GARDEN CITY™
NESTLED BY THE RIVER

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, ANTHONY THURBER, 4527 N FREERIDE LN.
Name (be full legal name) Address

GARDEN CITY, ID 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 211 E 40th 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 211 E 40th ST.
4. The date of the meeting was OCT 08 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: 5:30 pm. *(must be between 5:30pm - 8:00pm)*
6. I remained on site from 5:25 pm to 6:01 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 9 day of OCTOBER, 2026.

Signature

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

Cheryl Quigley
Notary Public for Idaho

Residing at: Boise, Idaho

My Commission expires 03-25-27

CHERYL LYNN QUIGLEY
Notary Public
State of Idaho
Commission No. 35359

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.)

September 17th 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: October 8th 2026
Time: 5:30
Location: 211 E 40th St. Garden City, ID 83714

Project Information

Project Site Address(es): 211 E 40th St. Garden City, ID 83714)
Project Summary: Design review (DSRFY2026-0016) for a proposed three-story, 24 unit, multi-family building.
Applicant Contact: Tony Thurber, 208-366-1231, TonyT@anchoredarch.com

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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**.

A site plan, landscape plan and perspectives has been included for your reference.

Sincerely,

Tony Thurber / REPRESENTATIVE
Architect / Anchored Architects
208-366-1231 | tonyt@anchoredarch.com

Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.

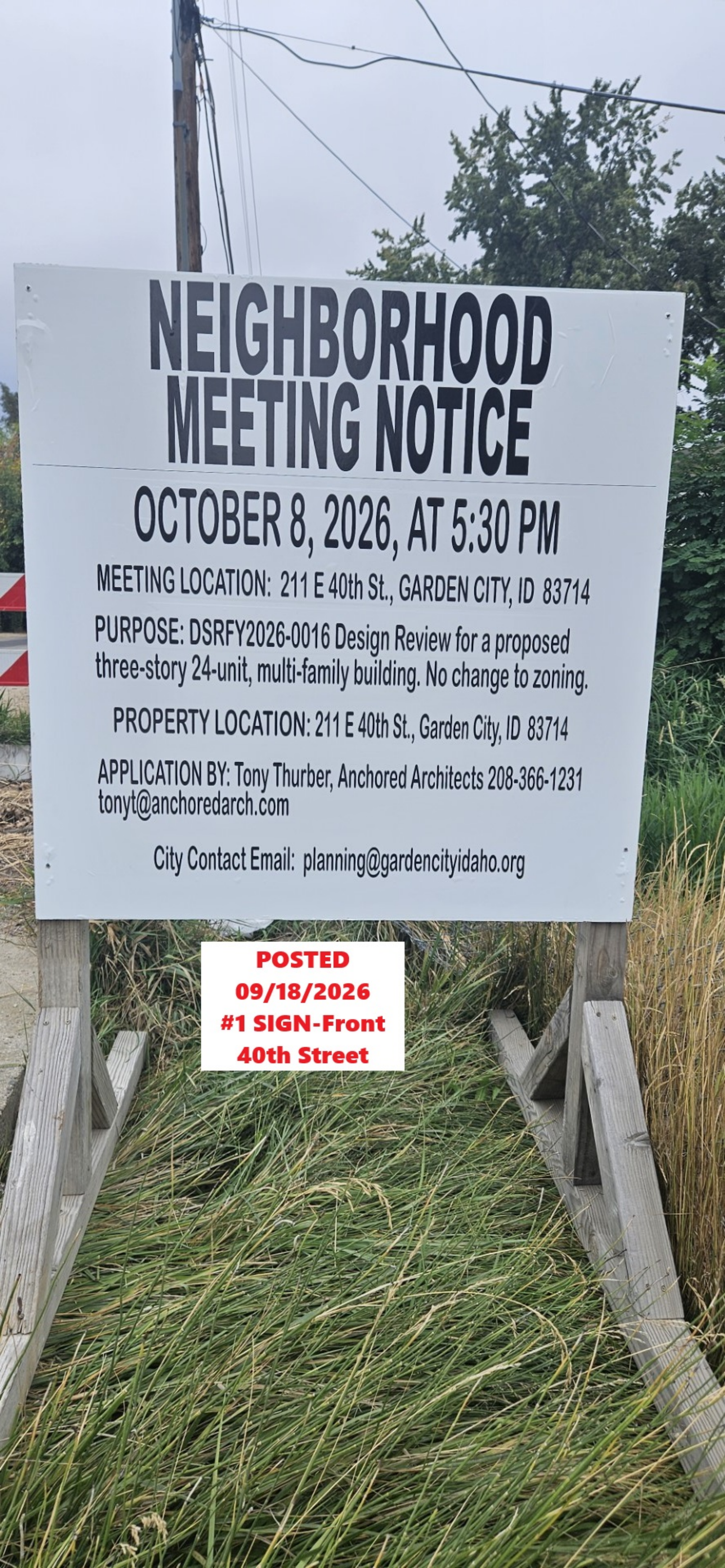




Legend

- Railroad
- Roads (2,000 - 4,000 s
  - <all other values>
  - Interstate
  - Ramp
  - Principal Arterial
  - Collector
  - Minor Arterial
  - Local
  - Parks
  - Alley
  - Driveway
- Parks
- Townships
- Sections
- Parcels
- raster.DBO.AdaOrthos
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3
- raster.DBO.AdaOrthos
  - Red: Band_1
  - Green: Band_2
  - Blue: Band_3

8/21/2026


NEIGHBORHOOD
MEETING NOTICE
OCTOBER 8, 2026, AT 5:30 PM
MEETING LOCATION: 211 E 40th St., GARDEN CITY, ID 83714
PURPOSE: DSRFY2026-0016 Design Review for a proposed three-story 24-unit, multi-family building. No change to zoning.
PROPERTY LOCATION: 211 E 40th St., Garden City, ID 83714
APPLICATION BY: Tony Thurber, Anchored Architects 208-366-1231
tonyt@anchoredarch.com
City Contact Email: planning@gardencityidaho.org
POSTED
09/18/2026
#1 SIGN-Front
40th Street

NEIGHBORHOOD MEETING NOTICE

OCTOBER 8, 2026, AT 5:30 PM

MEETING LOCATION: 211 E 40th St., GARDEN CITY, ID 83714

PURPOSE: DSRFY2026-0016 Design Review for a proposed three-story 24-unit, multi-family building. No change to zoning.

PROPERTY LOCATION: 211 E 40th St., Garden City, ID 83714

APPLICATION BY: Tony Thurber, Anchored Architects 208-366-1231
tonyt@anchoredarch.com

City Contact Email: planning@gardencityidaho.org

POSTED
09/18/2026
#1 SIGN-Back
40th Street

Neighborhood Meeting Sign-in Sheet Template

Day: THURSDAY THE 8th Date: 10.08.26 Time: 5:30

Project Synopsis: 24 UNIT MULTI FAMILY IN R-3 ZONE.

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

Name	Address (house number, street, suit, studio, if applicable)	City/State/ZIP	Email	Are you interested in having standing to object to this project? (yes/no)
Diann Ferbrache	207 E 40th #10	Garden City ID 83714	Lillith Dread@gmail	no
LARRY	—	—	—	