



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 11, 2025

Dear Property Owner:

This notice is to provide additional notice to remedy a property posting error. This matter has been previously noticed.

Originally Published Hearing Date: December 8, 2025/ December 10, 2025

Correct Hearing Date: December 30, 2025

Time: 6:00 PM

Location: 6015 Glenwood Street, Garden City Hall

Application: DSRFY2025-0008: Design Review: Zach Turner with Rennison Companies LLC is requesting a design review for a new 236 dwelling unit multi-family residential development at 8647 & 8687 W. Marigold Street, Ada County Parcel #S0525233602, in the R-3 Medium density residential district.

Materials: The application materials can be found online at www.gardencityidaho.org at Departments>Development Services> Applications (quasi-judicial)> **FY2025**. 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.

Send Written Comments to: Garden City Development Services, 6015 N. Glenwood St., Garden City, Idaho 83714 or planning@gardencityidaho.org. **Please note: previously submitted comments are included in the record. Additional comments are not necessary unless you have new information or updates.**

Garden City invites you to submit testimony and attend a public hearing regarding this matter.

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 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 **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:

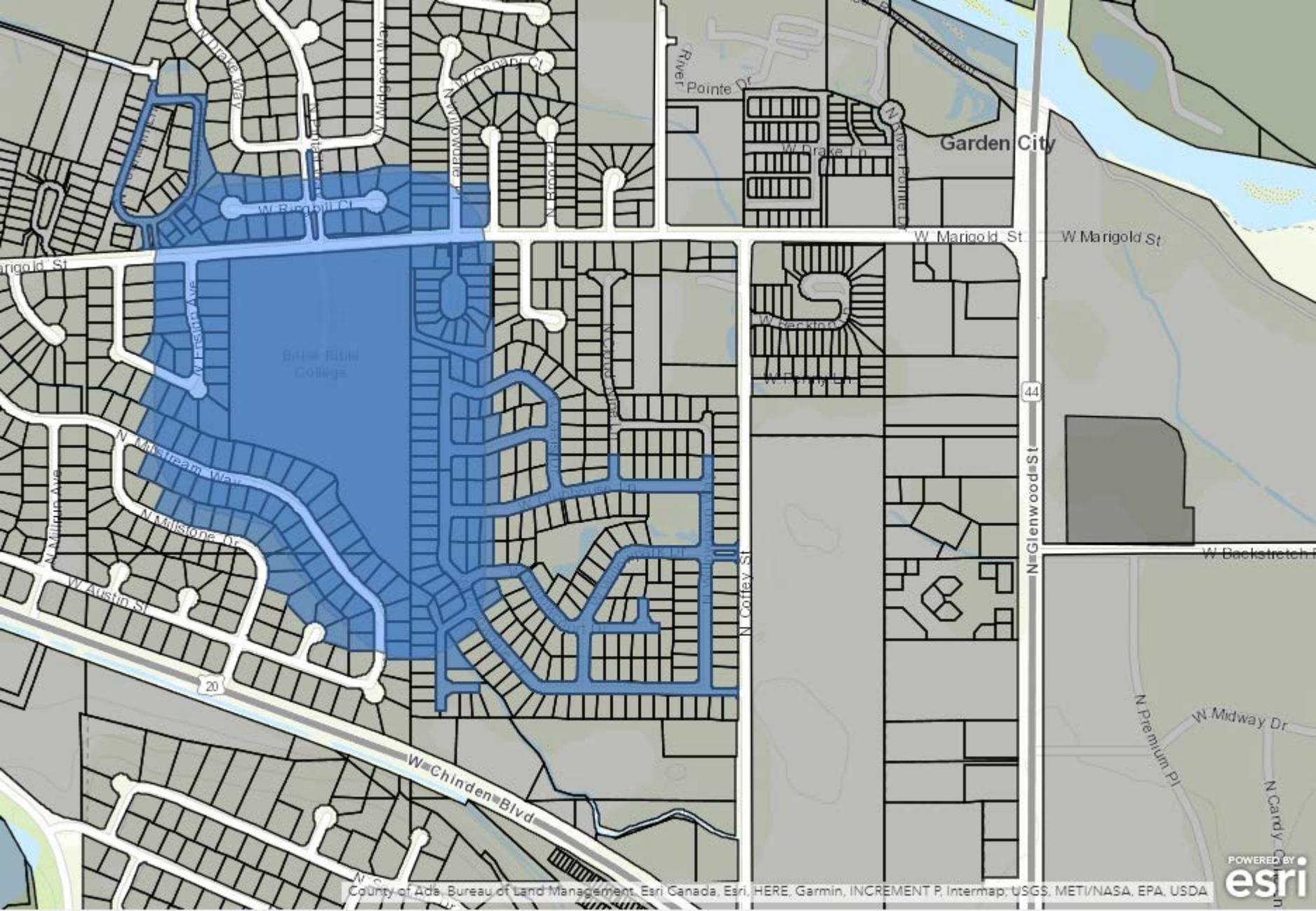
Written testimony and exhibits from the public to be admitted at a public hearing shall comply with the following standards:

