

June 9, 2026

Neighborhood Meeting Noticing

Dear Neighbor,

You are receiving this letter because you own property within 300 feet of the project site. The applicant is required to hold a neighborhood meeting to present the proposal, explain how the public can participate in the review process, clarify public rights to object or appeal the application, and provide an opportunity for questions and feedback.

Neighborhood Meeting Information

Date: June 29, 2026

Time: Between 6pm and 7pm

Location: Western Collective / 111 W 33rd St, Garden City, ID 83714

Project Information

Project Site Address(es): 212 E 34th St. Garden City, ID 83714

Project Summary: New 2-story mixed-use (Commercial and Residential) Bar & Restaurant building. The site is currently a vacant lot. The project will require Garden City *Design Review*, and a separate *Zoning Variance* to reduce the number of required on-site vehicle parking spaces is being requested.

Applicant Contact: Casey Armstrong / 971-712-3016 / casey@functionpdx.com

Public Comment

For 17 days after the neighborhood meeting, the city will accept written public comments for inclusion in the official record. These comments are reviewed by the Planning Official and the Design Review Consultants as part of the application evaluation process. Public comments may assist in refining the project to ensure greater cohesion with the surrounding neighborhood.

- Comments must be submitted no later than 17 days after the neighborhood meeting.
- Comments must be **in writing** and may include exhibits.
- Comments must include the submitter's **full name**, **address**, and **signature**.
- Comments must specifically address the application; matters outside the subject application cannot be considered.
- Comments must not contain personally derogatory remarks.

- Comments shall be sufficiently detailed to identify specific deficiencies related to the code or the required findings. This is essential because appeals are limited to matters contained within the official record.

City Contact: planning@gardencityidaho.org

Information on accessing and submitting the Public Comment Form, becoming an Interested Party and receiving updates on application revisions and final decisions, the appeal process, and applicable required findings is available by scanning the QR code below or visiting the Citizen Participation Guide webpage at **www.gardencityidaho.org**
> Government > Meetings > Citizen Participation Guide.



Sincerely,

Casey Armstrong
Owner, Function Garden City
212 E 34th St. Garden City, ID 83714
971-712-3016
casey@functionpdx.com

NEIGHBORHOOD MEETING NOTICE

MONDAY, JUNE 29, 2026

6:00 PM @ WESTERN COLLECTIVE
111 W 33RD STREET, GARDEN CITY, ID, 83714

DESIGN REVIEW APPLICATION # DSRFY2026-0013
PROPOSED DEVELOPMENT:
MIXED-USE BUILDING WITH BAR / RESTAURANT
212 E. 34TH STREET, GARDEN CITY, ID 83714

CONTACT: CASEY ARMSTRONG / CASEY@FUNCTIONPDX.COM
CITY CONTACT: PLANNING@GARDENCITYIDAHO.ORG

**NEIGHBORHOOD
MEETING NOTICE**

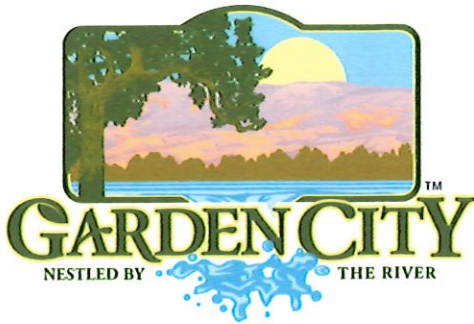
MONDAY, JUNE 29, 2026

6:00 PM @ WESTERN COLLECTIVE
111 W 3RD STREET, GARDEN CITY, MO 62714

DESIGN REVIEW APPLICATION # 08972026-0013
PROPOSED DEVELOPMENT:

MIXED-USE BUILDING WITH BAR / RESTAURANT
212 E. 34TH STREET, GARDEN CITY, MO 62714

CONTACT: CASEY ABRAHAMSON / CASEY@FUNCTIONFOX.COM
CITY CONTACT: PLANNING@GARDENCITYMO.ORG



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, CASEY ARMSTRONG, 14015 N ELK TRACK PL.
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 212 E 34th ST (project address) Garden City, Idaho. (The notice was sent via first-class mail and postmarked at least seventeen (17) days prior to the neighborhood meeting)
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. The location of the meeting was 111 W 33rd ST, GARDEN CITY, ID 83714.
4. The date of the meeting was 06.29.26, and it was held on a weekday (Monday, Tuesday, Wednesday, Thursday, or Friday - please circle one) no later than six (6) months after the application was submitted.
5. The time of the meeting was: 6 pm. (must be between 5:30pm - 8:00pm)
6. I remained on site from 6 pm to 8:15 pm (must be on site a minimum of 30 minutes even if no one is in attendance).
7. The attached sign-in sheet includes all attendees.

Dated this 30 day of JUNE, 2026

CASEY ARMSTRONG
Signature

Subscribed and sworn to before me the day and year first above written

[Signature]
Notary Public for Idaho

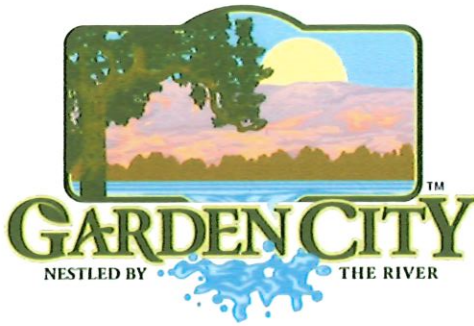
Residing at: 2976 E State St Ste #120 Eagle, ID 83616

My Commission expires 2/7/27



REQUIRED ATTACHEMENTS

1. Affidavit of neighborhood meeting (on the form provided by the city).
2. Copy of the 300' radius notice list.
3. Copy of the neighborhood meeting notice letter.
4. Neighborhood meeting sign-in sheet.
5. List of discussion points from the meeting. (Or a note indicating the lack thereof if no one was in attendance.)



6015 Glenwood Street • Garden City, Idaho 83714
Phone 208/472-2921 • Fax 208/472-2926 • www.gardencityidaho.org

Affidavit of Property Posting

I, (name) CASEY ARMSTRONG do hereby attest that the property located at (site address) 212 E 34th ST, GARDEN CITY, ID 83714, Garden City, Idaho, was posted on (date) 06.10.2026. This posting was for (application number) DSRFY2026-0013. The date of posting was no less than seventeen (17) 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: CASEY ARMSTRONG

TITLE OWNER

State of Idaho)
)SS
County of Ada)

On this 6th day of July (month), 2026 (year), before me, the undersigned, a Notary Public in and for said State, personally appeared Casey Armstrong (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 2976 E State St Eagle, ID 83616

Commission Expires: 2/7/31



Neighborhood Meeting Sign-in Sheet Template

Day:

Date:

Time:

Project Synopsis:

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

[illegible]