



DEVELOPMENT SERVICES DEPARTMENT

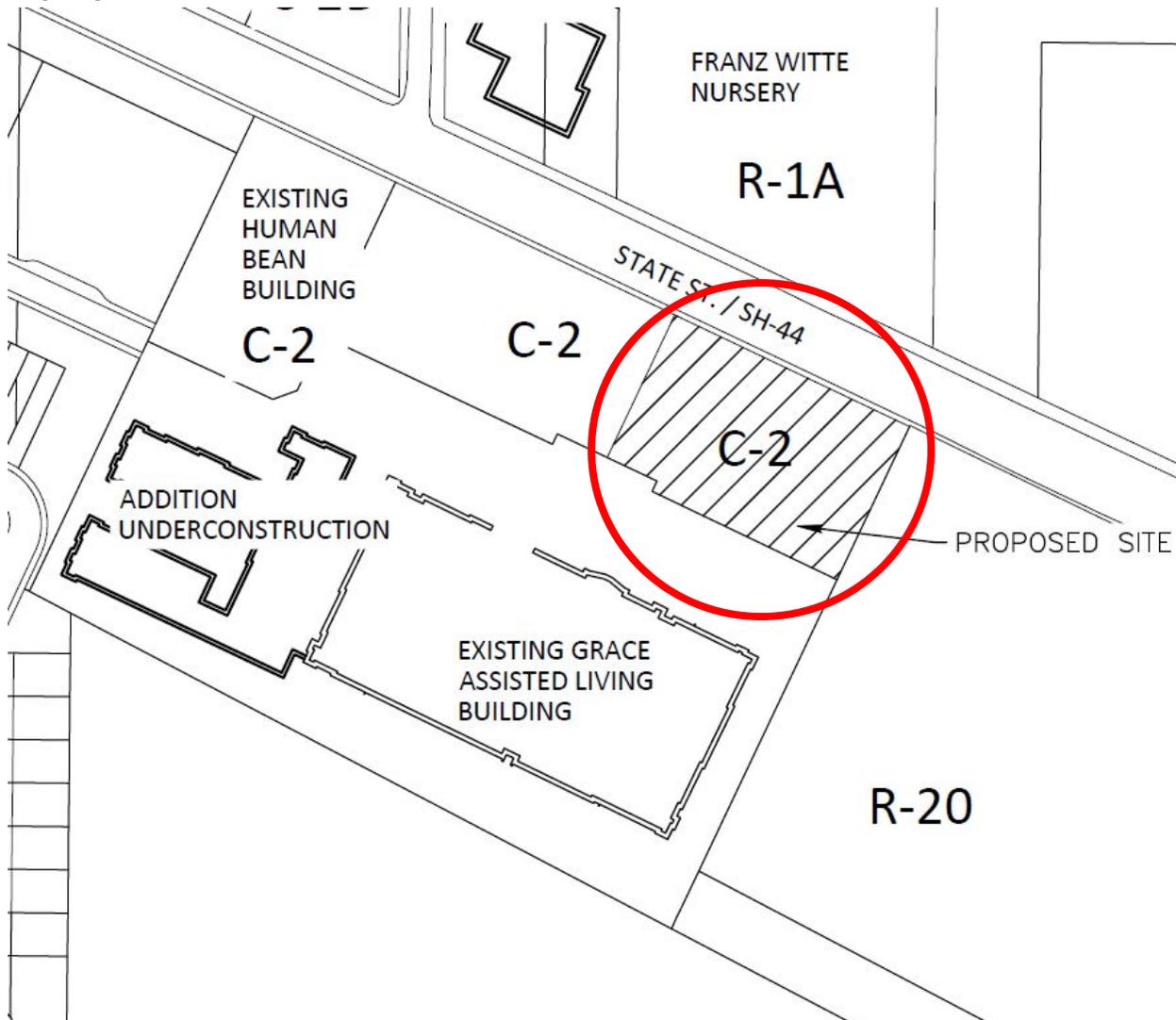
6015 Glenwood Street ■ Garden City, Idaho 83714
Phone 208/472-2921 ■ Fax 208/472-2996 ■ planning@gardencityidaho.org
www.gardencityidaho.org

October 27, 2016

Dear Property Owner:

This is an Official Notice of Public Hearing regarding a property near your own. You are invited to attend the public hearing of the Planning and Zoning Commission and offer your testimony for consideration at **6:30 pm on November 16, 2016**, at Garden City Hall, 6015 Glenwood Street, Garden City, Idaho. Anyone who submits written or oral testimony has the right to appeal all or a portion of the decision. 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 no later than the Tuesday eight (8) days prior to the public meeting and they will be entered in the public record on your behalf. *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.*

APPLICATION:



CUPFY2017-2: Grace Memory Care represented by Colter Kamo of Grace at State, LLC and David Ruby of The Architects Office, PLLC is requesting a Conditional Use Permit approval of construction of a 31-unit Nursing and Residential Care Facility (approximately 7,800 interior square feet) at the 1.2 acre site at parcel number

S0514346740 on State Street, Garden City, 83714, and is within the C-2 General Commercial Zoning District and the Residential Low Density Comprehensive Plan Designation.

