and cannot attend the public hearings/meeting please submit the following form, or any additional written testimony containing the following information below to Garden City Development Services no later than seven (7) days prior to the hearing. **You do not have to be physically present to have standing if you submit written testimony.**

Garden City Development Services, 6015 N. Glenwood St., Garden City, Idaho 83714

CUPFY2023-0008 – Conditional Use Permit

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 an email address:_____

(Please select) Regarding this application I:

Support the Application Am Neutral Oppose the Request

Comments:

Signature: _____

Kena Champion

From: planning
Sent: Monday, May 15, 2023 10:52 AM
To: ABC - Idaho State Police; ACHD Planning Review; Bill Jacobs; Brandon Flack; Brent Moore (bmoore@adacounty.id.gov); Bruce Smith ; building; Caleb Lakey; Charissa Bujak; Charles Wadams; Colin Schmidt; COMPASS; Connie Sol; D. Gordon; D. Sperfma; Fairview Acres; Greg J. Martinez; Hanna Veal; Idaho DEQ; Info; Info; Jackson Heim; james herbert; James Page; James Pavalek; Jamie Huff; Jenah Thornborrow; Jim Keyser (jkeyser@idahostatesman.com); Joe Canning; John Evans; Jonathan Oppenheimer ; Kirk Meyers; Lanette Daw; Leon Letson ; Lindsey Pettyjohn_Library; Lisa Leiby; M Kellner ; M. reno; Mack; Marci Horner; Mark; Mark Jones; Mark Wasdahl; Mary Buersmeyer; Mike Bisagno; New Dry Creek; Olesya Durfey; planning; Preservation ; Project Manager; PVC1953; Rachele Klein; Rick Allen; Robert Olson; Romeo Gervias; Ronald Wilper; S. Bryce Farris (bryce@sawtoothlaw.com); Shelley; Stefanie (stefanie@settlersirrigation.org); Susanna Smith; Tom Patterson; Troy Vaughn; Valley Regional Transit; Wed 2 No 1
Subject: Garden City Agency Notice

CITY OF GARDEN CITY AGENCY NOTICE

Pursuant to Garden City Code 8-6A-7, you are hereby provided notice of the following application:

- A. [CUPFY2023-0008](#) - Applicant Jeff Likes with ALC Architecture is requesting an Industry Flex use located at 9297-9301, 9251-9287 W. State Street, Ada County Parcel R8448760010 in the C-2 General Zoning District.

Please send comments to planning@gardencityidaho.org. If you do not respond by June 13, 2023, 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



This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

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. WEDNESDAY, JUNE 21, 2023, TO CONSIDER A REQUEST FOR:

CUPFY2023-0008 - Applicant Jeff Likes with ALC Architecture is requesting an Industry Flex use located at 9297-9301, 9251-9287 W. State Street, Ada County Parcel R8448760010 in the C-2 General Zoning District.

The meeting will be held remotely to view the meeting, please follow the link below: <https://zoom.us/j/8188588340> or by calling (301) 715-8592 then Enter Meeting ID (818 858 8340), then # to join and an in-person meeting will be held at 6015 N. Glenwood St, Garden City, ID 83714.

Please make sure to submit all written testimony 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 written testimony. 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 are pleased to make reasonable accommodations for members of the public who are disabled or require special assistance. For those requiring special arrangements for any meeting, please contact our office at (208) 472-2921, at least 72 hours prior to the time of the meeting. 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 or at the Public Hearing.

PUBLISH 5/16/2023

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS	PREVIEW FOR AD NUMBER IPL01229230
Order Number: IPL0122923	
Order Status: Submitted	
Classification: Legals & Public Notices	
Package: BOI - Legal Ads	
Final Cost: 48.68	
Payment Type: Account Billed	
User ID: IPL0025090	
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 May 15, 2023 12:52:12 PM EDT Amount: 49.42	
Date May 15, 2023 12:53:00 PM EDT Amount: (0.74)	
SCHEDULE FOR AD NUMBER IPL01229230	
May 16, 2023 Idaho Statesman (Boise)	

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IPL0122923

May 16 2023

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