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.

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.

Right to Appeal:

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. Final decisions are subject to a 28-day right to judicial review.



County of Ackerly, Bureau of Land Management, Esri, Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

POWERED BY
esri

From: [planning](#)
To: [Aaron Golart](#); [ABC - Idaho State Police](#); [ACHD Planning Review](#); [Andrea Fogleman](#); [Andrea Tuning](#); [aurbanek@idahoconservation.org](#); [Bill Jacobs](#); [Brandon Flack](#); [Brent Copes](#); [Brian Duran](#); [Brian Higgins](#); [Brittany Hill](#); [Bruce Smith](#); [C. Miller](#); [Carla.bernardi@cablone.biz](#); [Cass Jones](#); [Charissa Bujak](#); [Charles Leffler](#); [Charles Wadams](#); [City Council](#); [clittle@achdidaho.org](#); [Colin Schmidt](#); [COMPASS](#); [Connie Sol](#); [Cory Stambaugh](#); [Cynthia Gibson](#); [Cynthia Rose](#); [D. Gordon](#); [Daniel Pavlinik](#); [David Reinhart](#); [Dean Johnson](#); [Desiree LeClair](#); [dsteam@dspropertygmt.com](#); [Forrest France](#); [building](#); [Griffith, Christen CIV CENWW CENWD \(US\)](#); [Hanna Veal](#); [Idaho DEO](#); [idprospect@aol.com](#); [Info](#); [Info](#); [ITD Development Services District 3](#); [Jackson Heim](#); [james herbert](#); [James Page](#); [James Pavelek](#); [Jamie Huff](#); [Jenah Thornborrow](#); [Jim Keyser \(jkeyser@idahostatesman.com\)](#); [Joanna Ortega](#); [Joseph Canning](#); [John Evans](#); [John Living](#); [Kathleen Collins](#); [Kirk Meyers](#); [Lanette Daw](#); [Lindsey Pettyjohn](#); [Lindsey Pettyjohn Library](#); [Lisa Leiby](#); [Lori Badigian](#); [Lynn Livingston](#); [M. reno](#); [Mack](#); [Mark Wasdahl](#); [Mary Buersmeyer](#); [McDannel, Konrad](#); [Mike Bisagno](#); [Mike Nero](#); [Mindy Wallace](#); [Miranda Carson](#); [Nadine Curtis](#); [newdrycreek@gmail.com](#); [Niki Benyakhlef](#); [Niki Scheppers](#); [Olesya Durfey](#); [Pastoor, William](#); [PDSTransmittal@cityofboise.org](#); [Peg Temple](#); [planning](#); [Preservation](#); [Project Manager](#); [Rachele Klein](#); [Randy Morgan](#); [Rebecca Phillips](#); [Richard Beck](#); [Rob Tiedemann](#); [roger.phillips@intgas.com](#); [Romeo Gervias](#); [Ronald Wilper](#); [Roy Boehm](#); [rphillips@idahopower.com](#); [rscott3@republicservices.com](#); [Ryan Dickson](#); [S. Bryce Farris \(bryce@sawtoothlaw.com\)](#); [Shelley](#); [Stefanie \(stefanie@settlersirrigation.org\)](#); [Susanna Smith](#); [Tom Patterson](#); [Troy Vaughn](#); [U.S. Army Corps of Engineers](#); [U.S. Fish & Wildlife Services](#); [Valley Reginal Transit](#); [Vincent Trimboli](#); [Wed 2 No 1](#); [Will.Lindsey@intgas.com](#); [Wyatt King](#); [Zach Kirk, PE](#); [Zach Turner](#)
Subject: GARDEN CITY AGENCY NOTICE
Date: Thursday, December 11, 2025 8:31:31 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