What to Expect at a Public Hearing Each application on the agenda will adhere to the following procedure:

1. A staff member will present the *Staff Report*; then the applicant will have the ability to represent the application.
2. The Chair will open the **Public Hearing during which time you will have the ability to give testimony** (please see reverse side for testimony tips).
3. The applicant will then be able to give rebuttal testimony
4. Close of Public Hearing and discussion among decision making body.
5. The decision makers may approve, deny, continue for additional deliberations or make a recommendation to City Council.

GENERAL SUGGESTIONS FOR TESTIFYING OR SUBMITTING WRITTEN TESTIMONY

1. **State your recommendation and remember your objective!** It is your objective to persuade the decision makers to vote or decide in favor of your side of the issue. It generally will not help your cause to anger, alienate or antagonize the decision makers who are listening or reading your testimony.
2. **Speak to the point.** Public Officials have received testimony from hundreds of people. They are grateful when the testimony is pertinent, well organized, and directly regards the matter at hand. Long stories, lectures, abstract complaints about generalities, or redundant testimonies are usually ineffective.
3. **Be informed!** Get a copy of the application and staff report and read it ahead of time (available on line at www.gardencityidaho.org under the *Planning and Zoning* link under *Upcoming Public Meetings* or at Garden City Hall. Plan your comments accordingly.
4. **Be reasonable.** Put yourself in the shoes of the decision makers. They must balance all points of view, interests and proposals being made. They must also make sure that their decisions adhere to all local, state and federal laws.

GENERAL RULES FOR ORAL TESTIMONY AT HEARING:

1. No person shall be permitted to speak at the public hearing until the person is recognized by the chairperson or Mayor to do so.
2. All testimony at the public hearing will be limited to three (3) minutes
3. No person shall be permitted to testify at the public hearing unless such person has signed their full name and written their residential address on the signup sheets. Your name and address must be stated verbally for the record.
4. Testimony should not be repetitious with other entries into the record.
5. If oral testimony fails to comply with the aforementioned standards, the chairperson or Mayor may declare such testimony out of order and require it to cease.

STANDARDS FOR WRITTEN TESTIMONY:

1. Written testimony to be considered as part of the record shall be submitted to the City at least eight days prior to the hearing.
2. Testimony should directly address the subject at hand.
3. Written testimony shall include the signature and address of the submitter.

- 4. The chairperson or Mayor may require an oral reading of such written testimony if the chairperson deems it necessary.
- 5. If written testimony fails to comply with the aforementioned standards, the chairperson or Mayor may declare such testimony inadmissible.

If you wish to give testimony and cannot attend the Planning and Zoning Commission Meeting please submit the following form, or any additional written testimony containing the following information to City Hall Development Services no later than Tuesday-(November 8.2016) prior to the public meeting. **6015 Glenwood, Garden City Idaho 83714**



CUPFY2017-2 Conditional Use Permit approval of construction of a 31-unit Nursing and Residential Care Facility at the 1.2 acre site at parcel number S0514346740 on State Street, Garden City, 83714

Your Name _____ Date _____
Your Physical Address: _____

(Please select) Regarding this application I:
 Support the Application Am Neutral Oppose the Request

Comments: _____

Signature: _____

GRACE AT STATE STREET LLC
7116 W MCMULLEN ST
BOISE, ID 83709-1855

ELLIS JAMES C
9990 W STATE ST
GARDEN CITY, ID 83714-3642

FOOTHILLS CHRISTIAN CHURCH INC
9655 W STATE ST
BOISE, ID 83714

PILLAI LLC
9775 W MILLCREEK LN
STAR, ID 83669

WITTE FRANZ JR
9770 W STATE ST
BOISE, ID 83703

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, NOVEMBER 16, 2016, AT GARDEN CITY HALL, 6015 GLENWOOD STREET, GARDEN CITY, IDAHO TO CONSIDER A REQUEST FOR:

CPAFY2017-1: Garden City is proposing to separate the use Vehicle Sales and Rental into two uses, Vehicle Sales and Vehicle Rental. This proposal will alter Garden City Code Sections Table 8-2B-1 Allowed Uses in All Base Zoning Districts, 8-2C-42 Standards, and 8-7A-1 Definitions of Uses.

