



## DEVELOPMENT SERVICES DEPARTMENT

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6015 Glenwood Street ■ Garden City, Idaho 83714 ■ [www.gardencityidaho.org](http://www.gardencityidaho.org)  
Phone 208/472-2921 ■ Fax 208/472-2996 ■ [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org)

### Dear Property Owner:

This is an Official Notice of a Public Hearing regarding a property near your own. Garden City invites you to submit testimony and attend a public hearing regarding this matter.

**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.

### **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](mailto: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](mailto: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.
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.

August 13, 2024

Send Written Comments To:  
Garden City Development Services, 6015 N. Glenwood St., Garden City, Idaho 83714  
Or [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org)

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**Hearings:**

Planning and Zoning Commission: Wednesday, September 18, 2024, at 6:30 pm

City Council: Monday, October 14, 2024, at 6:00 pm

**Application:**

**SUBFY2024-0005:** Zhanna Place Townhomes - Preliminary Plat and Planned Unit Development - Stephen Pendl is requesting a 9 residential lot and 1 common lot subdivision to be processed as a Planned Unit Development. The property is currently located at 313 E. 48th Street; Ada County Parcels R2734523470 & R2734523465 in the R-3 Zoning District.

The application materials can be found online at [www.gardencityidaho.org](http://www.gardencityidaho.org) at Departments>Development Services> Applications (quasi-judicial)> FY2024. 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.

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:

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Signature: \_\_\_\_\_

## Garden City Agency Notice

planning <planning@GARDENCITYIDAHO.ORG>

Wed 8/7/2024 10:44 AM

To: Aaron Golart <Aaron.Golart@idwr.idaho.gov>; ABC - Idaho State Police <abc@isp.idaho.gov>; ACHD Planning Review <planningreview@achdidaho.org>; Andrea Fogleman <eafog@msn.com>; Bailee Kinsey <bkinsey@gardencitypolice.org>; Biljan, Megan CIV USARMY CENWW (US) <Megan.Biljan@usace.army.mil>; Bill Jacobs <wljacobs2000@gmail.com>; bob\_kibler@fws.gov <bob\_kibler@fws.gov>; Brandon Flack <brandon.flack@idfg.idaho.gov>; Brent Moore (bmoore@adacounty.id.gov) <bmoore@adacounty.id.gov>; Brian Duran <Brian.Duran@itd.idaho.gov>; Bruce Smith <smithbr9@republicservices.com>; C. Miller <cmiller@compassidaho.org>; Carla.bernardi@cableone.biz <Carla.bernardi@cableone.biz>; Cass Jones <cass.jones@idwr.idaho.gov>; Charissa Bujak <bujak.charissa@epa.gov>; Charles Leffler <charlesleffler@ymail.com>; Charles Wadams <cwadams@GARDENCITYIDAHO.ORG>; City Council <CityCouncil@GARDENCITYIDAHO.ORG>; clittle@achdidaho.org <clittle@achdidaho.org>

### **CITY OF GARDEN CITY AGENCY NOTICE**

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

**DSRFY2024-0014: Design Review:** Jeff Hatch is requesting a new construction of a drive-through establishment for Starbucks located at 5200 W. Chinden Blvd.; Ada County Parcels #S0631233600 & #S0631233601, located in the C-2 General Commercial Zoning District.

**SUBFY2024-0005: Zhanna Place Townhomes** - Preliminary Plat and Planned Unit Development - Stephen Pendl is requesting a 9 residential lot and 1 common lot subdivision to be processed as a Planned Unit Development. The property is currently located at 313 E. 48th Street; Ada County Parcel R2734523470 in the R-3 Zoning District.

**Planning & Zoning: September 18, 2024**

**City Council: October 14, 2024**

Please send comments to [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org). If you do not respond by **August 27, 2024**, 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' 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](http://www.gardencityidaho.org)



## LEGAL NOTICE OF PUBLIC HEARINGS

Pursuant to established procedure, NOTICE IS HEREBY GIVEN THAT The Garden City will hold a public hearing of the Planning and Zoning Commission on Wednesday, September 18, 2024, at 6:30 pm and a subsequent City Council hearing at 6:00 p.m. on Monday, October 14, 2024, at Garden City Hall, 6015 Glenwood St., Garden City, Idaho to consider the following:

**SUBFY2024-0005:** Zhanna Place Townhomes - Preliminary Plat and Planned Unit Development - Stephen Pendl is requesting a 9 residential lot and 1 common lot subdivision to be processed as a Planned Unit Development. The property is currently located at 313 E. 48th Street; Ada County Parcels R2734523470 & R2734523465 in the R-3 Zoning District.

You do not have to be physically present to have standing if you submit written testimony. Written testimony received by the Garden City Development Services Department up to seven days in advance of the hearing will be considered for the record. Written testimony sent directly to decision makers, to other departments, or received less than seven days in advance may not be considered. Only oral testimony will be permitted at the hearing unless the associated visual aids were received seven days or more in advance. 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.

Please send comments to [planning@gardencityidaho.org](mailto: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](mailto:planning@gardencityidaho.org) or call (208) 472-2900 three (3) days prior to this public hearing so that arrangements can be made.

**Publish 8.9.2024**



The Beaufort Gazette  
The Belleville News-Democrat  
Bellingham Herald  
Centre Daily Times  
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The Charlotte Observer  
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## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
37265	581426	Print Legal Ad-IPL01881260 - IPL0188126		\$53.88	2	31 L

**Attention:** Jenah Thornborrow

GARDEN CITY CITY OF  
6015 GLENWOOD ST  
GARDEN CITY, ID 83714-1347

lleiby@gardencityidaho.org

### LEGAL NOTICE OF PUBLIC HEARINGS

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IPL0188126  
Aug 9 2024

Mary Castro, 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:

08/09/24

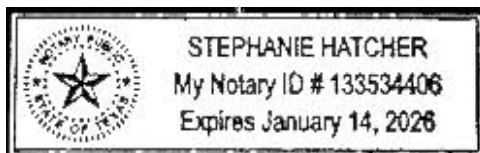
Mary Castro

(Legals Clerk)

On this 9th day of August in the year of 2024 before me, a Notary Public, personally appeared before me Mary Castro 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.

Stephanie Hatcher

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!