CITY OF GARDEN CITY AGENCY NOTICE

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

DSRFY2025-0008: Design Review: Zach Turner with Rennison Companies LLC is requesting a design review for a new 236 dwelling unit multi-family residential development at 8647 & 8687 W. Marigold Street, , Ada County Parcel #S0525233602, in the R-3 Medium density residential district.

This notice is to provide additional notice to remedy a property posting error and to inform you of the new hearing date. This matter has been previously noticed.

City Council Hearing: Tuesday, December 30, 2025

Several agencies have already submitted comments regarding this application. Should you wish to provide additional comments, please submit them to planning@gardencityidaho.org. 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



LEGAL NOTICE

Pursuant to established procedure, NOTICE IS HEREBY GIVEN THAT The Garden City, **City Council** will hold a **Special Council Meeting at 6:00 p.m. on Tuesday, December 30, 2025**, at Garden City Hall, 6015 Glenwood St., Garden City, Idaho to consider the following:

DSRFY2025-0008: Design Review: Zach Turner with Rennison Companies LLC is requesting a design review for a new 236 dwelling unit multi-family residential development at 8647 & 8687 W. Marigold Street, , Ada County Parcel #S0525233602, in the R-3 Medium density residential district.

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Please send comments to planning@gardencityidaho.org or mail to:

Attn: Development Services
City of Garden City
6015 N. Glenwood
Garden City, Idaho 83714.

Auxiliary aids or services for persons with disabilities are available upon request. Please email planning@gardencityidaho.org or call (208) 472-2900 three (3) days prior to this public hearing so that arrangements can be made.

Publish 12.13.2025



ADVERTISING PROOF

c/o ISj Payment Processing Center
 PO Box 1570,
 Pocatello, ID 83204
 Ph. (208) 465-8129 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
12/11/25	83587

LISA LEIBY
 GARDEN CITY IDAHO
 6015 N. GLENWOOD ST.
 Garden City, ID 83714

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
699606	PH 12/30/2025	12/13/25	12/13/25	2	\$90.03

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount:	\$0.00	Gross:	\$90.03
Surcharge:	\$0.00	Paid Amount:	\$0.00
Credits:	\$0.00		

Amount Due: **\$90.03**

We Appreciate Your Business!

LEGAL NOTICE

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DSRFY2025-0008: Design Review: Zach Turner with Rennison Companies LLC is requesting a design review for a new 236 dwelling unit multi-family residential development at 8647 & 8687 W. Marigold Street, , Ada County Parcel #S0525233602, in the R-3 Medium density residential district.

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City of Garden City
6015 N. Glenwood
Garden City, Idaho 83714.

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December 13, 2025

699606

From: [planning](#)
To: [planning](#)
Subject: Continuance Notice: DSRFY2025-0008- Antioch Apartments
Date: Thursday, December 11, 2025 10:37:40 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

NOTICE OF CONTINUANCE

Application: DSRFY2025-0008 –Antioch Apartments- A Proposed Multi-Family Residential Development

Location: 8647 & 8687 W. Marigold Street, Ada County Parcel #S0525233602

You are receiving this notice because the City has record that you wish to be an interested party for the above application. Please be advised that the hearing for this application has been continued to **Tuesday, December 30, 2025, at 6:00 PM at Garden City Hall, 6015 Glenwood Street.**

Sincerely,



Development Services Department

City of Garden City

p: 208-472-2921

a: 6015 Glenwood Street, Garden City, ID 83714

w: <https://gardencityidaho.org/>