CUPFY2017-1: Western building Maintenance represented by James Glancey of Glancey Rockwell and Associates is requesting a Conditional Use Permit approval of an addition of an existing Service Provider facility. The site is located at 3275 Brown Street, Garden City, 83714, and is within the C-2 General Commercial Zoning District and the Live / Work / Create Comprehensive Plan Land Use Designation.

CUPFY2017-2: Grace Memory Care represented by Colter Kamo of Grace at State, LLC and David Ruby of The Architects Office, PLLC is requesting a Conditional Use Permit approval of construction of a 31-unit Nursing and Residential Care Facility (approximately 7,800 interior square feet) at the 1.2 acre site at parcel number S0514346740 on 9995 State Street, Garden City, 83714, and is within the C-2 General Commercial Zoning District and the Residential Low Density Comprehensive Plan Designation.

THE FOLLOWING ITEMS, IN ADDITION TO BEING HEARD AT THE PLANNING AND ZONING COMMISSION MEETING WILL BE HEARD AT A PUBLIC HEARING BEFORE THE GARDEN CITY COUNCIL AT **6:00 P.M. MONDAY, January 9, 2017**, AT GARDEN CITY HALL, 6015 GLENWOOD STREET, GARDEN CITY, IDAHO TO CONSIDER A REQUEST FOR:

CPAFY2017-1: Garden City is proposing to separate the use Vehicle Sales and Rental into two uses, Vehicle Sales and Vehicle Rental. This proposal will alter Garden City Code Sections Table 8-2B-1 Allowed Uses in All Base Zoning Districts, 8-2C-42 Standards, and 8-7A-1 Definitions of Uses.

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 472-2921, at least 72 hours prior to the time of the meeting.

Publish 11.01.2016

From: planning
Sent: Tuesday, October 18, 2016 10:54 AM
To: Jenah Thornborrow; Erika Akin; building; Owen Nason
Subject: UPDATED - RE: Garden City Agency Notice

Please note: There is one additional Conditional Use Permit, CUPFY2017-2 to be heard for the November 16th P+Z hearing. I also updated the distribution list.

THE FOLLOWING ITEMS WILL BE HEARD AT A PUBLIC HEARING BEFORE THE GARDEN CITY PLANNING AND ZONING AT 6:30 P.M. Wednesday, November 16, 2016, AT GARDEN CITY HALL, 6015 GLENWOOD STREET, GARDEN CITY, IDAHO TO CONSIDER A REQUEST FOR:

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planning@gardencityidaho.org

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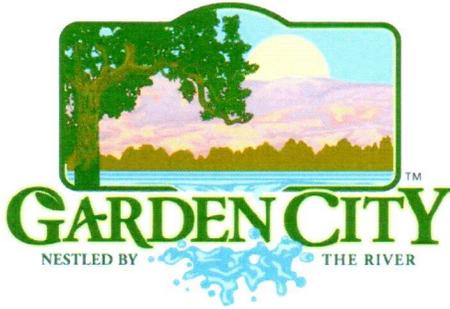
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Kamo_c@hotmail.com

Application materials can be found at

http://www.gardencityidaho.org/index.asp?SEC=435AAA7D-EB0F-4395-AA73-B9091191194B&DE=58083207-9BB7-4571-82B2-0F6EAA21E50D&Type=B_EV

NOTE: Please send comments to Garden City Development Services by **November 4, 2016**. If you do not respond by this date it will be considered "No Comment". 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. Please address your comments to the applicant as well as Development Services Department planning@gardencityidaho.org or Development Services Department, 6015 Glenwood, Garden City, Idaho 83714



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

Affidavit of Property Posting

I, (name) TODD KLEMENTS do hereby attest that the property located at (site address) 7995 W. State Street, Garden City, Idaho, was posted on (date) 11/2/16. This posting was for (application number) CUPFY 2017-2. The date of posting was no less than ten (10) 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.

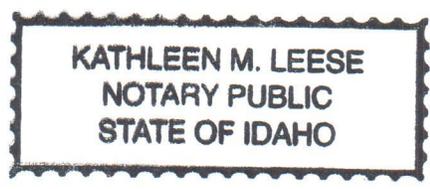
BY: [Signature]
TITLE Designer

State of Idaho)
)SS
County of Ada)

On this 3RD day of NOVEMBER (month), 2016 (year), before me, the undersigned, a Notary Public in and for said State, personally appeared KATHLEEN M. LEESE (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 ADA COUNTY, IDAHO
Commission Expires: 3-21-22



Garden City PUBLIC HEARING NOTICE

Garden City Planning & Zoning Commission

THE CITY OF Garden City will hold a public hearing on
NOV. 16, 2016 at 6:30 PM at City Hall 6915 Glenwood.

PURPOSE: To construct a 36 bed memory care facility

LOCATION: 6883 West State Street

APPLICATION BY: Grace Assisted Living

Contact the City Planner at 472-2521 with any questions

11.02.2016 09:37

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