

LEGAL NOTICE OF PUBLIC HEARINGS

THE GARDEN CITY PLANNING AND ZONING COMMISSION AT 6:30 P.M. ON JANUARY 18, 2023, TO CONSIDER THE FOLLOWING:

CUPFY2022-0015: Joe Rountree is requesting a conditional use permit for the use of a Service Provider located at 5226 W Chinden Blvd; Ada County Parcel #S0631223241 located in the C-2 General Zoning District.

VARFY2023-0001: Sean Conner with The Land Group is requesting a variance to Garden City Code 8-2B-3 to allow the encroachment of a structure in the 5' interior side yard setbacks of two parcels. The properties are located at 2900 W. Chinden Blvd. Garden City, Idaho 83714; Ada County Parcel Number R2734541992; and 2288 N. Garden Street, Garden City Idaho 83714; Ada County Parcel Number S1004336415. The properties are zoned C-1 and C-2.

THE GARDEN CITY DESIGN REVIEW COMMITTEE AT 3:00P.M. ON FEBUARY 6, 2023, TO CONSIDER THE FOLLOWING:

DSRFY2022-0022: Erstad Architects is requesting new construction of a multi-family project located at 233 and 311 E. 47th; Ada County Tax Parcels: R2734523676 & R2734523661; Zoning District R-3 medium density residential.

THE GARDEN CITY PLANNING AND ZONING COMMISSION AT 6:30P.M. ON MARCH 15, 2023, TO CONSIDER THE FOLLOWING:

SAPFY2023-0001: Trevor Nicoll requesting a Specific Area Plan for 22.68 acres of 6515 W. State Street

THE GARDEN CITY COUNCIL AT 6:00P.M. ON MARCH 27, 2023, TO CONSIDER THE FOLLOWING:

SAPFY2023-0001: Trevor Nicoll requesting a Specific Area Plan for 22.68 acres of 6515 W. State Street

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 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 Date: 01/03/2023



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| Beaufort Gazette | The Herald - Rock Hill | el Nuevo Herald - Miami | Sun News - Myrtle Beach |
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Attention: Jenah Thornborrow

GARDEN CITY CITY OF
6015 GLENWOOD ST
GARDEN CITY, ID 837141347

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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.

IPL0103944

Jan 3 2023

Bettina Jantzen, 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:

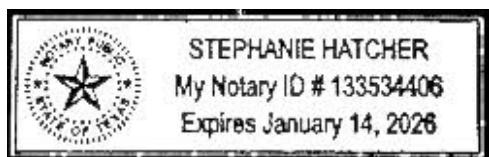
1 insertion(s) published on:

01/03/23

(Legals Clerk)

On this 3rd day of January in the year of 2023 before me, a Notary Public, personally appeared before me Bettina Jantzen 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.

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!

From: [planning](#)
To: ABC - Idaho State Police; ACHD Planning Review; Bill Jacobs; Brandon Flack; Brent Moore (bmoore@adacounty.id.gov); Bruce Smith; building; Caleb Lakey; Charalee Jackson; Charissa Bujak; Charles Wadams; City of Boise; Colin Schmidt; COMPASS; Connie Sol; D. Gordon; D. Sperfma; Daniel Pavlinik; Greg J. Martinez; Hanna Veal; Idaho DEQ; Info; Info; Jackson Heim; James Herbert; James Page; James Pavelek; Jamie Huff; Jenah Thornborrow; Jim Keyser (jkeyser@idahostatesman.com); Joe Canning Work; John Evans; Kevin Wallis; L. Badigia; Lanette Daw; Leon Letson; Lindsey Pettyjohn Library; Lisa Leiby; M. Kellner; M. reno; M. Singlet; Mack; Marci Horner; Mark; Mark Jones; Mark Wasdahl; Mary Buermeyer; McDannel, Konrad; Mike Bisagno; Mike Nero; Mindy Wallace; Nadine Curtis; New Dry Creek; Olesya Durfev; Pastoor, William; Peg Temple; planning; Preservation; Project Manager; PVC1953; Rachele Klein; Rick Allen; Rob Tiedemann; Robert Olson; Romeo Gervias; Ronald Wilper; S. Bryce Farris (bryce@sawtoothlaw.com); Shelley; Stefanie (stefanie@settlersirrigation.org); Susanna Smith; Tom Patterson; Troy Vaughn; Wed 2 No 1; Yulia

Subject: City of Garden City Agency Notice
Date: Thursday, December 29, 2022 3:47:00 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

CITY OF GARDEN CITY AGENCY NOTICE

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

- A. **CUPFY2022-0015**: Joe Rountree is requesting a conditional use permit for the use of a Service Provider located at 5226 W Chinden Blvd; Ada County Parcel #S0631223241 located in the C-2 General Zoning District.
- B. **VARFY2023-0001**: Sean Conner with The Land Group is requesting a variance to Garden City Code 8-2B-3 to allow the encroachment of a structure in the 5' interior side yard setbacks of two parcels. The properties are located at 2900 W. Chinden Blvd. Garden City, Idaho 83714; Ada County Parcel Number R2734541992; and 2288 N. Garden Street, Garden City Idaho 83714; Ada County Parcel Number S1004336415. The properties are zoned C-1 and C-2.

Please send comments to planning@gardencityidaho.org by **January 11, 2023**. If you do not respond by this date, your response will be considered "No Comment." Comments should also be addressed to the applicant.

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

- A. **SAPFY2023-0001**: Trevor Nicoll requesting a Specific Area Plan for 22.68 acres of 6515 W. State Street.

Please send comments to planning@gardencityidaho.org by **February 1, 2023**. If you do not respond by this date, 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'



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





DEVELOPMENT SERVICES DEPARTMENT

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

December 30, 2022

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, January 18, 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 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.

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 in the public record on your behalf. *Due to sunshine laws, we request that the applicant or public do 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.*

VARFY2023-0001: Sean Conner with The Land Group is requesting a variance to Garden City Code 8-2B-3 to allow the encroachment of a structure in the 5' interior side yard setbacks of two parcels. The properties are located at 2900 W. Chinden Blvd. Garden City, Idaho 83714; Ada County Parcel Number R2734541992; and 2288 N. Garden Street, Garden City; Ada County Parcel Number S1004336415. The properties are zoned C-1 and C-2.

The application materials can be found online at www.gardencityidaho.org in 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

VARFY2023-0001: Variance Application

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:

Signature: _____



DEVELOPMENT SERVICES DEPARTMENT

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

December 29, 2022

Sean Conner
462 E. Shore Drive
Eagle, ID 83703

Sent via e-mail to sean@thelandgroupinc.com and via USPS

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

Dear Sean,

This letter is to inform you that your Variance application VARFY2023-0001 has been scheduled to be heard by the Planning and Zoning Commission on Wednesday, **January 18, 2023, at 6:30 p.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 Covid-19 tab on the gardencityidaho.org for up to date information related to location changes depending on circumstances related to Covid-19.

Per [GCC Table 8-6A-2](#) the required application information appears to have been submitted. **The review to determine completeness was cursory. It appears that there is adequate information to conduct the review, however, upon more in depth review of the materials we may require further information.**

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 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 with any questions concerning your application.

Sincerely,
Development Services Department